

ORIGINAL



City of Emporia

PPEA Design-Build Proposal for the Design and Construction of a New Emporia Police Department Headquarters

Conceptual Phase - Volume 1

Submitted February 18, 2025



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February 10, 2025

Mr. William E. Johnson, III, City Manager
City of Emporia
201 South Main Street
Emporia, VA 23847

RE: New Police Department Headquarters for the City of Emporia, Virginia

Dear Mr. Johnson,

Heartland Construction, Inc., in collaboration with Woolpert, Inc. and a team of expert consultants, is pleased to submit the enclosed Conceptual Phase PPEA proposal to the City of Emporia in response to its public notice and solicitation for proposals. This submission, made under the Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA), presents a detailed plan for the design and construction of a new Police Department facility.

An overview of the project team and approach can be found in the Executive Summary. Section 1 of Volume 1 provides detailed qualifications and experience, including a portfolio of successful projects across the region. Project characteristics are outlined in Section 2.A of Volume 2, while Section 2.E highlights the anticipated social, economic, and environmental benefits of the proposed development. Project financing details and other proprietary information are included in a separate document labeled "Volume II." As stated in the letter contained in Volume 2, a formal request has been made for these materials to remain confidential under the Freedom of Information Act (FOIA) and be exempt from public disclosure.

Heartland Construction, Inc. and its partners look forward to advancing this project and are fully committed to dedicating the necessary resources to ensure its success for the City of Emporia.

For any questions or additional information, inquiries can be directed to (757) 961-2880 or via email at rhonda@hciva-gc.com.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read 'Rhonda', with a stylized flourish extending from the end.

Rhonda Bridgeman, CEO

New Emporia Police Headquarters

PPEA Design-Build Proposal
Conceptual Phase

Volume I - Non-proprietary

Volume II - Proprietary/Confidential

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Executive Summary

The proposed Emporia Police Department Headquarters will be a cutting-edge facility, thoughtfully designed to meet the evolving demands of modern law enforcement while promoting positive connections within the community. The building will integrate advanced technologies, modernized workspaces, and provide areas dedicated to community engagement, ensuring the department functions efficiently and fosters collaboration. Prioritizing safety, accessibility, and functionality, the facility will feature enhanced security systems, state-of-the-art training areas, and public amenities that strengthen bonds between officers and residents. Beyond its operational advantages, the headquarters will stand as a symbol of progress, representing the City's investment in its future. This project will also drive economic growth by creating jobs during construction, supporting local businesses, and increasing property values. It will attract new businesses to a secure and thriving community, setting the stage for continued prosperity. By addressing public safety needs and improving community relations, the Emporia Police Department Headquarters will serve as a cornerstone of progress, ensuring a safer and more connected Emporia for generations.



Your Team

Heartland Construction will serve as the Design-Build, leading every phase of the project—from early planning and design to construction and commissioning. As the team leader, Heartland will oversee all aspects of design, engineering, and construction management to ensure the project is delivered on time and within budget.

Woolpert, renowned for its design expertise, will spearhead all design efforts in collaboration with leading consultants. Working alongside Woolpert, **Manns Woodward (MW) Studios**, a public safety design expert, and **Kimley-Horn**, a top civil engineering firm, will provide a seamless and innovative design process.

Heartland and Woolpert will also lead the community engagement process, providing that all stakeholders have meaningful opportunities to provide feedback and shape the project's development.



Executive Summary

This team of industry-leading firms brings a proven track record of designing, constructing, and managing award-winning projects in the region. With a commitment to sustainability, excellence, and regional expertise, the Heartland/Woolpert team is uniquely qualified for this endeavor.

As the Design-Build prime contractor, Heartland Construction takes full responsibility for every aspect of the project. The PPEA Design-Build delivery method, ensures that cost control, scheduling, and construction quality remain top priorities. With extensive experience in delivering similar facilities, this team is well-equipped to successfully complete the new Emporia Police Department Headquarters. The Heartland/Woolpert team is eager to collaborate with the City of Emporia to create a cutting-edge facility that supports the City's mission of dedicated and exceptional community service.

Together, the Heartland/Woolpert team is committed to creating a new Police Department Headquarters that will serve as a beacon of safety, innovation, and community for years to come.



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SECTION ONE

Qualifications + Experience

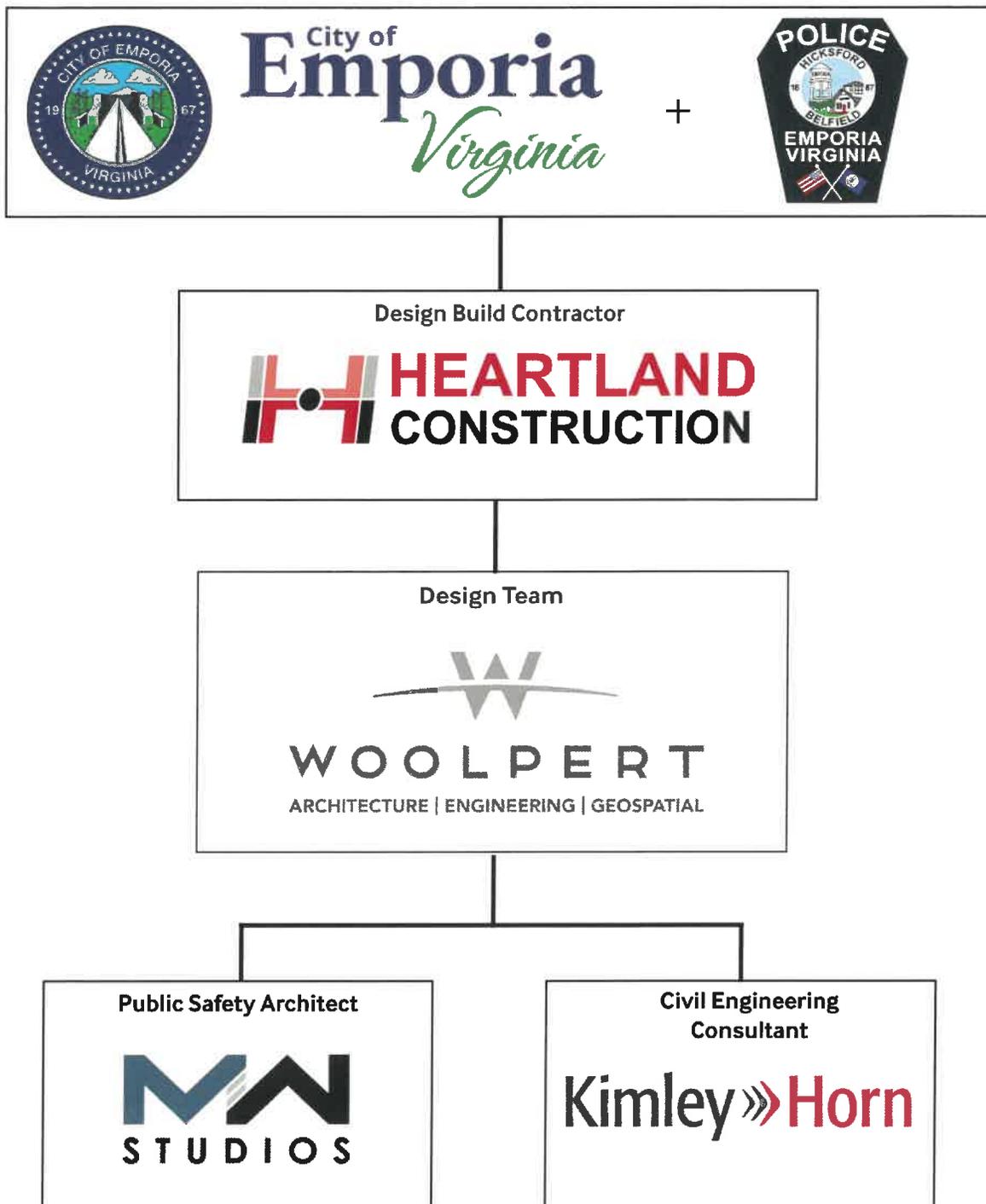
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Qualifications + Experience

1.a. Structure + Management

Identify the legal structure or type of private entity making the proposal. Identify the organizational structure for the project, the management approach and how each partner and major subcontractor (\$1 million or more) in the structure fits into the overall team.



Qualifications + Experience

1.a. Structure + Management Continued

Management Approach to the Construction of the Project

Heartland’s proven record of success serves as the foundation for how the company approaches all new projects. Whether it’s design-build, preconstruction services, construction management, or traditional general contracting services, Heartland’s approach to each project is rooted in past experience and a thorough understanding of this project’s various attributes.

Each project includes critical components that must be evaluated and understood early in the process. This includes an understanding of the design intent, the end-users’ facility needs, and the programmatic and operational requirements of the facility itself. These factors are then paired with the project’s sustainability goals, schedule requirements, safety implementations, and quality control benchmarks to develop an all-encompassing approach to the project. Heartland strives not only deliver a quality building, but to deliver a quality experience that ensures the end-user possesses a properly functioning facility that exceeds their expectations.

The construction team will work closely with the design team and the City of Emporia to develop a constructible project using experience and knowledge of comparable project types. As Heartland and its partners rely on experience of similar projects, the Heartland team also understands how unique this project is – and will align past experience with the needs of this project and the community of Emporia.

Heartland will utilize its vast network of trade partners and vendors to generate substantial interest at the early stages of design as well as secure specific trade partners for key elements of the project. Being a woman-owned firm, inclusion, diversity, and equity are extremely important to the Heartland Team.



Collaborative Partnering

The Heartland Team will implement a formal partnering approach, which has been highly successful on previous projects. Partnering is not a contract, but a recognition that every contract includes an implied covenant of good faith.

While the contract establishes the legal relationships, the partnering process establishes working relationships among the parties (stakeholders) through a mutually- developed, formal strategy of commitment and communication. It creates an environment where trust and teamwork prevent disputes, fosters a cooperative bond to everyone’s benefit, and facilitates the completion of a successful project.

Qualifications + Experience

1.a. Structure + Management Continued

Trade Partner Management

Once partner agreements are awarded, Heartland will develop an internal kickoff meeting for construction partners and then a follow up kick-off meeting with all project stakeholders to identify key parties, overall expectations, and establish the partnering philosophy for the entire project. In terms of trade partner management, Heartland requires performance and payment bonds on major trades as an added protection for both Heartland and the Owner. In addition to bonding, Heartland carefully evaluates each trade partner's liability insurance limits and requires particular trades to provide higher limits both in the Commercial General Liability section (each occurrence and aggregate) and the Umbrella limits. Heartland's methods of trade partner management have proven to be successful.

For additional information see Section 4.f. Provide a Statement setting forth participation efforts for minority-owned, women-owned and small business.



Project Schedule Management

Heartland is a firm believer that through proper schedule management, any project can succeed. Heartland utilizes sophisticated scheduling software and a cost-loaded model to control trade partner billings and align the schedule with proper progress and overall invoicing. Heartland would develop the detailed schedule in advance of bids and distribute that schedule to all potential bidders. This extra step helps engage trade partner buy-in and participation throughout the project and serves as an additional monitoring point for long lead items. Throughout the project, Heartland would perform weekly push/pull meetings with all key design and construction-side stakeholders to address schedule progress and implementations to achieve various milestones. Success in meeting established schedules for project development is based on a comprehensive approach to project management and an understanding of the key issues that affect schedules. Heartland believes that the key to schedule control is to ensure that all members of the team are clear about their roles and responsibilities in keeping the work efforts moving in a positive direction.

Qualifications + Experience

1.a. Structure + Management Continued

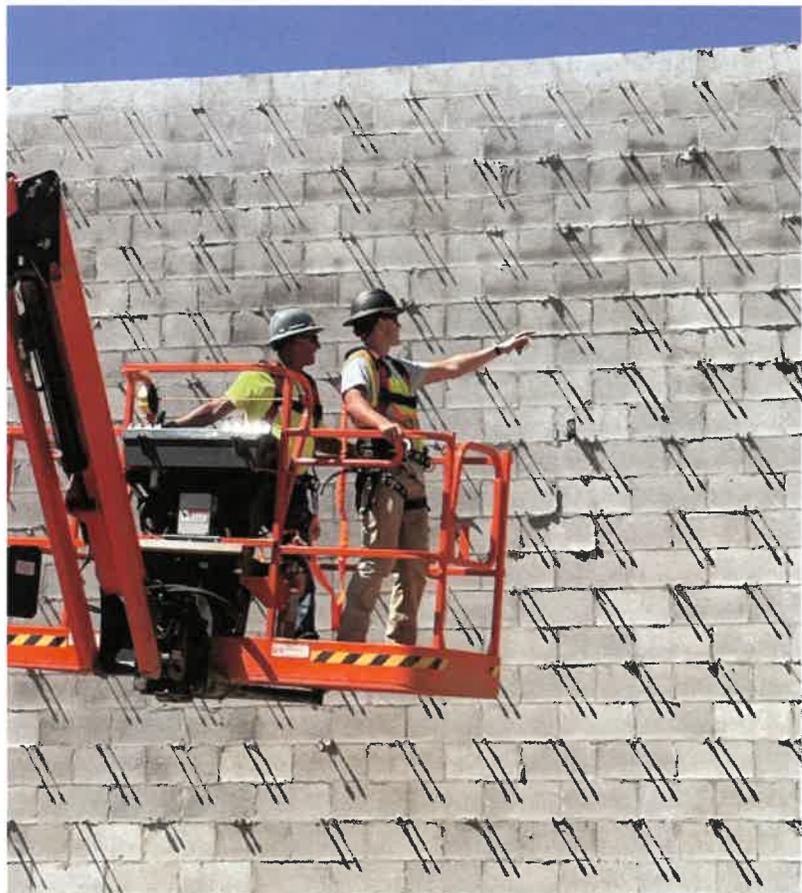
Quality Assurance + Quality Control

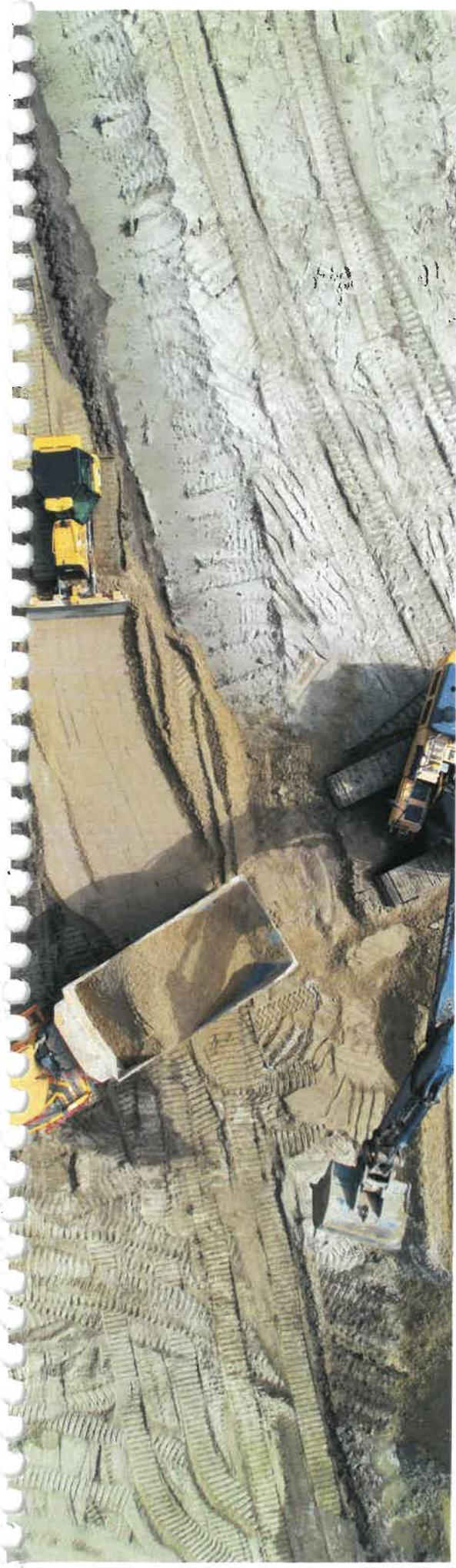
Heartland is a committed practitioner of a formal QA/QC program. Since 2021, Heartland has been an Accredited Quality Contractor (AQC) ensuring that when working with Heartland Construction, quality assurance and quality control are always a guarantee. All of Heartland's employees are trained and knowledgeable of the three phases of control and how to properly implement them on projects.

The first phase, Preparatory Phase, is when Heartland brings in the applicable trade partners and project stakeholders to review task requirements, evaluate and assess the area of construction/installation, review the submittals for specific requirements, identify safety needs, and discuss the overall aspect of construction to be performed with all stakeholders to properly identify expectations of all parties. This is typically performed a few days to a week ahead of the scheduled task. This effort helps to "frame" the feature of work into the immediate schedule as well. All pre-work requirements are addressed, and the site is confirmed as "ready" or Heartland identifies what will need to happen in order to confirm the site as "ready."

The second phase, Initial Phase, is where Heartland and the trade partners confirm "ready" and review all requirements for personnel, materials, and equipment and confirm they are compliant. The work begins in this phase and is promptly inspected to make sure each task requirement is being achieved. This is a critical phase that cannot be over simplified. The ability to identify improper installation or components needs to be performed in advance of large-scale installation.

The third phase, Follow-Up Phase, carries on throughout the task and is a steady review and continuous monitoring of the work. Schedule, installation parameters, materials, consistency, appearance, and quality are all evaluated during the phase. For items that are deemed a deficiency, a log is generated identifying the deficiency, its location on the project, photographic documentation is taken, and a rework deadline is established and communicated. This log is reviewed at the weekly trade partner meeting to ensure items do not linger. Trade partners are given a specified "correct by" date to make the corrections accordingly. The work is then reinspected along the three phases outlined above. Heartland employs a full-time Quality Control Manager who oversees the QA/QC program and works in conjunction with the field staff to implement the program. This program saves time and money and is utilized on all Heartland projects.





What does it mean to be an Accredited Quality Contractor?

The Accredited Quality Contractor program was launched in 1993. It is an extensive program that publicly recognizes and honors those construction firms that have documented their commitment in Quality, Safety, Talent Management, Craft and Management Education, and Community Relations.

"As an Accredited Quality Contractor, Heartland Construction, Inc. is committed to providing our clients with the highest quality construction services and we care deeply about our employees and the communities in which we build. We are proud to be part of the construction industry and are dedicated to the principle of free enterprise. We commit ourselves to serve our communities and to provide our employees with the skills they need to work safely and productively in order to meet the needs of our clients."

As of 2021, Heartland Construction is honored to be one of a select few of Accredited Quality Contractors in the entire state of Virginia and has continued to uphold AQC standards in 2022, 2023, and 2024.

As an Accredited Quality Contractor, Heartland Construction, Inc. not only values safety, but the overall quality of every aspect of our firm. We take great pride in our ability to provide services of impeccable quality while holding ourselves to the highest standard. The AQC designation serves as confirmation and validation to all that engage in business with us - vendors, subcontractors, owners, architects, etc. Being an Accredited Quality Contractor sets us apart from the competition.



Associated Builders and Contractors

**Proud to Be a 2024
Accredited Quality Contractor**

Qualifications + Experience

1.b. - 1.d. The following pages include the resumes, relevant experience, and past project experience of Heartland Construction, Woolpert, MW Studios, and Kimley-Horn.



Qualifications + Experience

1.b. The Team

Identify team members, including major subcontractors (over \$1 million), may not be substituted or replaced once a project is approved and comprehensive agreement entered into, without the written approval of the City. Include the status of the Virginia license of each partner, proposer, contractor, and major subcontractor.



Heartland Construction, Inc.

Heartland Construction, a woman-owned small business, has been dedicated to securing and executing a diverse range of construction projects since its incorporation in 1996. Over the years, Heartland has grown into a leading commercial construction company, delivering high-quality, award-winning projects for both municipal and private sector clients across Virginia and northeastern North Carolina. Heartland Construction's expertise spans general contracting, pre-construction, design-build, construction management, and design management services. The company takes pride in delivering tailored solutions that meet the unique needs of clients with efficiency, innovation, and a commitment to excellence. With a focus on exceeding expectations, Heartland ensures every project is completed on time and to the highest standards.



Woolpert, Inc.

Woolpert has a long history of helping state and local governments serve its constituents in the most efficient and cost-effective manner possible. Its team of architecture, engineering, geospatial and strategic consulting professionals provides comprehensive solutions for state and local governments across the country.



Manns Woodward Studios

For nearly two decades, MW Studios has been directly responsible for successfully designing over 100 Public Safety facilities, including Fire Stations, Police Stations, Emergency Operations Centers, Public Safety Training Centers, 911 Call Centers, Mission Critical Facilities, and other Emergency response facilities. MW Studios is passionate about helping first responders save lives through intelligent design and have committed to seeking perfection in this discipline.



Kimley-Horn and Associates

Kimley-Horn is one of the nation's premier civil engineering, planning, and design consulting firms. Kimley-Horn looks out for their client's best interest, reduce risk, and deliver great value. Clients know they can count on Kimley-Horn—that's why almost 90% of their business comes from repeat clients. Since 1967, Kimley-Horn has delivered dependable and reliable outcomes—projects that can successfully be developed, permitted, and built on time and within budget.



Heartland Construction, Inc.

Qualifications + Experience



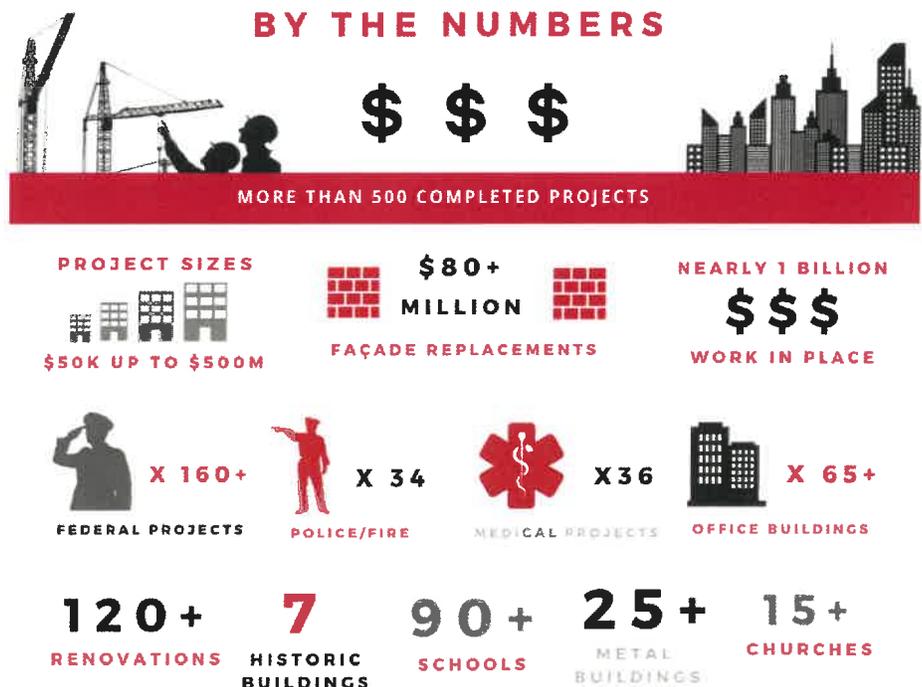
Firm Overview

Heartland Construction, Inc. is a leading provider of General Contracting and Construction Management services throughout Virginia and Northeastern North Carolina. With a legacy spanning over 25 years, Heartland has built a reputation as a trusted partner for delivering high-quality projects that not only meet but consistently exceed client expectations. From straightforward construction projects to complex undertakings, Heartland has demonstrated an unparalleled ability to navigate challenges and achieve successful outcomes, even under stringent schedules or budgetary constraints.

Founded in Kentucky, Heartland initially focused on federal contracting, specializing in infrastructure projects for prominent entities such as the Department of Defense, NAVFAC, and the Army Corps of Engineers. This early expertise laid the groundwork for the company's strong emphasis on precision and reliability. As Heartland transitioned to local ownership, the firm pivoted to private commercial as well as state and local government projects. In 2018, Heartland expanded its capabilities through a strategic merger with Norfolk-based Blueridge General, Inc., a long-standing leader in on-time and high-quality construction, particularly in the public/municipal sector. This merger allowed Heartland to seamlessly integrate Blueridge's expertise into its operations, creating a powerhouse in the regional construction industry. Today, Heartland seamlessly blends its foundation of technical precision with innovative practices and a community-centered approach, cultivated through strong local partnerships, to redefine standards of construction excellence.

As one of the region's most respected Woman-Owned Construction firms, Heartland stands out for its commitment to excellence in every facet of its work. Recognized by numerous industry associations, Heartland is celebrated for its dedication to safety, efficiency, and fostering a culture of collaboration and innovation. This recognition reflects the company's ability to balance time-tested construction practices with the latest technological advancements. By leveraging state-of-the-art tools and techniques, Heartland enhances project efficiency, elevates safety protocols, and ensures superior quality in every project.

Heartland's diverse portfolio spans a wide array of project types, with a strong emphasis on the municipal sector. Its work includes public-use facilities, libraries, and award-winning K-12 and public safety projects. These projects showcase Heartland's ability to meet the unique needs of communities while maintaining a steadfast commitment to quality, sustainability, and innovation. With an unwavering focus on building for the future, Heartland Construction continues to serve as a trusted partner, delivering exceptional projects that contribute to the growth and well-being of the communities it serves.





RHONDA V. BRIDGEMAN

Chief Executive Officer

As Chief Executive Officer of Heartland Construction, Inc., Rhonda Bridgeman has built the company into an industry leader with her hands-on leadership style. Heartland Construction, Inc., is a Woman-Owned, Small Business focused on securing and executing general contracting services in the Virginia and North Carolina areas. Rhonda oversees all operations and business activities to ensure they produce the desired results and are consistent with the overall strategy and mission. She develops high-quality business strategies and plans, ensuring their alignment with short-term and long-term objectives. Rhonda is involved in many facets of the construction industry. She maintains a deep knowledge of the markets and industry and ensures that effective internal controls and management information systems are in place. While setting the benchmark, Heartland has been awarded with numerous awards locally, state-wide, and nationally.

YEARS OF EXPERIENCE

- 25+ years

EDUCATION

Bachelor of Science
Old Dominion University, 1991

MEMBERSHIPS

- Associated Builders & Contractors
- Builders & Contractors Exchange
- Small, Women and Minority (SWaM)
- Hampton Roads Chamber of Commerce
- Builders Exchange - Richmond
- National Federation of Independent Business
- Dept. Of Small Business & Supplier Diversity (DSBSD)

TRAININGS + CERTIFICATIONS

- Class A Contractors License
- United States Environmental Protection Agency
- Construction Quality Controlled Management
- Certified by U.S. Army Corps of Engineers

RELEVANT EXPERIENCE

- Board Member**, National Associated Builders & Contractors
- Former Chair**, Associated Builders & Contractors, Virginia
- Former Chair**, Hampton Roads Chamber of Commerce
- Former Chair**, Chesapeake Hospital Authority
- Former Vice Chair of Governmental Affairs**, Hampton Roads Chamber of Commerce, Chesapeake

RELEVANT PROJECT EXPERIENCE

- **Southampton County Courthouse**, Courtland, VA
- **Greensville County Courthouse**, Emporia, VA
- **Chesapeake Public Schools Admin Bldg.**, Chesapeake, VA
- **Accomac County Courthouse**, Accomack, VA
- **E.W. Chittum Elementary School**, Chesapeake, VA
- **Fox Hill Neighborhood Center**, Hampton, VA
- **Quinton Elementary School**, New Kent County, VA

AWARDS + RECOGNITION

- **Safety Training Evaluation Process (STEP) Diamond Award**, 2019 - 2024
- **Safety Training Evaluation Process (STEP) Platinum Award**, 2016 - 2019
- **Excellence in Construction Awards (EIC)**, 2016 - 2024
- **Accredited Quality Contractor**, 2019 - 2024
- **National Safety Excellence Award**, 2016



ERIC M. STICHLER

President

As President of Heartland Construction, Inc., Eric oversees all operations of the company. His leadership and management styles keep him active with employees and jobs awarded. While overseeing quality control throughout Heartland, Eric establishes goals for each department and evaluates the success of the company in reaching its goals. Prior to the merger, Eric owned and operated Blueridge General, Inc.; having ascended the ranks from Project Manager/Estimator. Eric's experience in commercial construction spans nearly 20 years and includes all types of commercial construction.

Eric is also involved in local organizations to ensure the most successful partnerships are made. Currently, Eric serves on the City of Chesapeake's Board of Building Code Appeals and serves on the ABC Leadership Committee.

YEARS OF EXPERIENCE

- 20+ years

EDUCATION

Bachelor of Science
Lebanon Valley College, 2003

MEMBERSHIPS

- Associated Builders & Contractors, Chair 2023
- Builders Exchange
- Small, Women and Minority (SWaM)
- Hampton Roads Chamber of Commerce
- Chesapeake Local Board of Building Code Appeals

TRAININGS + CERTIFICATIONS

- Accredited Quality Contractor - 2021, 2022, 2023, 2024
- First Aid/CPR Training
- LEED AP Certification, 2009
- Construction Quality Controlled Management

RELEVANT EXPERIENCE

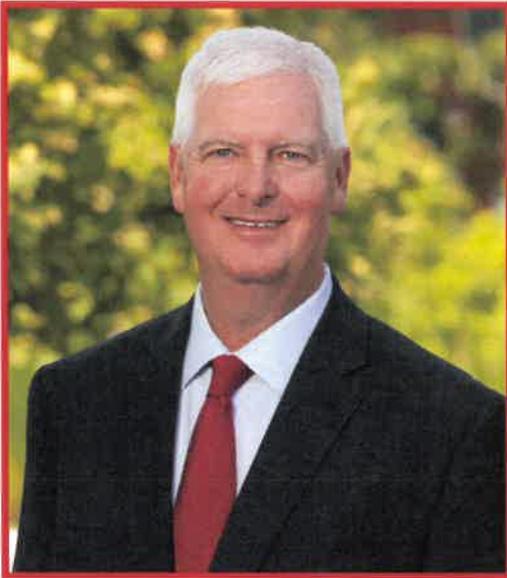
- 2023 Chair**, Associated Builders & Contractors - Virginia
- State Board Member**, Associated Builders & Contractors -Virginia
- 2023 Planning Commissioner**, City of Chesapeake
- Board Member**, Chesapeake Local Board of Building Code Appeals
- Former Director**, Builders & Contractors Exchange

RELEVANT PROJECT EXPERIENCE

- **Portsmouth Naval Medical Center**, Portsmouth, VA
- **Southampton County Courthouse**, Courtland, VA
- **Portsmouth Police Admin Building**, Portsmouth, VA
- **Greensville County Courthouse**, Emporia, VA
- **Chesapeake Public Schools Admin Bldg.**, Chesapeake, VA
- **Accomac County Courthouse**, Accomack, VA
- **E.W. Chittum Elementary School**, Chesapeake, VA
- **Fox Hill Neighborhood Center**, Hampton, VA
- **Quinton Elementary School**, New Kent County, VA

AWARDS/RECOGNITION

- **Excellence in Construction (EIC) Awards** - 2018 - 2024
- **Safety Training Evaluation Process (STEP), Platinum Level** - 2021, 2022, 2023
- **Safety Training Evaluation Process (STEP), Diamond Level** - 2024
- **Accredited Quality Contractor** - 2021, 2022, 2023, 2024



LEONARD PROVOST

Executive Vice President

With over 30 years of construction experience, Leonard is extremely knowledgeable in a variety of project types and delivery methods ranging in sizes. He excels in building client relationships and takes the lead on the partner process to ensure a successful relationship is established and maintained throughout the life cycle of projects. As a member of Heartland Construction's leadership, Leonard oversees the company's business development efforts as well as pre-construction activities and is a critical team member on Construction-Management and Design-Build projects. Leonard remains deeply engaged in the industry by actively serving in key roles within several organizations across the region. He is currently President-Elect for the Board for the Hampton Roads Association for Commercial Real Estate, is involved in the Hampton Roads Chamber of Commerce, and is an active member in Associated Builders and Contractors - Virginia Chapter.

YEARS OF EXPERIENCE

- 30+ years

EDUCATION

Bachelor of Science -
Old Dominion University, 1992

MEMBERSHIPS

- Associated Builders & Contractors
- Builders & Contractors Exchange
- Small, Women and Minority (SWaM)
- Builders Exchange
- Hampton Roads Chamber of Commerce
- Hampton Roads Association for Commercial Real Estate

TRAININGS + CERTIFICATIONS

- First Aid/CPR Training
- OSHA 30-HR
- Virginia Class A Contractors License
- Old Dominion University College of Engineering
- C.E. Cost of Estimating Certification

EXPERIENCE

- 2017 - Executive Vice President**, Heartland Construction, Inc.
- 2015 - 2017 Sr. Project Manager**, Independence Construction
- 2013 - 2015 Project Manager**, David A. Nice Builders, Inc.
- 2011 - 2013 Sr. Project Manager**, Supervalu
- 1987 - 2011 Executive Vice President**, Sevac Corporation

RELEVANT PROJECT EXPERIENCE

- **Southampton County Courthouse**, Courtland, VA
- **Chesapeake Public Schools Admin Bldg.**, Chesapeake, VA
- **Poquoson Middle School**, Poquoson, VA
- **Accomac County Courthouse**, Accomack, VA
- **Fox Hill Neighborhood Center**, Hampton, VA
- **Quinton Elementary School**, New Kent, VA
- **Pupil Transportation/Maintenance**, Virginia Beach, VA
- **E.W. Chittum Elementary School**, Chesapeake, VA
- **Greensville County Courthouse**, Emporia, VA
- **Portsmouth Police Admin Building**, Portsmouth, VA
- **Fort Story U.S. Army Reserve Center**, Suffolk, VA
- **Eastern State Hospital Security + Access**, Williamsburg, VA
- **Fairbanks Morse Defense**, Chesapeake, VA
- **VDOT Windsor Area Headquarters**, Windsor VA
- **Harvey Point Defense Testing Activity Base**, Harvey Point, NC



AMANDA CHEBALO, AIA, NCARB

Director of Design

As Director of Design at Heartland Construction, Inc., Amanda bridges the design and construction teams, ensuring seamless integration of the design intent with practical construction solutions, timelines, and budgets. Amanda works closely with the Preconstruction and Operations teams to assist projects through various stages of development from Pre-Design through early conception through completion. Her professional experience includes programming and planning, conceptual design, and the production of construction documents for over 40 mission critical facilities including law enforcement, communication centers, and emergency operations centers. She has traveled throughout the United States and Canada collaborating with other architects and engineers on various state and local government projects.

Amanda has conducted reports on site selection, threat and risk assessments, and existing facilities analyses. And she is experienced in developing technical furniture packages for communication consoles. Amanda's interior design background allows her to approach architecture holistically, creating aesthetically pleasing environments that seamlessly address building security, flexibility, functionality, and efficiency.

YEARS OF EXPERIENCE

- 20+ years

EDUCATION

Masters in Architecture, Tau Sigma Delta, - Savannah College of Art and Design 2004

Associates in Interior Design - Tidewater Community College, 2000

MEMBERSHIPS

- American Institute of Architects (AIA)
- AIA Academy of Architecture for Justice (AAJ) – 2015-2019 Conference Presenter, 2017 Conference Law Enforcement Track Chair, 2019 Emerging Professional Chair and Awards Committee
- Commercial Real Estate Women Network (CREW) Coastal Virginia

REGISTRATIONS + CERTIFICATIONS

- Commonwealth of Virginia DPOR Department of Professional and Occupational Regulation #0401014353
- NCARB, National Council of Architectural Registration Boards

RELEVANT PROJECT EXPERIENCE

- **St. Petersburg Police Department Headquarters**, St. Petersburg, FL
- **Fort Lauderdale Police Department Headquarters**, Fort Lauderdale, FL
- **Toronto Police Services – Communications Center**, Toronto, Canada
- **Wisconsin State Police and Department of Transportation Traffic Management Center Renovation and Statewide Study For Consolidation of Existing Dispatch Centers**, State of Wisconsin
- **Fairfax County Police – Tactical Operations Support Bureau**, Franconia, VA
- **San Mateo Regional Emergency Operations Center**, Redwood City, Redwood City, CA
- **Port Authority Police Department Headquarters (Needs Assessment, Site Selection, and Feasibility Study)**, Jersey City, NJ
- **Dare County Emergency Operations Center**, Manteo, NC
- **New York State Police Troop G Headquarters**, Colonie, NY
- **U.S. Park Police Anacostia Operations Facility (Needs Assessment)**, Anacostia, Washington D.C.



ROBERT C. HUDSON III, LEED AP

Vice President - Senior Project Manager

Robert, a graduate from Old Dominion University's Engineering Technology Program, has over 15 years of Project Management experience on large commercial construction projects. As Vice-President, Robert is responsible for project oversight and coordination. Robert plans, oversees, and documents all aspects of specific projects that Heartland is awarded and ensures the scope and direction of each project is on schedule, under budget, and completed with precision. Robert is extremely well-versed in all things construction and has managed well over \$125M worth of construction projects. He is a LEED Accredited Professional and his projects have achieved accreditations ranging from Silver to Platinum. Robert is deeply involved in the oversight of subcontractors, manpower, scheduling, etc. He also manages a Project Management team consisting of half of a dozen Project Managers ranging in various experience levels.

YEARS OF EXPERIENCE

- 15+ years

EDUCATION

Bachelor's in Civil Engineering
Technology -
Old Dominion University, 2009

MEMBERSHIPS

- Associated Builders & Contractors
- Builders & Contractors Exchange
- Small, Women and Minority (SWaM)
- Builders Exchange
- Hampton Roads Chamber of Commerce

TRAININGS + CERTIFICATIONS

- First Aid/CPR Training
- LEED AP Certification
- OSHA 30-HR
- U.S. Army Corps of Engineers
"Construction Quality Management
for Contractors"

EXPERIENCE

2016 - Vice President/Senior Project Manager, Heartland

2013 - 2016 Project Manager, C.W. Brinkley, Inc.

2009 - 2013 Project Manager, McKenzie Construction, Inc.

RELEVANT PROJECT EXPERIENCE

- **Southampton County Courthouse, Courtland, VA**
- **Chesapeake Public Schools Admin Bldg., Chesapeake, VA**
- **Poquoson Middle School, Poquoson, VA**
- **Accomac County Courthouse, Accomack, VA**
- **Fox Hill Neighborhood Center, Hampton, VA**
- **Quinton Elementary School, New Kent, VA**
- **Pupil Transportation/Maintenance, Virginia Beach, VA**
- **E.W. Chittum Elementary School, Chesapeake, VA**
- **Greensville County Courthouse, Emporia, VA**
- **Portsmouth Police Admin Building, Portsmouth, VA**
- **Fort Story U.S. Army Reserve Center, Suffolk, VA**
- **Eastern State Hospital Security + Access, Williamsburg, VA**
- **Fairbanks Morse Defense, Chesapeake, VA**
- **VDOT Windsor Area Headquarters, Windsor VA**
- **Harvey Point Defense Testing Activity Base, Harvey Point, NC**
- **Portsmouth Police Admin Building, Portsmouth, VA**
- **Naval Medical Center Facade, Portsmouth, VA**
- **Greensville County Courthouse, Emporia, VA**



MARC DREES

General Superintendent

As General Superintendent at Heartland Construction, inc., Marc provides on-site coordination for all phases of Heartland's job including coordination with our on-site Superintendents, Trade Partners, material and equipment. Marc ensures that all work is proceeding on schedule and within budget. With over 30 years of experience in Commercial Construction, Marc has extensive experience in a wide variety of projects including new construction, complex additions, and phased renovations of occupied structures.

YEARS OF EXPERIENCE

- 30+ years

MEMBERSHIPS

- Associated Builders & Contractors
- Builders & Contractors Exchange
- Small, Women and Minority (SWaM)
- Builders Exchange
- Hampton Roads Chamber of Commerce

TRAININGS + CERTIFICATIONS

- First Aid/CPR Training
- RLD
- OSHA 30-HR
- Construction Quality Management for Contractors

EXPERIENCE

2018 - General Superintendent, Heartland Construction, Inc.

2000 - 2018 Superintendent, Blueridge General, Inc.

RELEVANT PROJECT EXPERIENCE

- **Southampton County Courthouse**, Courtland, VA
- **Chesapeake Public Schools Admin Bldg.**, Chesapeake, VA
- **Poquoson Middle School**, Poquoson, VA
- **Accomac County Courthouse**, Accomack, VA
- **Fox Hill Neighborhood Center**, Hampton, VA
- **Quinton Elementary School**, New Kent, VA
- **Pupil Transportation/Maintenance**, Virginia Beach, VA
- **E.W. Chittum Elementary School**, Chesapeake, VA
- **Greensville County Courthouse**, Emporia, VA
- **Portsmouth Police Admin Building**, Portsmouth, VA
- **Fort Story U.S. Army Reserve Center**, Suffolk, VA
- **Eastern State Hospital Security + Access**, Williamsburg, VA
- **Fairbanks Morse Defense**, Chesapeake, VA
- **VDOT Windsor Area Headquarters**, Windsor VA
- **Harvey Point Defense Testing Activity Base**, Harvey Point, NC
- **Portsmouth Police Admin Building**, Portsmouth, VA
- **Naval Medical Center Facade**, Portsmouth, VA
- **Greensville County Courthouse**, Emporia, VA



Fox Hill Neighborhood Center
Hampton, Virginia



PROJECT OVERVIEW

Completion Date
September 2022

Client
City of Hampton

Scope
8,500 SF
Addition

Team
Woolpert



PROJECT SUMMARY

This project included the construction of a new building to house the Fox Hill Neighborhood Center. The building is a one-story structure clad in vinyl siding with brick accents to complement the adjacent existing building which formerly served as a place of religious worship. The roof is asphalt shingle to match the existing building. A high bay area houses a new gymnasium for recreational sports and community gatherings. A translucent fiberglass sandwich clerestory provides natural light to the space.



Construction of the approximately 8,500SF facility included a steel frame and bearing wall structure. In addition to the full-size gymnasium, locker, and restroom areas, the building includes a lobby for accessing both the existing and the new structures, and a brand new commercial kitchen. Mechanical, electrical, and plumbing systems were included in the new building. Civil scope included revision to the existing site, green space, and some new parking.



Poquoson Middle School
Poquoson, Virginia



PROJECT OVERVIEW

Completion Date
September 2022

Client
Poquoson City Public Schools

Scope
101,000 SF
Renovation + Addition

Team
Woolpert

PROJECT SUMMARY

The newly revamped and modernized Poquoson Middle School is a multi-story, \$15.7 million-dollar, 101,000 SF educational facility located in Poquoson, Virginia. The modernization consisted of a combined 35,000 SF worth of additions and 65,000 SF worth of renovations. Poquoson Middle School contains sections dating as far back as 1932. Because of this significant component, it was important to Poquoson County Schools that Heartland maintained the historic aspects of the school during construction, while also modernizing and providing an updated look and feel that satisfied 21st century learning. Poquoson Middle School houses a gymnasium, combined cafeteria and auditorium space, music and arts classroom sections, common spaces, a maker's space and media center, as well as an outside courtyard space, a multitude of classrooms and support spaces. The modernization entailed all new electrical, HVAC systems, lighting, and windows, as well as all new finishes. While the substantial completion date was contractually, December of 2022, Heartland Construction was able to achieve substantial completion nearly three months ahead of schedule in September of 2022.



Fairbanks Morse Defense Service + Training Facility

Chesapeake, Virginia

PROJECT OVERVIEW

Completion Date
March 2023

Client
Fairbanks Morse Defense

Scope
46,457 SF
New Construction



PROJECT SUMMARY

This 46,000 SF hybrid facility consists of pre-engineered metal buildings flanking a two-story conventional office structure. With a total height of 45', the metal building spaces house a training facility for industrial ship engine repairs, and a service center for the same, respectively. The two-story office component provides for training classrooms, offices, and various support spaces. Both industrial shops include overhead gantry cranes (3 each 5-ton units, and 1 each 10-ton unit), compressed air and lubricant systems, and specialty engine repair equipment. The project is situated on nearly 7 acres and includes asphalt and concrete paving, hazardous material storage buildings, BMPs, and a prepared building pad areas for future development.





VDOT Windsor Area Headquarters
Windsor, Virginia



PROJECT OVERVIEW

Completion Date
May 2024

Client Reference
Jeffrey Godfrey
Virginia Department of
Transportation
(804) 786-2700

Scope
2,270 SF
New Construction

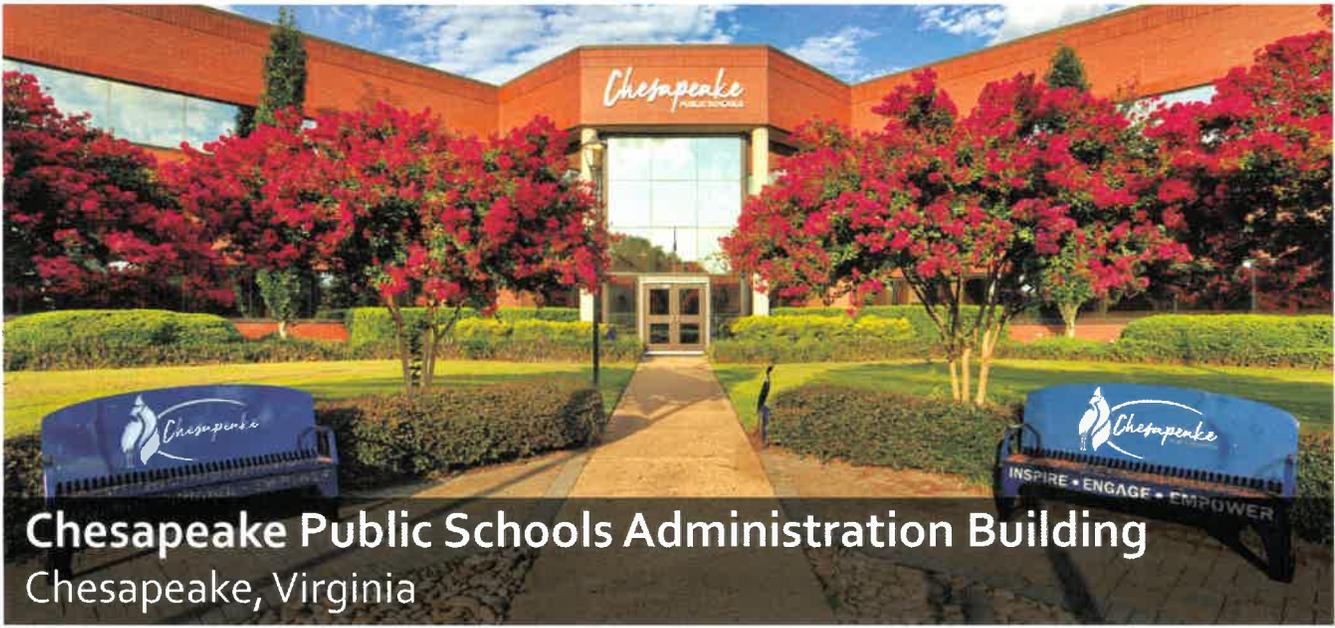


PROJECT SUMMARY

This project involved the construction of a 2,270 square foot office building for the Virginia Department of Transportation. The scope of work included comprehensive site and building demolition, followed by site development to prepare for the new structure. Utilities were installed, and the building's foundation was established to support the new office space. The office building itself was constructed using cold-formed steel framing, ensuring a sturdy and efficient structure.

The exterior enclosure was completed with materials designed for durability and aesthetic appeal. Inside, the building was outfitted with high-quality finishes, including necessary HVAC systems for climate control, plumbing installations, and telecommunications infrastructure. Additional systems such as lighting protection, lighting, and electrical power were also integrated into the design. The project successfully delivered a fully functional, modern office space tailored to the needs of the Virginia Department of Transportation.





Chesapeake Public Schools Administration Building
Chesapeake, Virginia



PROJECT OVERVIEW

Completion Date
August 2023

Client
Chesapeake Public Schools

Scope
119,950 SF
Renovation

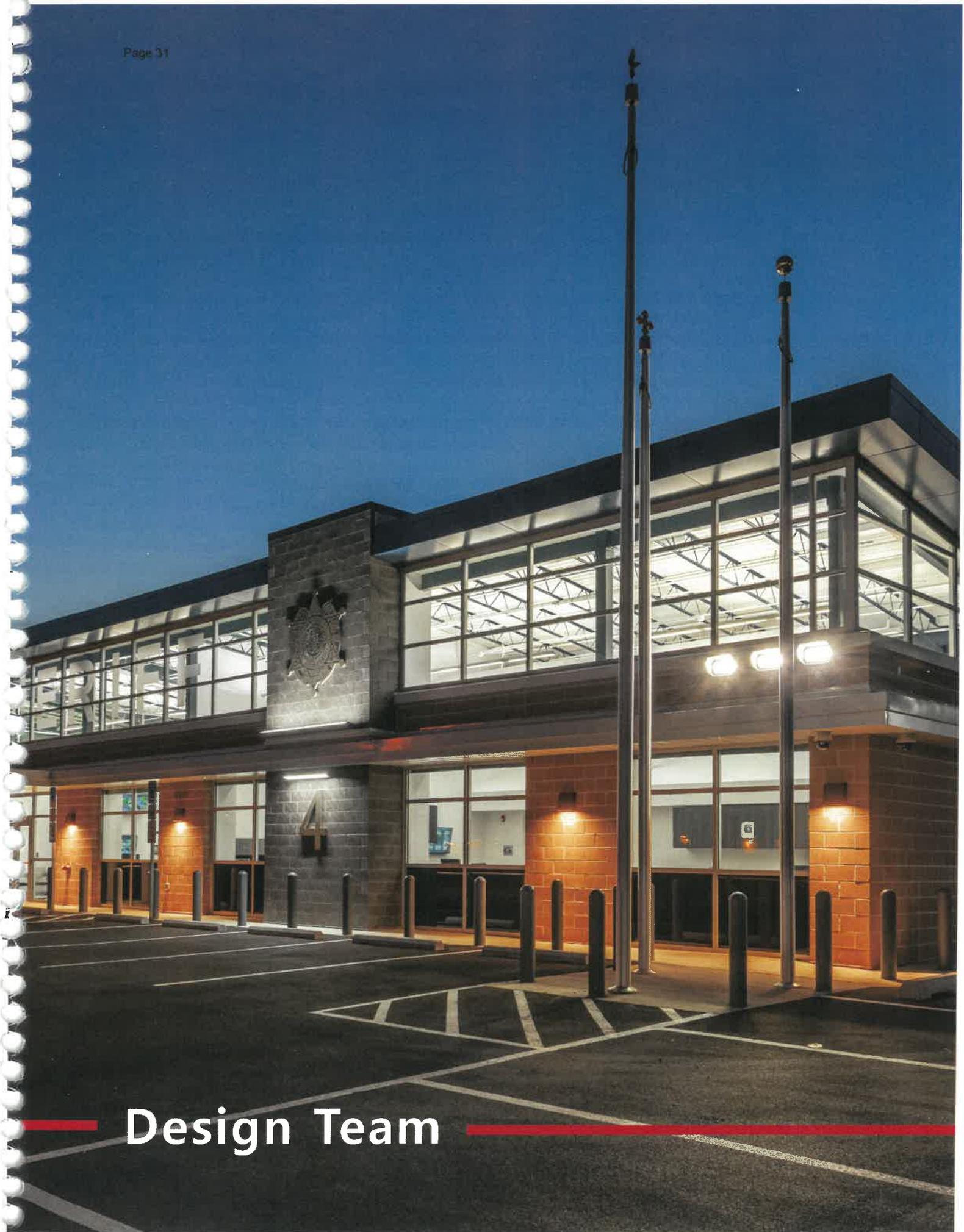


PROJECT SUMMARY

This 119,950 SF, multi-story office renovation project involved a complete overhaul of the existing interior spaces to create a modern Administration Office for Chesapeake City Public Schools. The renovation included demolishing outdated partitions and finishes to make way for new interiors. It featured upgraded doors, hardware, metal stud/GWB partitions, and new interior and exterior storefront framing and glass assemblies, improving both functionality and aesthetics.



The project also added a new passenger elevator for better accessibility, along with energy-efficient lighting throughout. The power and data infrastructure were updated to support modern needs, and the HVAC system was modified by adjusting the existing ductwork distribution to enhance comfort and efficiency. This renovation provided a contemporary, functional space for the administration office.



Design Team

Qualifications + Experience

Firm Overview

Kimley-Horn is a multidisciplinary, privately-owned consulting firm recognized as a leader in providing comprehensive civil engineering, planning, landscape architecture, and design services to private- and public-sector clients nationwide. **In 2023, Kimley-Horn was recognized as #9 of the top 500 US Design Firms and #5 in Pure Design Firms by Engineering News Record (ENR).**

The firm encompasses 8,300+ employees in more than 130 offices nationwide, including six offices in the Commonwealth of Virginia. Kimley-Horn's professionals provide consulting services for every phase of a project's development, from site evaluation and selection to final engineering and construction observation.

Kimley-Horn has been in business for 56 years, founded in 1967 by transportation engineers in Raleigh, NC. Kimley-Horn became well known for its specialty in transportation planning and traffic engineering.

In the early 1970s, the firm built an impressive reputation and record in regional and urban area transportation planning, traffic impact analysis, parking planning and design, traffic control system design, and statewide and local traffic operations and safety studies. During this period, the firm also added practices in structural, highway, and bridge design, as well as airport planning and design.

Today, the Kimley-Horn team has broadened its skill-set to comprehensively offer you specialists in system master planning, design, and management, safety and design, stormwater and permitting, implementation, grant funding, and more.

Kimley-Horn has diverse experience with completed public sector projects that have included comprehensive services from master planning, program development, and public meetings through construction.

*#9 of the top
500 US Design
Firms*

Kimley»Horn

*#5 - Pure
Design Firms by
Engineering News
Record (ENR)*



ELLEN SANDERS PELSTRING

Principal in Charge

Ellen Sanders Pelstring has worked in business development for 22 years, building relationships with companies throughout the architecture, engineering, and consulting industry. She has served as a senior director of marketing and business development for multiple Virginia firms and for the last 10 years was the president of a full-service consulting firm.

Ellen's role at Woolpert focuses on strengthening the Woolpert brand specific to Virginia and the mid-Atlantic, while gaining a substantial market share and strategically expanding. She works to foster business development opportunities in Virginia and the mid-Atlantic, forming strategic partnerships to benefit clients and bolster Woolpert's organic and acquisitive growth.

She connects clients with rich and relevant opportunities that benefit their funding needs to accomplish their goals. An example of this is the assistance Woolpert is providing to its municipal clients in the application of infrastructure stimulus funding.

YEARS OF EXPERIENCE

- 20+ years

EDUCATION

Bachelor of Arts, Political Science -
University of Alabama

MEMBERSHIPS

- DBIA, Hampton Roads Chapter
- Professional Construction Estimator's Association
- Urban Land Institute
- International Council of Shopping Centers
- Association of General Contractors
- Association of Builders & Contractors
- Women's Transportation Seminar
- MEGAvention, Design and Construction Expo
- Darden Civic Leadership Institute
- Virginia Builds
- Virginia Beach Vision





BRANDON KNIGHT, DBIA

Design Integration Manager

Brandon Knight is the local program manager, primarily supporting education and municipal clients. He focuses on business development, managing contracts, and building relationships with clients. Brandon enjoys collaborating with clients to identify their challenges and solve them. He values aligning his team with strategic partners to best help clients and work as a cohesive team. Brandon thrives in a collaborative, team environment and operates and manages with the goal to have each team member's voice and ideas heard. He works hard to create a team that works collaboratively, forms strategic partnerships, and aligns to deliver what each client needs. Brandon brings a wealth of construction industry experience and has supported regional construction and design organizations throughout his career. He is experienced with design management and design-build projects, and he is a Design-Build Professional.

YEARS OF EXPERIENCE

- 18+ years

EDUCATION

Master of Business Administration
- The College of William and Mary
(Raymond A. Mason School of Business)

Bachelor of Science, Building
Construction - Virginia Polytechnic
Institute & State University

MEMBERSHIPS

- Associated Builders + Contractors Leadership Committee
- Associated Builders + Contractors Young Leaders Committee
- Habitat for Humanity
- Design-Build Professional (DBIA)

RELEVANT PROJECT EXPERIENCE

- **Norfolk Public Safety Facility, City of Norfolk—Norfolk, Virginia.** Program Director. Woolpert is facilitating a programming and concept planning study to aid the city of Norfolk in strategic decision making for a future, consolidated public safety facility.
- **Suffolk Fire Training Master Plan, City of Suffolk—Suffolk, Virginia.** Program Director. Woolpert led a design team, including a public safety architect, to develop a master plan for a modern fire training facility.
- **Fire Training Burn Building, City of Suffolk—Suffolk, Virginia.** Program Director. Woolpert led a design team, including a public safety architect, to develop construction documents for an approximately 6,884-square-foot Class A burn prop building.
- **Fort Monroe Training Facility, City of Hampton Public Works—Hampton, Virginia.** Program Director. Woolpert is providing civil, structural, MEP, architecture, interior, and acoustic design services for a 33,000-square-foot multipurpose firing range retrofit.
- **Chesapeake Public Safety Study, City of Chesapeake—Chesapeake, Virginia.** Program Director. Woolpert is conducting an initial study, consisting of program definition, concept development, and final report for a police and fire station civic campus and library. The team is evaluating an option with all three functions on the same site and an option with the library on a different site. The new combined fire and police station and library will be larger to accommodate a growing population in the area.





TREVOR HORST, AIA

Design Architect

Trevor Horst is an architect and team leader responsible for organizing project teams and providing them with the resources, training, and vision to effectively translate the needs of clients into incredibly crafted architecture. Through his career, Trevor has cultivated a broad set of skills ranging from parametric modeling and advanced visualization to physical prototyping and technical detailing. Guided by an underlying commitment to constant inquiry, he uses these abilities to examine how materials and systems are combined and arranged to create spaces that perform and delight. Trevor has leveraged these skills to design, manage, and deliver successful projects for a broad range of clients, including those within higher education, federal, cultural, public parks and recreation, residential, and mission critical markets.

YEARS OF EXPERIENCE

- 15+ years

EDUCATION

Bachelor of Architecture, -
Philadelphia University

CERTIFICATIONS + REGISTRATIONS

- Registered Architect: PA, RA406442;
NC, 16914; SC, AR.11619
- NCARB Certificate

MEMBERSHIPS

- American Institute of Architects

RELEVANT PROJECT EXPERIENCE

- **Norfolk Public Safety Facility, City of Norfolk—Norfolk, Virginia.** Architect. Woolpert is facilitating a programming and concept planning study to aid the city of Norfolk in strategic decision making for a future, consolidated public safety facility.
- **Suffolk Fire Training Master Plan, City of Suffolk—Suffolk, Virginia.** Architect. Woolpert led a design team, including a public safety architect, to develop a master plan for a modern fire training facility.
- **Fire Training Burn Building, City of Suffolk—Suffolk, Virginia.** Architect. Woolpert led a design team, including a public safety architect, to develop construction documents for an approximately 6,884-square-foot Class A burn prop building.
- **Fort Monroe Training Facility, City of Hampton Public Works—Hampton, Virginia.** Architect. Woolpert is providing civil, structural, MEP, architecture, interior, and acoustic design services for a 33,000-square-foot multipurpose firing range retrofit.
- **Chesapeake Public Safety Study, City of Chesapeake—Chesapeake, Virginia.** Architect. Woolpert is conducting an initial study, consisting of program definition, concept development, and final report for a police and fire station civic campus and library. The team is evaluating an option with all three functions on the same site and an option with the library on a different site. The new combined fire and police station and library will be larger to accommodate a growing population in the area.



JASON MILLER

AIA, LEED AP BD+C, GPCP, CPTED

Technical Architect

Jason Miller has 26 years of experience as project manager and architect for municipal, state, and federal clients. He is directly involved in the production of design documents, including plans, elevations, specification writing, and cost estimating. He also regularly provides construction administration services including site visits, inspections, and close-out documents. **He also holds a Crime Prevention Through Environmental Design Professional (CPTED) Professional Designation (CPD) certification from the National Institute of Crime Prevention (NICP).** The integration of CPTED principles into the built environment is recognized as an approach that can lead to a reduction in the fear and incidence of crime.

YEARS OF EXPERIENCE

- 25+ years

EDUCATION

Bachelor of Architecture, - Virginia Polytechnic Institute and State University

CERTIFICATIONS + REGISTRATIONS

- Crime Prevention Through Environmental Design Professional
- Registered Architect, VA, 0401013830 Guiding Principles Compliance Professional
- LEED AP in Building Design and Construction (LEED BD+C)

MEMBERSHIPS

- American Institute of Architects

RELEVANT PROJECT EXPERIENCE

- **Fire Training Academy Addition, City of Virginia Beach—Virginia Beach, Virginia.** Project architect responsible for design, construction documents, and construction administration for a 16,367 SF addition to the existing fire training academy building.
- **Suffolk Fire Apparatus and Supply Building, City of Suffolk—Suffolk, Virginia.** Project architect and manager responsible for the design, multidisciplinary team coordination, code research, and project management.
- **Fire Station 1, City of Suffolk—Suffolk, Virginia.** Construction administrator responsible for attending project meetings, construction administration duties, site visits, inspections, and close-out documents.
- **Fort Monroe Training Facility, City of Hampton Public Works—Hampton, Virginia. Architect.** Woolpert is providing civil, structural, MEP, architecture, interior, and acoustic design services for a 33,000-square-foot multipurpose firing range retrofit.
- **Public Utilities Building 2 Renovations, City of Virginia Beach—Virginia Beach, Virginia.** Project architect and manager who provided design, multidisciplinary team coordination, code research, project management, quality control, cost estimating, and field work.
- **Defense Logistics Agency Operations Center Phase II, USACE Norfolk—Defense Supply Center Richmond, Virginia.** Project architect responsible for design, construction documents, and construction administration.





MICHELLE BEHRMANN

PE, LEED AP BD+C

Mechanical and Plumbing

Michelle Behrmann is a Mechanical Engineer and the Mechanical/Plumbing Group Team Leader in the Buildings Engineering group at Woolpert. She works on all types of projects, including Federal (NAVFAC, USACE, DoDEA, AFCEC, ANG), local, state (Illinois Capital Development Board), private, higher education, and aviation. She has provided design for a variety of building types, including office buildings (both core/shell and tenant finish design), K-12 schools, universities, grocery stores, retail, hotels, dormitories, data centers, and campus boiler/chiller plants. Michelle is a certified LEED AP BD+C and is deeply knowledgeable of building energy modeling, energy requirements, and energy codes, which she uses to focus on energy efficient buildings and systems in general, not just for LEED certified projects.

YEARS OF EXPERIENCE

- 25+ years

EDUCATION

Bachelor of Science, Mechanical Engineering, - University of Illinois

CERTIFICATIONS + REGISTRATIONS

- Professional Engineer: CA, 41037; IL, 062058665; MA, 57077; MO, 2005000952; MT, PEL-PE-LIC-75879; NC, 038490; OH, PE.90145; SC, 38197; SD, 15870; TN, 124733; TX, 131818; UT, 13317687-2202; WY, 19244; NCEES Council Record
- LEED AP in Building Design and Construction (LEED AP BD+C)

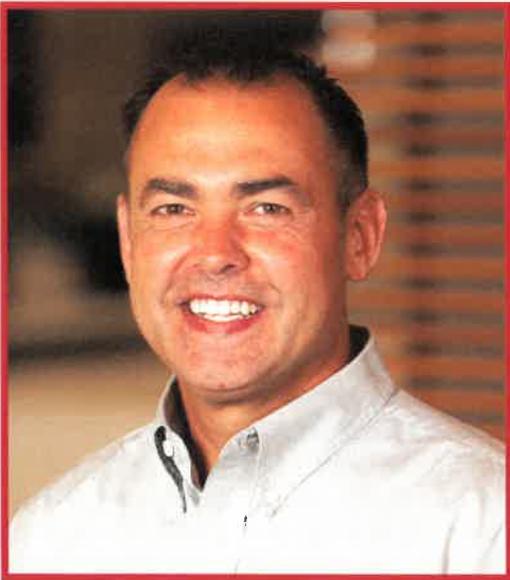
MEMBERSHIPS

- American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE), Associate Member

RELEVANT PROJECT EXPERIENCE

- **Building 41 Renovation to Emergency Communications Center Design-Build RFP, USACE Norfolk—Defense Supply Center Richmond, Virginia.** Mechanical Engineer who led mechanical system design, including HVAC, and performed load calculations using Revit (BIM) and SpecsIntact.
- **Renovate Bays F-G for Fitness Center, USACE Norfolk—Defense Supply Center Richmond, Virginia.** Mechanical Engineer who led the design of modifications to existing mechanical systems and developed designs for new systems as needed.
- **Renovate Aircraft Maintenance Hangar B4538 Design-Build Request for Proposal, Air Force Civil Engineer Center—Seymour Johnson AFB, North Carolina.** Mechanical Engineer who developed mechanical design analysis, defined mechanical systems scope of work, developed HVAC design concepts, and performed field investigations.
- **SOF Renovate Building 123, Air Force Special Operations Command—Cannon AFB, New Mexico.** Mechanical Engineer who attended the initial planning charrette on-site and performed mechanical system field investigations.
- **Fuel Cell Maintenance Hangar Renovation, USACE Louisville—Patrick SFB, Florida.** Mechanical Engineer who wrote the design analysis for the HVAC systems defining the scope of work for renovation
- **Consolidated Communications Facility RTA and CA, USACE Louisville—Scott AFB, Illinois.** Lead Mechanical Engineer for the modernization and addition to a mission-critical data center and global information grid node supporting 22 installations..





ROB VOISARD, PE, RCDD, CTS

Electrical and ICT

Rob Voisard is the Team Leader for the Information and Communications Technology (ICT) Design group, designing technology-based systems for federal, private commercial, public, and education buildings projects. Systems he and his team design include telecommunications (data, phones), access control, security and intrusion detection, paging, nurse call, community access TV, video surveillance, and audio/visual (TVs, projectors, and sound). While his official title is Information and Communications Technology (ICT) Team Leader, he also spends his day working as a technology designer utilizing the skills he has learned while obtaining and maintaining his Registered Communications Distribution Designer (RCDD) and Certified Technology Specialist (CTS) credentials and is also a licensed Professional Engineer (PE).

YEARS OF EXPERIENCE

- 20+ years

EDUCATION

Bachelor of Science, Electrical Engineering - Wright State University

CERTIFICATIONS + REGISTRATIONS

- Professional Engineer: OH, PE.79035
- Registered Communications Distribution Designer
- Certified Technology Specialist

RELEVANT PROJECT EXPERIENCE

- **GE B500 Advanced Military Development Assembly Storage Addition Design, GE Aviation—Cincinnati, Ohio.** Electrical Engineer Designer of Record responsible for power distribution design and lighting design QC review. Communications Engineer responsible for security design and coordination.
- **New Restroom in the IRG Leased Building, Fuyao Glass America Inc.—Moraine, Ohio.** Electrical Engineer Designer of Record responsible for power distribution design and lighting design. Woolpert provided design services for a new toilet room in the IRG leased building.
- **Fuyao Break Room, Fuyao Glass America Inc.—Moraine, Ohio.** Electrical Engineer Designer of Record responsible for power distribution design and lighting design QC review.
- **Office and Storage, CenturyLink—Youngsville, North Carolina.** Electrical Engineer responsible for power distribution design and lighting design QC review. This project provided CenturyLink office and secure storage spaces to support ongoing data center needs in the Telecom Market.
- **Woolpert Office Renovations, Woolpert Inc.—Various locations.** Electrical Engineer responsible for power distribution design and lighting design QC review for the original projects. For the newer projects, he is providing communications design.
- **DB RFP - Renovate Aircraft Maintenance Hangar B4538, AFCEC—Seymour Johnson AFB, North Carolina.** Communications Engineer responsible for ICT (Information and Communications Technology) design documents required for a design-build proposal.





JIM ZIMMERMAN, PE

Fire Protection Life Safety

Jim Zimmerman is a Fire Protection Team Leader with experience in fire protection engineering and life safety consulting. His work involves forming performance designs for fire alarm mass notification and sprinkler systems, providing building code and life safety code requirements for projects, and creating life safety plans.

His projects include any vertical construction in the federal, public, and private markets, from residential and commercial projects to storage, industrial facilities, and aircraft hangars. Jim’s in-depth experience, especially related to aircraft hangars, sets him apart in his field. Jim is proficient in Revit, AutoCAD, HydraCalc, and Bluebeam, all of which help him provide a better design to clients.

YEARS OF EXPERIENCE

- 20+ years

EDUCATION

Master of Science, Fire Protection Engineering, - Worcester Polytechnic Institute

Bachelor of Science, Architectural Engineering - Milwaukee School of Engineering

CERTIFICATIONS + REGISTRATIONS

- Professional Engineer: CO, 0060607; IL, 062-063243; IN, 12200618; NC, 054407; OH, PE.87128; PA, PE093507; SC, 38719; TN, 126247; TX, 143575; VA, 0402063723

MEMBERSHIPS

- National Fire Protection Association
- Society of Fire Protection Engineers

RELEVANT PROJECT EXPERIENCE

- **Building 223 Barracks Renovation, USACE Kansas City—Ft. Riley, Kansas.** Fire Protection Engineer who was the Fire Protection Designer of Record (DOR) and Fire Protection Quality Control (FPQC) for the replacement of the building fire suppression and fire alarm systems, and review of life safety.
- **Special Operations Forces Renovate Building 123, Air Force Special Operations Command—Cannon AFB, New Mexico.** Fire Protection Engineer who was the Fire Protection Designer of Record (DOR) and Fire Protection Quality Control (FPQC) for the replacement of the building fire suppression, fire alarm systems, and review of life safety.
- **Renovation of Building 200, Ameresco Federal—Fort Totten, New York.** Fire Protection Engineer who was the Fire Protection Designer of Record (DOR) and Fire Protection Quality Control (FPQC) for the renovation of the building fire suppression and fire alarm systems and review of life safety.
- **Fuel Cell Maintenance Hangar Renovation, USACE Louisville—Patrick SFB, Florida.** Fire Protection Engineer who was the Fire Protection Designer of Record (DOR) and Fire Protection Quality Control (FPQC) for the replacement of the building fire suppression and fire alarm systems and review of life safety.
- **Chase Hall Barracks Annex C Mid-life Renovations, USCG Academy—New London, Connecticut.** Fire Protection Engineer Team Leader who managed the fire protection team, including the Fire Protection Designer of Record (DOR) and Fire Protection Quality Control (FPQC) for the replacement of the building fire suppression, fire alarm systems, and review of life safety.





MARK MAINRIDGE, PE

Structural Engineer

Mark Mainridge is a Structural Engineer Team Leader with more than three decades of structural engineering experience, including in institutional, industrial, and government facilities. He provides structural analysis and design of building framing systems and foundations, preparation of construction documents, engineering reports, and construction administration.

As Team Leader, Mark is responsible for guidance and leadership of a group of structural engineers and technicians. He strives to improve the team's technical competence, quality, and efficiency. He also mentors structural engineering staff and reinforces QA/QC standards on project work.

YEARS OF EXPERIENCE

- 30+ years

EDUCATION

Master of Science, Civil Engineering,
Specialization in Structures - Southern
Illinois University

CERTIFICATIONS + REGISTRATIONS

- Structural Engineer: GA, SE000452; IL, 061-005111; NE, E10939; UT, 4759770-2203; OK, 28065
- Professional Engineer: AL, 25541; AR, 11718; AZ, 47838; CO, 37431; CT, PEN.0023611; DE, 26886; FL, 61047; GA, PE028360; HI, PE-20179; IA, 15375; ID, P-21449; IN, PE10302150; KS, 17598; KY, 23541; LA, 31101; MA, EN 45389-ST; ME, 10321; MI, 6201050156; MN, 47810; MO, 25302; MS, 16214; MT, PEL-PE-LIC-85042; NC, 28511; ND, PE5061; NH, 17763; NJ, 24GE-4592600; NM, 21271; NV, 030297; NY, 81704; OH, 76040; OR, 97874PE; PA, PE072090; SC, 22518; SD, 8052; TN, 108477; TX, 145888; VA, 402038414; WA, 44597 (PE); WI, 47209-6; WV, 25211; WY, PE 18930

RELEVANT PROJECT EXPERIENCE

- **Fuel Cell Maintenance Hangar Renovation, USACE Louisville—Patrick SFB, Florida.** Structural Engineer who provided structural services and quality assurance.
- **Air Force Special Operations Command Headquarters Space Analysis and Optimization Plan, Air Force Special Operations Command—Hurlburt Field, Florida.** Structural Engineer who provided structural engineering planning and support for proposed modifications to the existing structure as an essential facility.
- **Denver International Airport Retail Renovation, Principle Global—Denver, Colorado.** Structural Engineer who designed structural supports and modifications during the design phase and during the construction phase, reviewed contractor's submittals, responded to requests for information, and conducted site observation for conformance with design.
- **Renovate Aircraft Maintenance Hangar B4538 Design-Build Request for Proposal, Air Force Civil Engineer Center—Seymour Johnson AFB, North Carolina.** Structural Engineer who led the structural team, reviewed structural narratives and deliverables, and coordinated with other disciplines.
- **Special Operations Forces CV-22 Operations and Warehouse Facilities, USACE Japan—Yokota AB, Japan.** Structural Engineer who performed structural analysis, reviewed structural designs, and provided QA/QC for code compliance.





ROBERT MANN, AIA

Senior Principal Architect

Robert Manns, AIA is a founding principal of the firm. He carries over 20 years of experience and specializes in the design of public safety facilities such as fire stations, EMS stations, police stations, public safety training centers, and mission critical structures. He has a proven track record for providing meaningful, budget conscious and quality driven design solutions that meet the specific needs of first responders.

Rob is dedicated to the creation, coordination, and implementation of design solutions that improve the quality of life for first responders and their surrounding community. Rob's has had work and research published numerous times and regularly spoken at conferences on the topics surrounding public safety design at, FIERO, Firehouse, APCO, and IACP. Over the past decade, Rob's been instrumental in advancing the design of public safety buildings to mitigate first responder exposure to carcinogens and hazardous materials. As a result, his work, and the work of the firm have generated numerous national awards for design and construction excellence of public safety facilities.

YEARS OF EXPERIENCE

- 25+ years

EDUCATION

Master of Architecture - Catholic University of

CERTIFICATIONS + REGISTRATIONS

- Maryland #16201 NCARB

RELEVANT PROJECT EXPERIENCE

- **Coppin State Public Safety Building, Baltimore City, Maryland.** Principal Architect for the planning, programming, and conceptual design of a new 300,000 SF public safety education and training building to be located on the Coppin State University campus. Programmatic spaces include office areas, conference rooms, break out rooms, classrooms, storage areas, lab space, locker rooms, gymnasium, fitness center, and technical rescue training props.
- **Anne Arundel 911/EOC Anne Arundel Co., Maryland.** Principal Architect for the design of a new two-story 49,630 SF that will house the Emergency Management Group and the Emergency Call Center. MWS began with a master plan to provide the most feasible options for the County and has begun developing the selected option.
- **Wicomico County Sheriffs HQ Wicomico County, Maryland.** Principal Architect for the design and construction of a new 2-phase 68K SF sheriff's headquarters and emergency operations center for the Wicomico County Sheriffs Department. Phase 1 of the project consists of the 43K SF sheriff's headquarters and will include office space, duty desk, holding cells, evidence storage and processing, vehicle maintenance workshops, communications technology, interview rooms and meeting spaces.



EVAN GRAY, AIA

Senior Principal Architect

Mr. Gray serves as one of the lead designers and project architects for public safety facilities within the firm. Over the course of his career with the firm, he has been directly involved in the design of more than 50 fire stations, police stations, and emergency operations centers. His architectural experience is further complemented by his 15 years' experience in the construction industry.

As one of the firm's leading technical experts, Evan is responsible for quality assurance and control, design production, construction document standards, and implementing innovative strategies in the design of public safety buildings. He regularly engages in technically challenging and specialty projects such as firing ranges, communications centers, laboratories, and storm hardened structures. Evan also possesses direct FEMA experience where he worked to secure project funding to harden and replace public safety

YEARS OF EXPERIENCE

- 14+ years

EDUCATION

Master of Architecture - Savannah
College of Art and Design

CERTIFICATIONS + REGISTRATIONS

-Maryland #19084 NCARB

RELEVANT PROJECT EXPERIENCE

- **Wicomico County Sheriffs HQ Wicomico County, Maryland.** Project Manager for the design of a new 2-phase 68K SF sheriff's headquarters and emergency operations center for the Wicomico County Sheriffs Department. Phase 1 of the project consists of the 43K SF sheriff's headquarters and will include office space, duty desk, holding cells, evidence storage and processing, vehicle maintenance workshops, communications technology, interview rooms and meeting spaces.
- **St. Mary's Sheriff Station, St. Mary's County, Maryland.** Project Manager for the renovation to a former EMS station to convert it to a Sheriff Station for the St. Mary's County Sheriff's Office. The station boasts an energy efficient LED lighting package, secure space for suspect processing and detainment, evidence processing and storage, administrative office space, and has a PSAP integrated into the station.
- **Anne Arundel 911/EOC Anne Arundel Co., Maryland.** Project Manager for the design of a new 31,300 SF police station for the Anne Arundel County Police Department. The new station shall house administrative personnel, patrol operations, DDU, PACT, secure sex offender appointment station, community room with ample amounts of space for press conferences, as well as a fitness facility equipped with locker and shower rooms for officers and staff.



GREG SCHMITT, PE

Civil Engineering Lead

Greg has experience in both land development and municipal design projects. He has managed a variety of projects in the feasibility, planning, design, and construction phases. His experience includes municipal facilities and parks, industrial facilities, commercial sites, infrastructure plans, master plans and residential communities.

Greg's project experience includes assisting clients with site selection, entitlement approval processes; master planning, conceptual layout, and detailed design of site improvements; layout and design of utility and transportation infrastructure; preparation of site feasibility reports and opinions of probable cost; preparation of detailed grading; hydraulic and hydrologic stormwater analysis; and local and state permitting assistance.

YEARS OF EXPERIENCE

- 10+ years

EDUCATION

Bachelor of Science, Civil Engineering, Virginia Tech, 2014

MEMBERSHIPS

- American Society of Landscape Architects: Member

REGISTRATIONS

- Virginia, Professional Engineer (PE), #0402060135

RELEVANT PROJECT EXPERIENCE

- **Fort Monroe Joint Use Training Facility, City of Hampton, VA**
- **Fire Station 8, Chesapeake County, VA**
- **Fire Station 11, City of Chesapeake, VA**
- **Chesapeake Joint Use Maintenance Facility, Chesapeake, VA**
- **NWRP Ranger Station, City of Chesapeake, VA**
- **Park Maintenance Facilities, Town of Smithfield, VA**
- **Heron Landing Park, City of Chesapeake, VA**
- **Cuffee Aquatic Center, Chesapeake County, VA**
- **Joseph W. Luter, Jr. Sports Complex, Town of Smithfield, VA**
- **Arboretum Historic Home Renovation, City of Chesapeake, VA**



ROBYN NISS, PE, LEED AP

Civil Engineering Subject Matter Expert

Robyn brings 18 years of civil engineering experience to her role for this contract. She specializes in site design—from planning through construction—and has extensive experience with state and local permitting. Robyn serves municipalities throughout the area through on-call contracts on a wide variety of public projects, including the City of Hampton.

Robyn has worked on several new or retrofitted municipal projects including performing due diligence, performing site layout, utility and stormwater design, assisting with the LEED document preparation, working with the city to obtain plan approval, and administering construction phase services including on-site review and coordination. Many of these projects have involved Parks & Recreation Department coordination and all of which required plan approval.

YEARS OF EXPERIENCE

- 18+ years

EDUCATION

Bachelor of Science, Civil Engineering - Michigan Technology University, 2006

REGISTRATIONS + CERTIFICATIONS

- Virginia, Professional Engineer (PE), #0402047163
- North Carolina, Professional Engineer (PE), #050975
- LEED AP
- Virginia, Stormwater Plan Reviewer, SWPR0328

RELEVANT PROJECT EXPERIENCE

- **Carolina Road Fire Design, Suffolk County, VA**
- **Fort Monroe Joint Use Training Facility, City of Hampton, VA**
- **Festival Park, City of Suffolk, VA**
- **Northgate Public Works Operations, City of Suffolk, VA**
- **Suffolk Burn Building, City of Suffolk, VA**
- **Kempsville Recreation Center, Virginia Beach, VA**
- **Bow Creek Recreation Center, Virginia Beach, VA**
- **Boo Williams Sportsplex, Hampton, VA**
- **Cuffee Aquatic Center Addition, Chesapeake, VA**
- **Park and Recreation Operations Facility, Suffolk, VA**
- **Ocean View Elementary School, Norfolk, VA**
- **Camp Allen Elementary School, Norfolk, VA**
- **911, 311, and Emergency Operations Center, Hampton, VA**
- **SoNo Municipal Office Building, City of Chesapeake, VA**



St. Mary's County Sheriff Station
St. Mary's County, Maryland



PROJECT OVERVIEW

Completion Date
2017

Client Reference
Robert Nitz
410-642-3725

Scope
8,100 SF

PROJECT SUMMARY

The St. Mary's County Sheriff station is a reuse of an existing 5,300 SF former EMS station. Understanding the role of community policing, the design team sought to provide the maximum amount of transparency into the station to promote a more welcoming and less intimidating presence, without compromising safety and operational functionality. The station includes an integrated public safety answering point (PSAP). Large spanning clerestory element and punched openings flood the interior with natural daylight throughout the administrative and lobby spaces below, along with defining the public entrance to provide both a welcoming and intuitive approach. The back of house provides secure spaces for both suspect processing, detainment, along with evidence processing and storage. The station boasts an energy efficient mechanical system, LED lighting package, natural gas run generator, all elements designed to provide stabilized climate control, while reducing energy consumption and monthly operating cost. Evidence processing is equipped with a dedicated ventilation system to eliminate odors from propagating throughout the station. All glass exposing personnel to risk, is protected with UL level 5 ballistic resistant glazing. The exterior is protected from vehicular assault with planters and crash rated bollards. All elements coupled together produce a building that will provide the Sheriff's Department a space to serve the community for years to come.



North Providence Public Safety Complex

North Providence, Rhode Island



PROJECT OVERVIEW

Completion Date
2019

Client Reference
Andrew Romero
401-272-1730

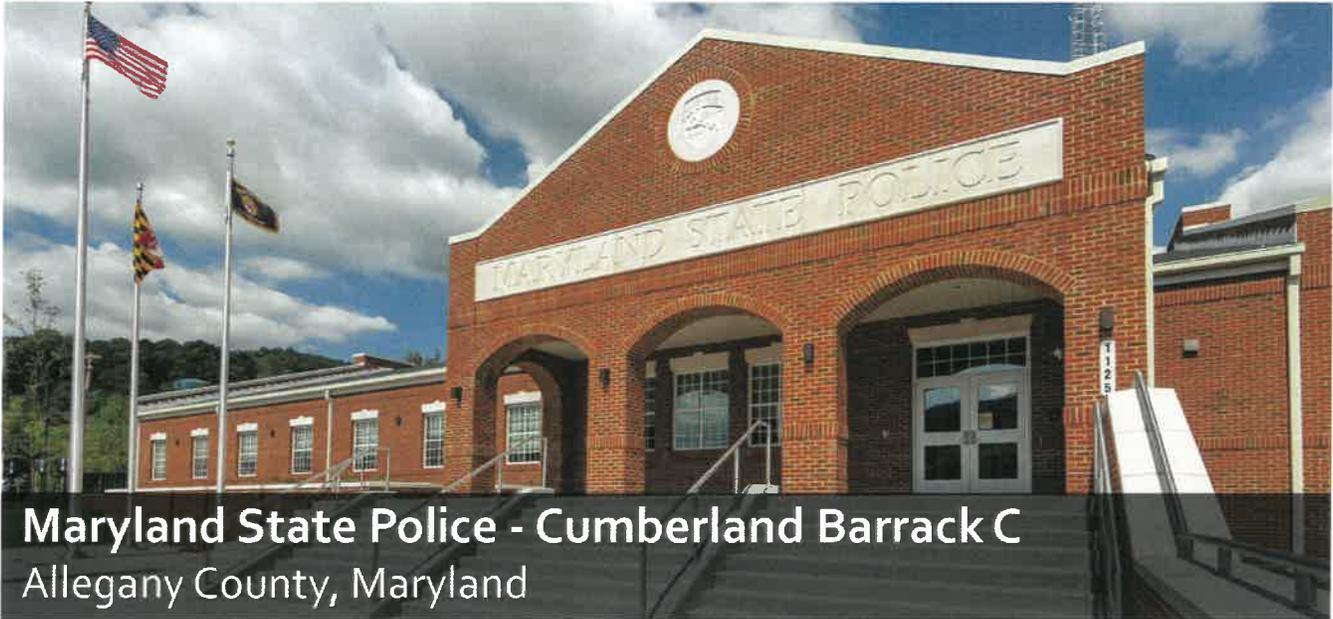
Scope
60,000 SF



PROJECT SUMMARY

MWS served as the public safety design consultant in association with Robinson Green Beretta (RGB), a local Rhode Island architect, and was responsible for programming and planning services for a new 60,000 SF public safety building for North Providence. The project is a joint-use public safety complex and provides dedicated space for fire, police, EOC, municipal court, and PSAP functions. The complex functions as a “one stop-shop” for all public safety and municipal court needs. It has one shared secure two-story lobby that welcomes the public to and directs them to the different agencies that have their own dedicated program space. The structure has “21st-century building systems” and is designed with materials and assemblies intended to last 50 to 100 years with proper maintenance. Shared areas include the lobby, communication center, fitness center, and public bathrooms. The building was designed as a hardened and secure structure that exemplifies the principles of layered security and user group access control. Police vehicles cruisers are located at the back of the site in a secure staff parking area, which is shrouded by the building itself. A significant site concept incorporated into the back of the site allows for a dedicated pull-through zone and apron. This approach provides Fire and Police Command Apparatus to loop around the back of the site to access multiple drive-through apparatus bays.





Maryland State Police - Cumberland Barrack C
Allegany County, Maryland



PROJECT OVERVIEW

Completion Date
September 2022

Client Reference
M. Greg Mayes
410-653-4263

Scope
20,000 SF

PROJECT SUMMARY

Cumberland Barrack "C" is Maryland State Police's (MSP) newest 20,000 SF facility providing law enforcement services for a large portion of rural Western Maryland. The project replaced an aged facility that was ridden with functional, safety, and building code issues. The project provides sworn officers with a duty office overseeing the lobby and detainee environment, specifically designed to optimize sightlines and internal security. The lobby offers access to a training room for Troopers, which community members can also share. Additional law enforcement-specific spaces include a PSAP, Command Officers, Interview Rooms, Polygraph Center, Fire Marshal Suite, Investigations, Fitness, Break, and Bunk Facilities. The Barrack includes a crime scene processing area and pass-through evidence lockers with dedicated evidence storage. Many passive site security design features are integrated into the building – one such example is elevating the lobby's access point to prevent vehicular intrusion. The building configuration and fencing provide perimeter security for staff parking areas, directly accessing MSP's first-ever sallyport. The sallyport is strategically located to allow troopers to move detainees into the dedicated processing area and holding cells safely and efficiently.



Perryville Police Station
Cecil County, Maryland



PROJECT OVERVIEW

Completion Date
2017

Client Reference
Robert Nitz
410-642-3725

Scope
8,100 SF

PROJECT SUMMARY

This project is located in a revitalization district of the historic town of Perryville, and will be the first of multiple buildings that will comprise a new master planned town center. The building is approximately 8,100 S.F. and is designed to invite public interaction with police personnel while appropriately buffering them from detainees. The interior of the building is designed to conform with national law enforcement standards relating to site and sound separation of juveniles, female, and male suspects. Program includes: holding cells, interview rooms, offices for police officers and administrators, locker and shower rooms, bunk rooms, and storage rooms. Evidence and armory storage are securely located within the core of the building ensuring only authorized personnel can gain access to these spaces. The entire building is fit out with card access control readers, an emergency alerting system, CCTV camera system, and life safety systems. Evidence processing is equipped with a dedicated ventilation system to eliminate odors from propagating throughout the station. The windows to admin offices and transaction windows from the lobby are fitted with UL level 5 ballistic resistant glazing. The exterior is protected from vehicular assault with planters and crash rated bollards. The site improvements of this project include elements that will serve the town and allow for expansion and development of nearby sites, not just the requirements for the police station.



Caribou Police Department Caribou, Maine

PROJECT OVERVIEW

Completion Date

On-Going

Client Reference

Mike Gahagan
207-439-3301

Scope

17,000 SF

PROJECT SUMMARY

In 2020, MW Studios, in collaboration with Artifex A/E of Bangor, Maine, worked to address the needs of the City of Caribou, Maine's Police Department. Facing the challenges of an aging and undersized facility fraught with safety and security risks, our partnership conducted a thorough needs assessment and site selection study. Together with the City and the Police Department, we diligently explored four potential locations within city limits, considering options for renovation or new construction.

After a rigorous evaluation, it became evident that constructing a new police station along US-Rt 1 corridor would offer the best value, positioning it as a gateway to the city and the foundation for a campus-like environment capable of accommodating not only the police department but other public safety and community agencies. Today, MW Studios and Artifex are on the cusp of finalizing the design for this project, a new 17,000 square-foot, multi-story police station that represents the first phase of a new municipal campus. This facility is poised to serve the city and the department for generations to come, embodying the very best practices associated with the design of modern law enforcement buildings.



PROJECT OVERVIEW

Completion Date	Client Reference
2023	Kimberly Bunk
Scope	215-683-4428
18,530 SF	

PROJECT SUMMARY

The design of the Philadelphia 15th District Police Station consists of an extensive renovation to a police station of approximately 18,350 SF that was built in the 1950's. The building has exceeded its useful life and is in need of repair suffering from water infiltration, asbestos and failing mechanical systems.

Currently the police station houses both the 2nd and 15th Districts and the North East Detectives Division, of which the 2nd District will be getting relocated off-site into another building. With the relocation of 2nd District it provides the opportunity to address the repair of the building and reconfigure the interior space to provide a functional working environment to accommodate the future needs of the 15th District police department and the North East Detectives.

The new interior renovation includes both private and open offices, locker rooms, detention space as well as a processing area. The exterior building improvements will consist of new windows, doors, rain screen system and secure vestibules. The renovation also includes ADA upgrades and ADA access to all floors provided by a new elevator.



Joint Public Safety Building
Kitty Hawk, North Carolina



PROJECT OVERVIEW

Completion Date
TBD

Contract Amount
\$3.2 M

Team
Woolpert
MW Studios

Client Reference
Jennie Collins, Chief
1632 N. Croatan Highway
Kill Devil Hills, NC
252.475.5711
jennie.collins@darenc.com

PROJECT SUMMARY

The Kitty Hawk Fire, Police, and EMS station is a new 20,530 SF combined public safety facility serving the Kitty Hawk area of the Outer Banks. The new facility will be the headquarters for Police and EMS, and a substation for the fire department. The Fire/EMS portion has three drive-through apparatus bays, Tier 1 and Tier 2 decon spaces, and four separate bunk rooms for full-time staff.

The police portion of the facility provides detainee processing and two holding cells, patrol workroom, investigation office, interview rooms, armory, a sallyport, and evidence storage and processing for both narcotics and weapons. Shared spaces include a training room, fitness room, full kitchen and dayroom, and a secure lobby with ballistic protection.



Fire Training Facility Master Plan Suffolk, Virginia



PROJECT OVERVIEW

Completion Date

March 2022

Contract Amount

\$24.4 M

Team

Woolpert
Kimley-Horn
MW Studios

Client Reference

Gerry Jones, Director, Capital
Program Management
P.O. Box 1858
Suffolk, VA 23439
757.923.2079
gijones@city.suffolk.va.us

PROJECT SUMMARY

Woolpert and MWS developed a master plan for the City of Suffolk Department of Fire and Rescue regional fire training facility. The master plan covers approximately 40 acres of property. The project goal was to review the project wish list and requirements, provide high-level preliminary programming for campus development, and develop a concept master plan supporting the identified project requirements. Overall, the training center was to be designed to simulate realistic conditions that first responders will inevitably encounter throughout the course of their career. Details, spaces, and the overall configuration of the training facility need to support dynamic training that affords all skill levels to learn and demonstrate best practices that create safe and efficient field operations. The team completed a comprehensive feasibility study and high level conceptual design for the master plan, with overarching objectives including: reviewing and completing a general space and prop needs assessment, developing a preliminary understanding of the entire scope of work, including site conditions, and engineering, associated with completing the full build out of all components of the master plan, confirming that planned work follows applicable training standards and codes. developing preliminary conceptual architectural master site plans, developing preliminary project budgets that capture the full scope of work, developing viable phasing plans that coordinate with the city's funding opportunities. The project team developed a detailed project narrative outlining the technical requirements associated with the anticipated future scope of work. The narrative included all applicable information obtained during the study and outlined the intended quality of work during future design phases and construction. This report consisted of the program developed within the project initiation phase. Then the team issued final conceptual level architectural master site plans and prop diagrams of the project. Plans were colored and included diagrammatic language to explain the critical functionality of spaces and props to the public.



Fire Training Burn Building Suffolk, Virginia



PROJECT OVERVIEW

Completion Date
March 2025

Contract Amount
\$5.9 M

Team
Woolpert
Kimley-Horn
MW Studios

Client Reference
Michael Barakey, Fire Chief
300 Kings Fork Road
Suffolk, VA 23434
757.514.4550
mbarakey@suffolkva.us

PROJECT SUMMARY

Woolpert and MWS developed a master plan for the City of Suffolk Department of Fire and Rescue regional fire training facility. The master plan covers approximately 40 acres of property. Phase 1 of the master plan called for a Class A burn prop building. As part of the master planning effort, the programming and schematic design were completed for the Class A burn building, which then became an individual project. The design team worked directly with the fire chief and the Department of Fire and Rescue to incorporate training requirements and to establish integrated training scenarios for the burn building. Using their public safety experience, the architectural design team then presented state-of-the-art ideas for apparatus attached to the burn structure that would create the most flexibility and usefulness in training, including options for rappelling or laddering in various locations. The design team produced the burn building construction documents for the City of Suffolk. To maximize training options, the approximately 6,884 SF unoccupied structure design imitates a residential house

and garage on one side and a four-story commercial building on the other side. The structure has predominantly load-bearing concrete masonry unit walls, cast-in-place concrete slabs, and precast concrete roof slabs. The prop building is designed to fully comply with NFPA 1402 and 1403 standards. Training features of the burn building include multiple Class A burn rooms; adjustable mazes; roof ventilation; light and smoke controls; and forcible entry, rappelling, laddering, and site access and approach simulating realistic conditions.

The site work included site clearing, earthwork, asphalt roads, gravel parking, concrete training pad, and all associated utilities on 3 acres. The site features poles that can be outfitted with wires to simulate active power lines, preparing firefighters for this dangerous situation. The design also includes a 300 SF prefabricated control building so that utilities can remain outside of the burn structure. The main electrical distribution panel, portable generator connection box, and automatic transfer switch are located at the control building.



Fort Monroe Training Facility Fort Monroe, Virginia

PROJECT SUMMARY

Woolpert provided design for the renovation of an existing, 35,730 SF, one-story, Army Exchange Building (originally completed in 1985) into a training facility. The training facility includes two firing ranges: a 25-meter, 20-lane range and a 75-yard, seven-lane range. This new training facility has two main goals: To relocate the existing Hampton Police Department (HPD) firing range and to add a facility to the Langley Air Force Base (AFB) range facilities.

The City of Hampton had a compelling need to relocate the current HPD outdoor range due to the facility requiring significant upgrades and repairs. Relocation was also vital because the range was adjacent to a neighborhood, creating noise and safety concerns from the community. Additionally, HPD limited the range's hours of operation, only allowing daytime training sessions, creating strains on the availability and number of opportunities police officers have to train. The range was also outdoors, compounding the challenge by impeding training during inclement weather. All the range deficiencies prevented HPD from meeting training requirements and being prepared for real life scenarios when on duty. The primary function of the new range is training and skill development in the use of firearms by the HPD and Langley AFB security personnel.

The addition included range master monitoring rooms, small arms weapons and ammunition storage, a weapons cleaning room, a training classroom, an administrative office, a break room with a residential-type kitchen, men's and women's toilet rooms, a waiting area, a weapons cleaning room, and varying additional operational support spaces. Woolpert took great care to match any repairs and improvements to the historical authenticity of the building and the site. The addition's exterior matches the style and character of the existing building that is being renovated. Exterior site improvements included maintenance of existing landscaping, new landscaping, utilities, parking lot restriping, and sidewalk repair where the existing infrastructure needed improvement.

The project team also provided fire protection design for the building, with a fully distributed automatic sprinkler system for the administration and support spaces while the shooting range areas are provided with fire rated separation (in lieu of being sprinklered), to comply with all EPA requirements for the containment of lead by-products produced from the firing of small arms ammunition. Fire department access exists on three sides and fire extinguishers are distributed throughout all areas.

PROJECT OVERVIEW

Completion Date
December 2024 (est.)

Team
Woolpert
Kimley-Horn

Client Reference
McCord Newsome, City Engineer
22 Lincoln Street
Hampton, VA, 23669
757.727.8404
mnewsome@hampton.gov



Chesapeake Public Safety Study Chesapeake, Virginia



PROJECT OVERVIEW

Completion Date
March - September
2024

Team
Woolpert

Client Reference
Kevin J. Brookshire,
Acting Facilities
Construction Manager,
306 Cedar Road
Chesapeake, VA 23322
757.382.6266
kbrookshire@cityofchesapeake.net

PROJECT SUMMARY

Woolpert currently is conducting an initial study, consisting of program definition, concept development, and final report for the civic campus and library. A prototype for the combined fire and police facility was provided, but upon review, the City of Chesapeake and Woolpert established that the prototype was not adequate to meet the community's needs or current code and operational safety requirements. Instead, Woolpert is creating a new design for the combined site. The current library and fire station site was identified as the location for the combined police and fire station. Due to this plan, a new library will need to be built and will need to be larger than the current one to keep up with the community's growth. With expanding programmatic requirements and modifications needed to provide site access and maintain operations during construction, the existing fire station requires further assessment. The project began with a programming phase for the library and for the fire and police station. Working with the city of Chesapeake and designated library staff, the Woolpert team confirmed current space usage in the Greenbrier Library, established a vision for the new library based on service trends and expected needs, and created

a program that details space needs. Woolpert facilitated an in-person workshop to conduct a visioning session, staff interviews, and discussions of project benchmarks. Deliverables from this phase included a draft and final program to document the outcome of the visioning sessions, including the project priorities, key benchmarks, and space needs by department, in detail. For the fire and police station programming, Woolpert developed an updated program to document the expected space needs based on the program definition meeting. Woolpert prepared and issued the final report, incorporating the deliverables mentioned above and city of Chesapeake review comments. The report included a 10% conceptual non-detailed site plan (with building footprint, parking, ingress and egress points), a 15% conceptual building floorplan, and 2D concept sketches of the interior and exterior. Woolpert also included an outline project delivery schedule summarizing design and construction milestones for the library and combined fire and police site. The city will use the final report to evaluate the project and gather funding. The design for construction likely will begin in 2025.



Maryland State Police - Berlin Barrack V

Worcester County, Maryland



PROJECT OVERVIEW

Completion Date
September 2022

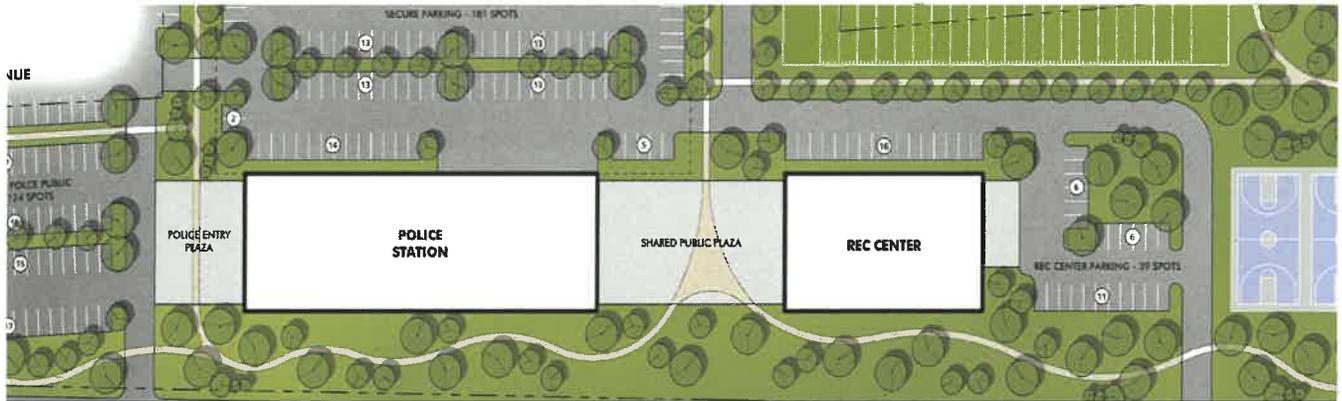
Client Reference
M. Greg Mayes
410-653-4263

Scope
20,000 SF

PROJECT SUMMARY

The Maryland State Police Barrack V - Berlin consists of a 24,850 SF barrack building and a 4,450 SF garage building. The project includes the phased demo of the existing police barrack and the construction of the two new buildings on the same site. The new design embodies elements common to Maryland State Police Barracks, while incorporating more modern design elements. The new building is focused on expanding and updating the barrack's functions. It includes a large, multipurpose, classroom space with the capacity for 36 personnel that can be divided into two spaces when needed, offices and workrooms, a polygraph office, four private bunk spaces, a fitness room, and processing and detainment spaces for both adults and juveniles. At the rear of the building, there are two vehicle bays; one for vehicle exams, and the other a drive-thru sallyport that connects to the processing and detainment area. There is also a K-9 wash area located off of the sallyport. The barrack side also has tactical and evidence storage spaces. The other half of the building will expand on the department's current in-house capabilities by dedicating half of their barrack building to forensic laboratory functions. The garage building has a vehicle maintenance area three bays wide with adjacent storage for parts, oil, and tires as well as a fourth bay for washing vehicles. The dedicated communications workshop and equipment is also located in the garage building.





Baltimore Police Department - Northwest District

Baltimore City, Maryland

PROJECT OVERVIEW

Completion Date On-Going
Client Reference 410-396-4600

Scope
 TBD

PROJECT SUMMARY

The Baltimore City Northwest Police Station involves the relocation of the district headquarters to the site of the former Pimlico Middle School. Three options were considered, with the final choice being a new 2-story station and parking facility.



Anne Arundel County 911 & Emergency OPs Center

Anne Arundel County, Maryland

PROJECT OVERVIEW

Completion Date On-Going
Client Reference David Moncrief
 443-618-5676

Scope
 49,630 SF

PROJECT SUMMARY

The Anne Arundel County 911/EOC is a new two-story 49,630 SF that will house the Emergency Management Group and the Emergency Call Center. MWS began with a master plan to provide the most feasible options for the County and has begun developing the selected option. Programmatic spaces include space for dispatchers, TAC operators, administrative call takers, emergency call takers, classroom space for training of call takers, kitchen, quiet rooms, and office space. MWS is also currently designing a fire training academy that will be co-located on the same site and will intertwine with the EMC building.



Anne Arundel County Northern District Anne Arundel County, Maryland



PROJECT OVERVIEW

Completion Date
2019

Client Reference
Andrew Romero
401-272-1730

Scope
60,000 SF

PROJECT SUMMARY

MW Studios was selected to replace the existing facilities of Anne Arundel County PD's Northern District Police Station located in Maryland. This project aims to provide the county with the space they need to operate efficiently and effectively within the Northern District of Anne Arundel County.

This new police station shall house Northern District's administrative personnel, patrol operations, DDU, P.A.C.T., secure sex offender appointment station, community room equipped with ample amounts of space for warming nights and various press conferences, as well as a fitness facility equipped with locker and shower rooms for officers and staff.

The existing site that Northern District station currently sits within shall be developed to better house both public parking and secure parking within its boundaries. This will allow the station to continue to serve its community for decades to come.



Bridgeport Police Station Bridgeport, West Virginia

PROJECT OVERVIEW

Completion Date
On-Going

Client Reference
Mark Rogers
mrogers@bridgeportwv.gov

Scope
29,000 SF

PROJECT SUMMARY

The proposal for a new police department in the heart of Bridgeport, West Virginia shall serve as a focal point for the city and its community. Nestled into a steep sloping site, the design uses the terrain to its advantage by capitalizing on opportunities for security and safety for the users of the building. The design maintains security while also ensuring a welcoming public face for the community and its visitors.

The design of this nearly 29,000 sqft building also allows for phase-able construction due to the organization of the various program elements within the site. The program of the facility shall incorporate not only areas for patrol, CID, command, administration, a forensic lab and secure processing area, but also spaces that bring new opportunities to the Bridgeport community. For recruitment and retention, an 8 lane indoor firing range shall be implemented into a separate wing of the design.

Additionally, a large training/community room can house 50+ visitors. There shall also be space allotted for future expansion and/or possible collaboration opportunities with neighboring agencies. The culmination of these programmatic elements proposes a facility that can provide for the growing city of Bridgeport for years to come.



PROJECT OVERVIEW

Completion Date

On-Going

Client Reference

John Bowers

410-386-2160

Scope

68,000 SF

PROJECT SUMMARY

The Carroll County Sheriff's Headquarters is the first major capital project of a new public safety complex for Carroll County, Maryland. MWS was responsible for developing a public safety master plan that consisted of a new State's Attorney Office, Sheriff's Headquarters, Detention Center, and Office of Emergency Management.

The headquarters is a new two-story 68,000 GSF law enforcement facility containing central command offices, patrol, investigations, forensics, community resources, fleet maintenance, and a dedicated Public Safety Answering Point. The site has been designed to accommodate a future 600-space secured structured parking facility that will provide secured parking for public safety personnel assigned to the entire campus.



Petaluma California Public Safety Complex
Petaluma, California



PROJECT OVERVIEW

Completion Date
2027 (est.)

Client Reference
Ken Savano, Police Chief
707-481-3567

Scope
73,000 SF



PROJECT SIMILARITIES

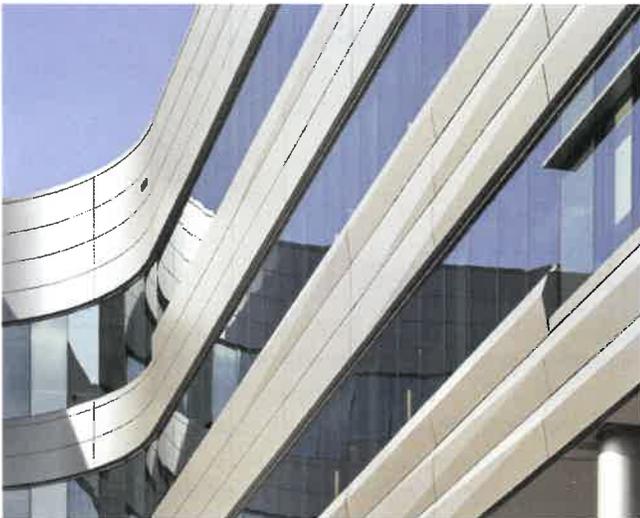
MW Studios, in collaboration with Laura Blake Architects, played a pivotal role in shaping the vision for the City of Petaluma’s new public safety complex. We embarked on a comprehensive facilities master plan, assessing the city’s public safety requirements. Our analysis led to a transformative recommendation, unanimously adopted by the city council, that included the replacement of two aging fire stations, the renovation of a third, and the construction of a new cutting-edge joint-use public safety complex. This visionary complex is set to be the first major step towards shoring up the city’s public safety needs and will serve as the central point for the city’s public safety operations, housing the police department, fire department, and emergency operations center under one roof. MW Studios role in this project extended further, integrating the headquarters into a campus-like master plan, a design concept that promises to enhance response times and make first responders more accessible to the public. With a keen eye on functionality, we assumed responsibility for all facets of the needs assessment, programming, master planning, and preliminary design efforts for the new 73,000 square-foot facility. This design of this facility integrates best practices for both fire and police that enhance accessibility, improve security, and promote operational efficiency.



Qualifications + Experience

Kimley-Horn Additional Relevant Project Experience

- City of Chesapeake, Fire Station 8
- Norfolk Public Schools, Camp Allen Elementary
- City of Chesapeake, Northwest River Park Ranger Station
- Norfolk Public Schools, The Southside STEM Academy at Campostella
- City of Suffolk, Parks and Recreation Operations Site Plan
- Fort Monroe Joint Use Training Facility, City of Hampton, VA
- Fire Station No. 8, Chesapeake County, VA
- Fire Station No. 11, City of Chesapeake, VA
- Chesapeake Joint Use Maintenance Facility, Chesapeake, VA
- 911, 311, and Emergency Operations Center, Hampton, VA
- Fire Training Facility Master Plan, Suffolk, VA
- Fire Training Burn Building, Suffolk, VA



Qualifications + Experience

1.e. Point of Contact

Provide the names, addresses, and telephone numbers of persons within the private entity who may be contacted for further information.



Rhonda V. Bridgeman, Chief Executive Officer
Heartland Construction, Inc.

Phone: 757-287-9526 (m)
757-961-2880 (o)

Email: rhonda@hciva-gc.com

Physical Address: 4120 S Military Highway,
Chesapeake, VA 23321

Website: www.heartlandconstructionva.com



Eric M. Stichler, President
Heartland Construction, Inc.

Phone: 757-617-1993 (m)
757-961-2880 (o)

Email: estichler@hciva-gc.com

Physical Address: 4120 S Military Highway,
Chesapeake, VA 23321

Website: www.heartlandconstructionva.com

1.f. Financial Statement

Provide a current or most recently audited financial statement of the private entity and each partner with an equity interest of ten percent or greater.

Heartland Construction, Inc. is a privately held company and therefore our financial statements are confidential. If our team is selected for this project, we will provide our most recent financial statements upon request.

Qualifications + Experience

1.g. Conflict of Interest

Identify any persons known to the proposer who would be obligated to disqualify themselves from participation in any transaction arising from or in connection to the project pursuant to the Virginia State and Local Government Conflict of Interests Act, Chapter 31 (§ 2.2- 3100 et seq.) of Title 2.2.

After review of applicable Virginia laws and regulations, specifically The Virginia State and Local Government Conflict of Interest Act (Va. Code 2.2-3100 et seq.), to the best of our knowledge, there are no persons known to Heartland Construction, Inc. or any associate firms that would be obligated to disqualify themselves from participation in any transaction arising from or in connection to this project as per the cited statute or for any other reason. No member of our proposed team has any conflicting interests or will participate in a future interest that would conflict in any manner with the performance of services required under this project. There are no persons known to us whose participation in the project might generate an appearance of impropriety.

1.h. Qualified Workers

Identify the proposed plan for obtaining sufficient numbers of qualified workers in all trades or crafts required for the project.

A key component of managing manpower risk is to ensure all Trade Partners who employ craft personnel are committed to our team and the project. With this in mind, we engage with key Trade Partners early in the process to ensure their commitment to manpower. This engagement mitigates manpower allocation risk immensely.

Also, our team has vast in-house resources across multiple trade disciplines that will be utilized to drive schedule and assure quality. These resources include skilled craftsman, mechanics, general labor, and administrative staff as well as an array of owned equipment such as cranes, earthmoving equipment, lifts, and hauling equipment. Having these in-house resources at our disposal is tremendously advantageous for mitigating a variety of risks including obtaining sufficient numbers of qualified workers.

Please see section 4.e. for more information.

1.i. Certifications + Qualification Statement

This team can certify that no member is currently debarred or suspended from government design or construction projects by any federal, state, or local government entity.



Rhonda V. Bridgeman
Heartland Construction



Eric M. Stichler
Heartland Construction



SECTION TWO

Project Characteristics

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Project Characteristics

2.a. - Project Description

Provide a description of the proposed project, including the conceptual design, in sufficient detail so that type and intent of the project, its location, and the communities that may be affected are clearly identified.

In Volume II, Proprietary/Confidential Information.

Project Characteristics

2.b. Work to be Performed by the City

Identify and fully describe any work to be performed by the City.

The Heartland Team values and expects active participation from the City of Emporia Police Department, the City of Emporia, and Greensville County throughout the design and construction phases of the project. Based on prior experience, the team anticipates the following contributions:

Emporia Police Department

- Serve as an active member of the project team.
- Provide timely design reviews and approvals aligned with the project schedule.
- Establish programming and performance requirements during the Phase II PPEA proposal process and negotiations of both interim and comprehensive agreements.
- Facilitate and participate in community outreach and informational sessions.
- Coordinate meetings with Emporia Police Department staff and other departments expected to use the public areas of the facility.
- Maintain open communication with the Police Department and other relevant stakeholder groups.
- Actively participate in monthly planning, programming, pre-construction, and construction meetings.
- Support public relations and communications efforts.
- Provide access to building staff and community users to gather suggestions or address concerns.
- Designate a representative to remain available throughout construction to address Owner-related input or concerns.
- Review and approve payment applications.
- Review and approve the use of proposed allowances or contingencies as needed.

City of Emporia/Greensville County

- Facilitate and coordinate permitting and zoning processes.
- Host public meetings at City-owned facilities.
- Support public relations and communication initiatives.
- Provide relevant site-specific information, including any available geotechnical data, existing utility maps, or environmental surveys.
- Share existing engineering studies related to traffic, parking, and bus access.
- Attend and participate in monthly meetings with civil engineers and facility staff.
- Provide required information to streamline zoning, land use approvals, and permit acquisition while ensuring compliance with local codes and preferences.
- Authorize Heartland as the agent-of-record for tasks such as applying for water/sewer services and initiating electrical power relocation studies.
- Provide access to the current Police Department or other buildings on-site as necessary.
- Support preliminary coordination with FEMA regarding floodplain variance requests.
- Review and approve payment applications.
- Evaluate and approve the use of proposed allowances or contingencies as required.
- Review and approve design proposals at each stage of the process, offering prompt responses to material or system approval requests.
- Review and approve changes related to right-of-way and transportation.
- Ensure that the FY 2026 Capital Improvement Plan (CIP) appropriations, to be presented in Spring 2025, are allocated for this project.



City of
Emporia
Virginia

Project Characteristics

2.c. Permitting + Permit Schedule

Include a list of all federal, state and local permits and approvals required for the project and a schedule for obtaining such permits and approvals.

The City of Emporia will review and issue permits for the project based on the requirements set forth in the Virginia Uniform Statewide Building Code (VUSBC). The project will be reviewed by the City of Emporia at three critical stages: Schematic Design (35%), Preliminary Design (65%), and Working Drawings Phase (95%-100%). The schedule allocates three weeks for the City of Emporia to conduct reviews at each of these phases.

To facilitate the review process, the design team will conduct a “design kickoff” meeting, during which the project’s parameters, goals, and expectations will be outlined. This meeting will initiate the Schematic Design phase. At each subsequent design stage, the design team will incorporate feedback from the City of Emporia, ensuring consensus on an approved design before advancing to the next phase. This collaborative approach will streamline the City of Emporia’s permit review process and help expedite permit approvals.

This structured and organized approach ensures that the project remains compliant with all local, state, and federal requirements, while fostering a collaborative partnership with the City of Emporia to ensure a smooth and efficient permit review process.

The project will require the following reviews and permits:

- Army Corps of Engineers Wetland Review and Permit
- City of Emporia Land Disturbance Permit
- FEMA Letter of Map Revision – Fill Review and Approval
- City of Emporia Zoning Permit
- City of Emporia Chesapeake Bay Protection Area (CBPA) Exception and/or Encroachment
- Virginia Stormwater Management Program Review and Construction General Permit
- City of Emporia/FEMA Elevation Certificate
- Virginia Department of Environmental Quality Wetland Review and Permit
- City of Emporia Floodplain Development Permit
- Sign Permit
- State Fire Marshal Review and Approval
- Demolition Permit
- Site Plan Review and Flow Acceptance Approval (Public Utilities/Sanitation)
- Building, Structural, Mechanical, Plumbing, and Fire Plan Review and Approval
- City of Emporia Public Works Stormwater and Infrastructure Plan Review and Approval
- City of Emporia Public Utilities Civil and Underground Utility Plan Review and Approval
- City of Emporia Right-of-Way Permit
- Temporary Certificate of Occupancy
- Final Certificate of Occupancy

Project Characteristics

2.c. Permitting + Permit Schedule Continued

This structured and organized approach ensures that the project remains compliant with all local, state, and federal requirements, while fostering a collaborative partnership with the City of Emporia to ensure a smooth and efficient permit review process.

Department/Agency	Months 1-3	Months 3-6	Months 6-9	Months 9-12	Months 12-18
Community Engagement	X				
Site Plan Review	X				
Zoning - Land Use Review	X				
Building Permit Review			X		
Signage Permit			X		
Utilities					X
Building Inspections					X
Certificate of Occupancy					X

Project Characteristics

2.d. Adverse Impacts of the Project

Identify any anticipated adverse social, economic and environmental impacts of the project. Specify the strategies or actions to mitigate known or anticipated impacts of the project. Indicate if any environmental or archaeological assessment has been completed.

In Volume II, Proprietary/Confidential Information.

2.e. Positive Impacts of the Project

Identify the projected positive social, economic and environmental impacts of the project.

In Volume II, Proprietary/Confidential Information.

2.f. Proposed Schedule

In Volume II, Proprietary/Confidential Information.

2.g. Contingencies

List any contingencies that must occur for the project to be successful.

In Volume II, Proprietary/Confidential Information.

Project Characteristics

2.h. Allocation of Risk + Liability

Propose allocation of risk and liability for work completed beyond the Comprehensive Agreement's completion date, and assurances for timely completion of the project.

This team has built an outstanding reputation for successfully delivering technically complex projects on time and within budget. Advanced scheduling tools, Building Information Modeling (BIM), and prefabrication strategies are employed to effectively manage and optimize project timelines. The schedule is updated weekly and shared with stakeholders at least monthly. To ensure precise tracking, the Lean Last Planner System is implemented, allowing for daily monitoring of weekly progress against the overall schedule.

When planning and forecasting upcoming activities, constant communication with trade partners regarding material deliveries is maintained, reinforcing the critical importance of adhering to the project schedule. In the event of unforeseen delays, prompt action is taken to reevaluate and adjust the schedule to minimize any impacts. Adjustments may include revising the construction sequence, extending work hours, or, if necessary, supplementing crews.

This project will benefit from direct involvement and oversight by the firm's top leadership, who are fully committed to ensuring the schedule remains on track. The internal project team will conduct comprehensive reviews of the estimate, schedule, logistics, and sequencing plans at all levels, ensuring alignment and accountability throughout the project.

This team is fully dedicated to meeting the schedule requirements set forth by the City of Emporia and the Emporia Police Department, assuming full risk and responsibility for the successful and timely completion of the project.



Project Characteristics

2.i. Assumption of Ownership

State assumptions related to ownership, legal liability, law enforcement and operation of the project and the existence of any restrictions on the City's use of the project.

In Volume II, Proprietary/Confidential Information.

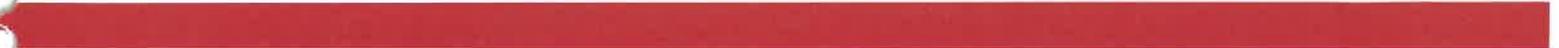
2.j. Phased Openings

Provide information relative to phased or partial openings of the proposed project prior to completion of the entire work.

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SECTION THREE

Project Financing

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Project Financing

3.a. Preliminary Estimate

Provide a preliminary estimate and estimating methodology of the cost of the work by phase, segment, or both. Submit a plan for the development, financing and operation of the project showing the anticipated schedule on which funds will be required. Describe the anticipated costs of and proposed sources and uses for such funds, including any anticipated debt service costs. The operational plan shall include appropriate staffing levels and associated costs. Include any supporting due diligence studies, analyses or reports.

In Volume II, Proprietary/Confidential Information.

3.b. Assumptions

Include a list and discussion of assumptions underlying all major elements of the plan. Assumptions should include all significant fees associated with financing given the recommended financing approach. In addition, complete disclosure of interest rate assumptions should be included. Any ongoing operational fees, if applicable, should also be disclosed, as well as any assumptions with regard to increases in such fees.

In Volume II, Proprietary/Confidential Information.

3.c. Anticipated Risk Factors

Identify the proposed risk factors and methods for dealing with these factors.

In Volume II, Proprietary/Confidential Information.

3.d. Requested Resources

Identify any local, state or federal resources that the proposer contemplates requesting for the project. Describe the total commitment, if any, expected from governmental sources and the timing of any anticipated commitment, both one-time and on-going. Such disclosure should include any direct or indirect guarantees or pledges of the City's credit or revenue.

In Volume II, Proprietary/Confidential Information.

Project Financing

3.e. Terms + Conditions for Revenue

Identify the amounts and the terms and conditions for any revenue sources.

In Volume II, Proprietary/Confidential Information.

3.f. Disqualification from Financing

Identify any aspect of the project that could disqualify the project from obtaining tax-exempt financing.

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SECTION FOUR

Project Benefit + Compatibility

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Project Benefit + Compatibility

4.a. Who Will Benefit

Identify community benefits, including the economic impact the project will have on the Commonwealth and the City. In terms of amount of tax revenue to be generated for the Commonwealth and the City, the number of jobs generated for Virginia residents and level of pay and fringe benefits of such jobs, the training opportunities for apprenticeships and other training programs generated by the project, and the number and value of subcontracts generated for Virginia subcontractors.

In Volume II, Proprietary/Confidential Information.

Project Benefit + Compatibility

4.b. Anticipated Public Support or Opposition

Identify any anticipated public support or opposition, as well as any anticipated government support or opposition, for the project.

The construction of a new police headquarters in Emporia is expected to generate a mix of public and governmental support and opposition; however, overall support for the project is anticipated. Public support may arise from the belief that the facility will enhance police efficiency, reduce crime, and create a safer community. Many residents and businesses might view the project as an opportunity for economic growth, with potential increases in property values and the creation of construction jobs. Additionally, those who consider the current police infrastructure outdated or inadequate are likely to support the modernization effort. Community engagement features, such as public meeting spaces, improved infrastructure, and enhanced outdoor areas, are anticipated to further bolster public approval.

On the other hand, public opposition could emerge from concerns about a potential rise in taxes to fund the project, whether through property taxes or bonds. Some residents may feel the funds could be better allocated to other priorities, such as education, healthcare, or general infrastructure improvements.

From a governmental perspective, the project is expected to gain overall support, as it presents an opportunity to modernize public safety infrastructure and promote economic development. Police department leaders will advocate for the new facility, emphasizing operational improvements such as advanced technology, faster response times, and increased space for staff and community activities. County and State-level support is also expected since the project aligns with broader public safety and community development initiatives. However, fiscal concerns could prompt opposition from officials worried about the potential impact on the city's budget or public debt.

To address these dynamics effectively, the Heartland/Woolpert team, in collaboration with local leaders, will engage the community early by hosting public forums to gather input and address concerns. Communicating the long-term benefits of the facility, such as improved public safety and economic growth, will be key to building support. Exploring funding options, such as grants, can help reduce the financial burden on taxpayers and mitigate opposition. Transparency regarding the project's location, costs, and potential impacts will be crucial in fostering trust and addressing opposition. By proactively addressing these factors, the city can successfully balance support and opposition for the proposed new police headquarters. The Heartland/Woolpert team brings extensive experience in addressing these challenges and is prepared to collaborate closely with the City and community throughout this process.

Meeting Emporia's Values:

Value of Human Life: The Heartland/Woolpert team prioritizes safety in every project, ensuring that the new headquarters will protect both officers and the community. The design will integrate secure, accessible spaces that promote well-being for all.

Honesty and Integrity: Transparency and ethical conduct are cornerstones of how this team works. Throughout the project, the Heartland/Woolpert team will maintain open communication and uphold the highest standards of integrity, ensuring the process is as reliable as the building that is constructed.

Courage to Do What is Right: The Heartland/Woolpert team will face every challenge with the same courage that the department displays. This team is dedicated to solving problems creatively and ensuring the building supports the courage of those who serve.

Accountability and Continuous Improvement: This team embraces accountability at all levels. Heartland's experienced project management team will ensure that the project remains on time, within budget, and meets the evolving needs of your department, allowing for future growth and continuous improvement.

Project Benefit + Compatibility

4.c. Engagement Plan

Explain the strategy and plan that will be carried out to involve and inform the general public, business community, local governments, and governmental agencies in areas affected by the project.

Engagement - Planning, Coordination, + Execution

People support that which they help to create. In consultation with Emporia's leadership, the Heartland/Woolpert team will plan the community engagement process to include:

- Scheduling and logistics of community meetings with plan for communication and outreach.
- Overseeing execution of all engagement sessions including, goals, content development, facilitation of discussion, with materials such as community surveys, potential focus groups, and visioning methods.
- Tracking of and continued engagement with key stakeholder groups, including the general public, business community, local governments, and agencies to make sure all voices are at the table as part of the design process.
- Methods could include visioning activity workshops, interviews, focus groups, observation, in-class student design charettes and surveys
- Providing full reports from all community engagement activities/meetings including 1) detailed notes from each meeting, 2) summary report and implications, and 3) presentation of high-level findings and recommendations to leadership

During the design phase of the project, the Heartland/Woolpert team will ensure clear and consistent communication with all relevant government agencies by providing project development documentation at key milestones and as needed to support the project's progression. This will include attending pre-application meetings to introduce the project, facilitating comment review meetings to address and resolve feedback promptly, and providing active updates regarding the project schedule and agency expectations.

As the project transitions to the construction phase, the Heartland team will collaborate closely with the City of Emporia to engage directly with the community. Our goal will be to ensure accurate and transparent communication with both the surrounding neighborhoods and all municipal leadership departments. This will be accomplished through planning, facilitating, and conducting community engagement meetings to share information about upcoming construction activities and progress updates. Additionally, we will develop a comprehensive schedule, a robust communication plan, and specific signage to keep the community informed. We will work daily with the City of Emporia and the Emporia Police Department to ensure that areas adjacent to the construction site remain safe and accessible for all citizens.



Project Benefit + Compatibility

4.d. Project Compatibility

Describe the compatibility of the project with local, regional, and state economic development efforts. Describe the compatibility with the City's comprehensive plan, infrastructure development plans, and capital improvements plan.

In Volume II, Proprietary/Confidential Information.

4.e. Minority, Woman + Small Business

Provide a statement setting forth participation efforts that are intended to be undertaken in connection with this project with regard to the following types of businesses: (i) minority-owned businesses, (ii) woman-owned businesses, and (iii) small businesses.

During both the procurement and construction phases of the project, the team will actively solicit proposals for various services from its extensive network of trade partners. To further engage and support local businesses, the team will collaborate with organizations such as the Small Business Development Center of Hampton Roads and the Longwood Small Business Development Center. Additionally, the Heartland/Woolpert team will leverage its leadership and participation in industry organizations, including the Associated Builders & Contractors and the Hampton Roads Chamber of Commerce, to maximize opportunities for local businesses to contribute to the project.

These efforts will ensure a skilled and engaged workforce is available throughout the project's duration. To expand local engagement, the team will host Informational Outreach Sessions to introduce small businesses to the opportunities the project presents. Specifically, multiple SWaM (Small, Women-owned, and Minority-owned) Outreach events will be organized to connect directly with Small, Micro, Service-Disabled, Women, and Minority trade partners. These events are invaluable for local procurement, as they not only inform firms of available opportunities but also provide guidance on prequalification requirements, registration processes, and pathways to future opportunities.

To further support the involvement of smaller local SWaM businesses, the team will facilitate formal partnering sessions. These sessions will connect smaller SWaM firms—who may not have the capacity to serve as tier-one trade partners—with larger trade partners to share scopes of work. This approach fosters collaboration, ensures the best fit for each scope of work, and allows more local businesses to participate in the project. Moreover, these partnerships help establish long-term working relationships, enabling business growth and creating sustainable opportunities for the local workforce.

Heartland Construction, Inc., a woman-owned construction firm, is committed to ensuring that SWaM businesses play major roles in the design and construction of the project. The team's diverse talent will exceed all SWaM participation goals set by the Commonwealth of Virginia for public projects. The team is dedicated to the establishment, preservation, strengthening, and equal access to opportunities for minority-owned businesses, women-owned businesses, and small businesses. Heartland Construction has received multiple recognitions for being one of the region's most esteemed woman-owned construction firms, consistently delivering exceptional performance. Many of its leaders are members of the Department of Small Business and Supplier Diversity.

Project Benefit + Compatibility

4.f. Anticipated Benefits

Describe the anticipated significant benefits to the community, region or state, including anticipated benefits to the economic condition of the City and whether the project is critical to attracting or maintaining competitive industries and businesses to the City or the surrounding region.

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SECTION FIVE

Additional Information

License

Bonding Capacity

S.C.C. ID

Proposal Review Fee

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Additional Information

Please see Volume II for the entirety of Section Five.

