



August 1, 2018

Ms. Angie Frazier  
Town of Blacksburg Purchasing Administration Office  
Town of Blacksburg Municipal Building, 1st Floor  
300 South Main Street  
Blacksburg, VA 24060

**Re: Public Safety Complex - Conceptual Phase PPEA Proposal**

Dear Ms. Frazier,

W. M. Jordan Development is pleased to submit a solicited proposal pursuant to the Public Private Education Facilities and Infrastructure Act of 2002 (PPEA) for the Public Safety Complex project in Blacksburg, Virginia.

Our team of highly qualified professionals has the experience necessary to successfully complete this project. Our project team consists of W. M. Jordan Development to serve as the developer, W. M. Jordan Construction Company to serve as the Contractor and AECOM will lead the Design & Engineering Team. Our team is enhanced by the consulting expertise of Troutman Sanders Strategies.

W. M. Jordan Development will assume full responsibility for all tasks and procedures in the development, design and construction process. We have completed several successful PPEA's for the Commonwealth of Virginia, including the City of Newport News Police Headquarters with design partner, AECOM, and W. M. Jordan is currently working in the City of Newport News on the SCOT Center Relocation project through a PPEA. Our understanding of the requirements for this approach will greatly benefit the Town of Blacksburg throughout the process. W. M. Jordan Company and AECOM have worked together on seven successful projects and are currently teamed on the \$99 million, 180,000 square foot NASA Langley Research Center Measurement Systems Lab, Hampton, VA.

The qualifications and experience of our team has been provided in Section 1 of Volume 1, which includes our extensive Blacksburg experience on Virginia Tech's campus along with numerous relevant public safety projects. Project characteristics can be found in Section 2 of Volume 1, and Section 4 of Volume 1 highlights the benefits of completing a project of this kind to the region, Town and surrounding community.

Section 3 - Project Financing and other proprietary information is located in a separate document labeled "Volume 2." As set forth in the letter contained in Volume 2, we request that these materials be kept confidential and under the Freedom of Information Act (FOIA), exempt from public disclosure and release.

Enclosed please find six (6) copies of our Phase I PPEA Conceptual Proposal Volumes 1 and 2. If you have any questions or require additional information, I can be reached at (757) 596-6341 or [ssmith@wmjordan.com](mailto:ssmith@wmjordan.com).

Very truly yours,  
W. M. JORDAN DEVELOPMENT

A handwritten signature in black ink, appearing to read "C. J. Smith, III". The signature is stylized and written over a faint, illegible background.

C. J. "Skip" Smith, III  
Vice President of Development







# TABLE OF CONTENTS

---



## Cover Letter

1	Qualifications and Experience <i>An overview of the Public Safety Complex Team</i>	1
2	Project Characteristics <i>A detailed description of the project</i>	35
3	Project Financing <i>Pricing Plans and Methodology</i>	41
4	Project Benefit and Capability <i>Good for the Town of Blacksburg</i>	43



Section 1  
Qualifications



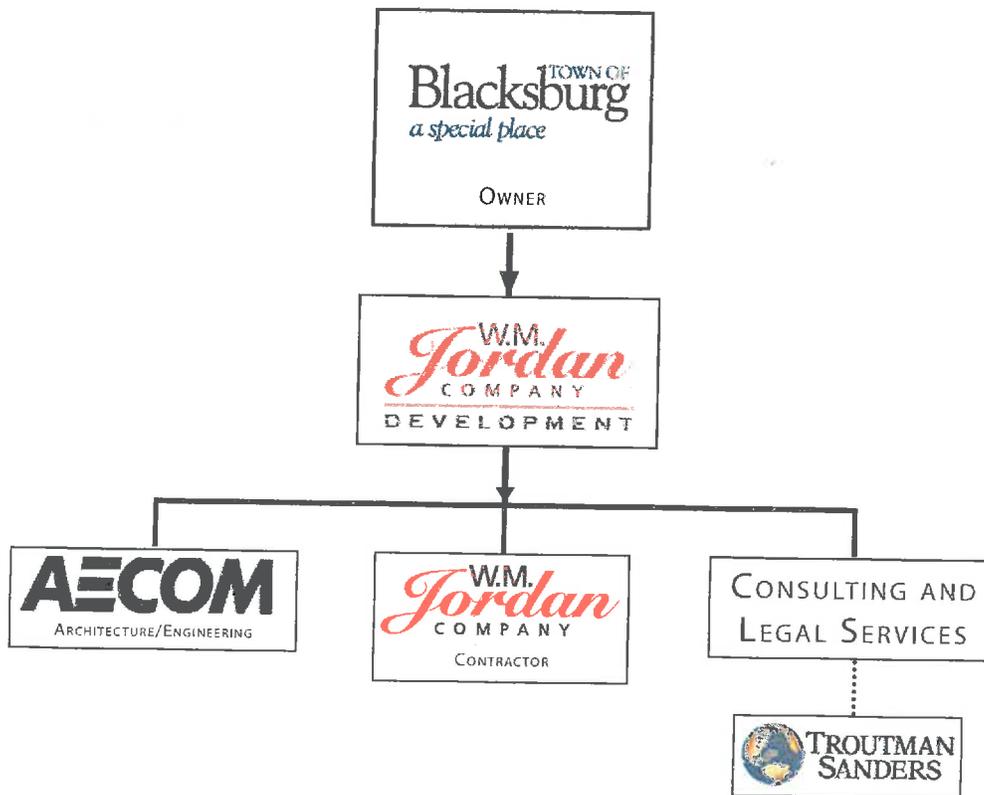


# I. QUALIFICATIONS AND EXPERIENCE

a. Identify the legal structure of the firm or consortium of firms making the proposal. Identify the organizational structure for the project, the management approach and how each partner and major subcontractor in the structure fits into the overall team.

We have assembled a project team composed of the very best in the business. As Developer, W. M. Jordan Development Company will be the single source of responsibility to the Town of Blacksburg for the Public Safety Complex project. We have engaged AECOM to design the new Complex and Parking Garage. AECOM will be your one-stop shop for architectural and engineering services. In addition, we have Troutman Sanders Strategies to provide consulting and legal services related to the PPEA process.

The overall structure of our team is demonstrated through the graphic below.



# I. QUALIFICATIONS AND EXPERIENCE

**W. M. JORDAN** will act as Developer and Contractor for the Public Safety Complex project. As the Developer, W. M. Jordan Development will assume full responsibility for all of the tasks and procedures in the design and construction process. This method of project delivery offers the unique benefit of having a single point of responsibility for quality, cost, and schedule adherence. As Owner, you always know who to call for answers to your questions and concerns. This agreement begins from inception through design, construction, final completion and the warranty period. This team, working in a collaborative environment, will maximize your available dollars and develop your vision for the Public Safety Complex.

W. M. Jordan Development has the experience and resources to partner with you on land development, financing solutions, and operational management. Our expertise spans a full spectrum of facilities from resort hotels and conference centers to office facilities to full retail developments. Our hallmark development project is The Tech Center at Oyster Point, an 100-acre, \$450 million development with office and research buildings, retail space, multifamily residential space, and relaxing courtyards. It is a thriving live, work, play environment. Skip Smith, Vice President of Development and Bryan Witt, Development Manager, will ensure you exceed your real estate goals for the Public Safety Complex.



By using the best practices for Design Build, W. M. Jordan Company has delivered a variety of successful projects including police headquarters, operations facilities, commercial offices, retail stores, manufacturing and distribution facilities, healthcare, places of worship, places

of learning and multiple projects for the US military. Most recently, we have completed over \$525 million worth of work in the past five years under design build contract. As a testament to our success, the Design Build Institute of America (DBIA) has awarded us national awards for "Design Build Done Right" for the USS Monitor Center at the Mariners' Museum, the Smithsonian-Mason School of Conservation Learning-Living Facility, and most recently for the Virginia Tech Athletic Training Facility in Blacksburg, Virginia. As the Design Builder, our priority, is meeting the needs of the Town of Blacksburg and Police Department from beginning to end.

W. M. Jordan Company has experience with projects delivered through the public/private partnership (PPEA) method, including the Newport News Police Headquarters with AECOM, the Southeastern Virginia Training Center, and currently the SCOT Center Relocation project in Newport News. In the past five years we have completed over \$70 Million worth of work using this method.

W. M. Jordan Company has a wealth of experience in Blacksburg; in fact over the last 7 years, W. M. Jordan has completed over \$67 million of work in the Town including the VT Academic Classroom Building, the VT Indoor Athletic Training Facility, and the VT Veterinary Medical Instruction Facility. Currently, W. M. Jordan is completing the VT O'Shaughnessy Hall Renovation project. W. M. Jordan is committed and invested in the Town of Blacksburg.

In addition to our experience in Blacksburg, W. M. Jordan has completed several projects similar to the Public Safety Complex. The Newport News Police Headquarters and the Western Forensic Science Lab are two extremely relevant projects. Specifics of these and other relevant projects are listed on the following pages of this submission.

W. M. Jordan Company values our successful relationship with the Town of Blacksburg and looks forward to working together on the Public Safety Complex project.

# 1. QUALIFICATIONS AND EXPERIENCE

**AECOM** is a global professional services firm providing integrated design, planning, engineering, environment, and program management services for a broad range of projects. We design a wide range of building types including public safety complexes, that each excel at their function, provide a high-quality environment for people, strengthen Blacksburg's community, conserve energy and water, and complement their contexts. We collaborate with our planners, consultants and engineers to create transformative environments. AECOM is leader in all of the key markets that we serve — including local government, water, environmental services, transportation, facility development, and energy — and provide a blend of global reach, local knowledge, innovation and technical excellence in delivering customized and creative solutions that meet the needs of our clients' projects. AECOM offers the strength of more than 77,000 employees worldwide and more than 19,000 in the United States.

AECOM's presence in and near Blacksburg includes established offices with over 500 professional, technical, and support personnel in our Roanoke, Norfolk, and Arlington offices and 3,000 employees in Virginia, in addition to speciality experts from across the company to serve the Town of Blacksburg. We have a team of architects and engineers who specialize in public safety facilities who are known throughout the country for this expertise.

## **Firm History**

While AECOM's official founding was in 1990, some of our predecessor firms have distinguished histories dating back 110 years. Since then, more than 50 companies, including Roanoke-based HSMM, ED&W, DMJM, Ellerbe Becket, ERA, Davis Langdon, have joined AECOM. In 2007, we became a publicly traded company on the New York Stock Exchange (NYSE: ACM).

During 2014, our combination with URS Corporation was a game changer for the industry, strengthening our capabilities and more than doubling our workforce, furthering our status as the world's #1-ranked design firm by revenue, according to Engineering News-Record magazine.

Today, AECOM's talented employees — including architects, engineers, designers, planners, scientists and management professionals — now serve clients in more than 150 countries around the world.

We have assembled a local team with nationally recognized public safety expertise who have successfully executed one of the newest police facilities in Fairfax County, the award-winning Reston District Police Station and Government Center. The enclosed submission demonstrates why our team is an excellent fit for your project:

**National Public Safety Experience, Local Team:** Steve Loomis, FAIA, is a preeminent expert in the programming, planning, and design of public safety facilities. Mr. Loomis is local to the DC Metro region and has successfully delivered numerous justice and public safety projects in Virginia and across the U.S. Our team offers best practices in public safety design and ideas to optimize operational efficiencies.

**Collaborative Process, Community, and Stakeholder Engagement:** We partner with our clients to achieve project success and actively listen to our stakeholders to understand their requirements and deliver solutions that enhance the community. Our experienced local team is dedicated to developing a creative and workable design in a collaborative environment.

**Proven Success:** Our leadership and design team have experience on multiple local projects that are similar in size scope to your proposed project. We bring lessons learned from our experiences working with other jurisdictions on their project's challenges and opportunities. We have successfully collaborated with W. M. Jordan Construction on seven projects and on PPEA justice projects, which will benefit your project by our ability to start quickly.



*Reston District Police Station and Governmental Center*

# 1. QUALIFICATIONS AND EXPERIENCE

---

b. Describe the experience of the firm or consortium of firms making the proposal and the key principals involved in the proposed project including experience with projects of comparable size, value, quality and complexity. Describe the length of time in business, business experience, public sector experience and other engagements of the firm or consortium of firms. Include the identity of any firms that will provide design, construction and completion guarantees and warranties and a description of such guarantees and warranties

---



**W. M. Jordan Company** is a leader in development and construction services. The firm focuses its efforts regionally, yet consistently ranks in the Top 400 Contractors nationally, according to Engineering News Record, a leading industry publication, and is ranked among the Giants 300 by Building Design + Construction magazine. In addition, *W. M. Jordan is the proud recipient of ENR MidAtlantic's 2018 Contractor of the Year.* The company is a local leader in successful developments, having developed or invested in over two dozen projects to date.

Established in 1958, W. M. Jordan Company is a privately owned S-Corporation headed by John R. Lawson, II, President and Chief Executive Officer. Our bonding company is Traveler's Casualty and Surety Company of America. Traveler's is an A+ (Superior) A.M. Best rated insurance company (Financial Size Category, XV (\$2 billion or more.) We have the bonding capacity to put this project in place.

## History

William M. Jordan and Robert T. Lawson founded W. M. Jordan Company, Inc. with a commitment to excellence: to strive for quality in every job, regardless of the size of the project, the budget or the time frame. Fueled by this commitment, the company has grown into an organization providing a broad range of services to a diverse clientele across Virginia, North Carolina and South Carolina. The corporate headquarters is located in Newport News, Virginia with regional offices in Richmond, Virginia and Wilmington, North Carolina.

## Philosophy

W. M. Jordan is committed to the relentless pursuit of excellence. This commitment is the foundation of a corporate culture based on trust, integrity, and responsibility, with an emphasis on quality, fiscal responsibility and mutual respect. W. M. Jordan empowers our people to become leaders, take advantage of change and opportunity and use ingenuity to provide solutions to the challenges inherent in any project. Our corporate structure allows the most experienced leaders to spend time making key decisions that only they can while mentoring newer, less experienced associates on their way up the ladder of responsibility. Training and development opportunities are abundant at our own "WMJ University," and we continually review and refine our systems to maximize efficiency through the latest technology.

## Services

W. M. Jordan provides comprehensive development and construction services, including Construction Management, Public-Private Partnerships and Design Build, to clients in a wide variety of businesses. Our clients represent a wide range of markets including industrial, healthcare, senior living, education, museums, commercial, hospitality and government facilities. We offer a full spectrum of preconstruction services from conceptual estimating and building systems analysis to value management, project scheduling, and sustainable design and construction. We use current technologies, such as Building Information Modeling and on-line collaboration tools to maximize productivity and keep our project partners informed. Our professionals provide the leadership necessary to move a project from an initial concept to a place where you can live, learn, work or play.

## Measured Growth

As a financially sound and fiscally responsible firm, W. M. Jordan carefully measures growth. Our expanding project portfolio includes new project types and new clients, along with many repeat customers. We focus on developing and maintaining strong relationships with our clients and contractor partners. Each building opportunity is viewed as a partnership between all stakeholders. These relationships are key to building successful projects.

# I. QUALIFICATIONS AND EXPERIENCE

## Virtual Construction

Due to advancements in technology, the buildings of today are increasingly complex, yet the demand for a timely, high quality, cost effective delivery has not changed. Our Virtual Construction team uses Building Information Modeling as a tool to build, analyze, and resolve construction issues in a digital environment prior to actual construction. This allows for flexible information exchange and promotes better communication with your project team.

As our industry continues to implement the use of Virtual Design and Construction (VDC), Integrated Project Delivery (IPD) and Building Information Modeling (BIM), W. M. Jordan is committed to educating our subcontractor, designer, and owner communities about best practices for these technologies. We help our customers achieve their goals by incorporating the use of this technology early in a project's development.

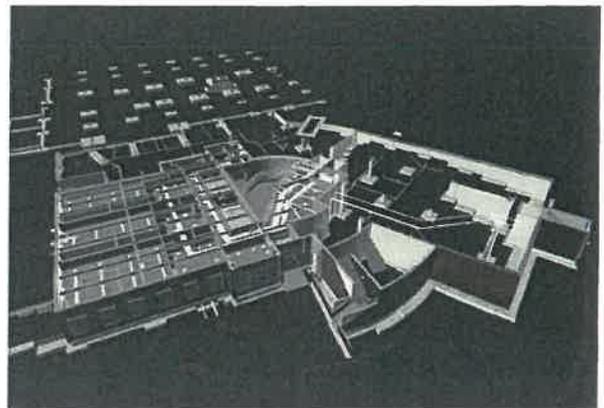
Today, 90% of our projects include some level of VDC and BIM tools. We've realized many successes and benefits, such as:

- Improved overall project visualization and understanding
- Increased project team involvement and collaboration
- Reduced field generated RFI's
- Increased prefabrication of complex systems
- Increased productivity with less rework
- Reduction in change orders related to coordination issues
- Maintained expected construction durations

## Sustainable Design

Buildings can consume precious natural resources and produce waste and greenhouse gases. We are at the leading edge of creating earth friendly structures that minimize consumption and waste. Green buildings create huge efficiencies in heating, cooling, and lighting. Plus, they can earn tax credits and public appreciation. Green initiatives are good for the earth and good for the bottom line.

*Engineering News Record* ranks W. M. Jordan Company #65 Top Green Contractor and *Building Design + Construction* ranks us #39. Our in-house Green Advisory Board works with every project to identify and implement recognized green initiatives. W. M. Jordan Company has completed 48 LEED certified buildings, and has dozens more in progress.



*Western Forensics Lab BIM Image*

# I. QUALIFICATIONS AND EXPERIENCE

## W. M. Jordan Experience



### Newport News Police Headquarters (PPEA)

Newport News, Virginia

Located in the Central Business District of Newport News on Jefferson Avenue, the new Police Headquarters building is a strong symbol of protection and security and an eye-catching focal point for the community. The main 3-story structure houses the primary police functions: administration, records, investigations, planning, public information, training, and recruiting activities. The client's intention of opening the building

to the public is carried through many design decisions, including the decision to use transparent instead of tinted glass in all exterior windows. Certain security measures were necessary, but the entrance lobby is less of a fortress than a reception hall, with no guards, no security gates, warm hardwood cabinetry, and a striking terrazzo floor featuring the Newport News City Police emblem and logo.

#### The Project

Owner: Newport News Police Department

Contractor: W. M. Jordan Company

Architect: AECOM

Project Size: 65,300 SF, 11-acre site

Project Value: \$21,176,000 (2017 dollars)

Completion Date: November 2006



# 1. QUALIFICATIONS AND EXPERIENCE

---



Parking for an estimated 300 cars is available, with police parking and the main officer entrance located in a separate area.

A separate single-story building dealing with property, evidence, and forensics is adjacent to the main facility. In addition, there is a separate fenced enclosure for an antenna tower.



# I. QUALIFICATIONS AND EXPERIENCE

## W. M. Jordan Experience



### Western Forensic Science Lab

Roanoke, Virginia

W. M. Jordan Company provided Construction Management at Risk services to renovate and expand the Western Forensic Laboratory and Office of the Chief Medical Examiner Facility in Roanoke, Virginia.

The project included 29,000 square feet of renovations to the existing labs and demolition of a previously occupied school building at the new site. The 62,000 square foot expansion was designed and phased to allow the existing building to remain in service during construction.

The new expanded laboratory includes a 20,500 square foot laboratory, offices, storage, and mechanical spaces. Associated site work and finishes, furnishings, and equipment (FF&E) are also included in the project. The project will be LEED Certified. W. M. Jordan Company completed the new expansion in January 2016 allowing faculty and staff to occupy the expansion while W. M. Jordan completed the renovation portion of the project.

#### The Project

Owner: Department of General Services

Contractor: W. M. Jordan Company

Architect: SFCS, Inc.

Project Size: 89,953 gsf

Project Value: \$29.2 Million

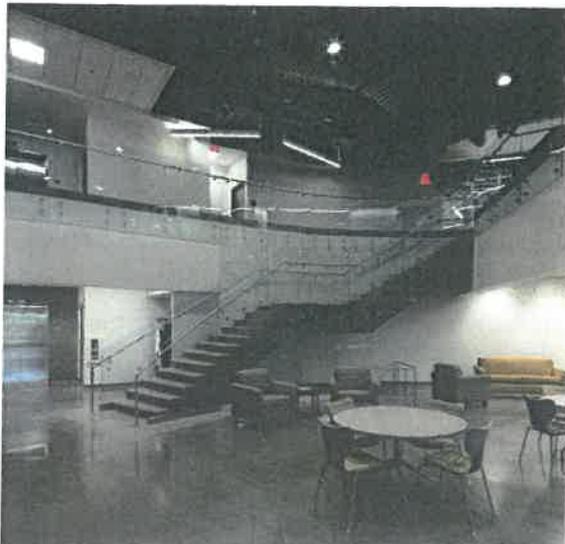
Completion: January 2017



# 1. QUALIFICATIONS AND EXPERIENCE



Additional space was crucial for the lab's workers, who handle 15,000 cases a year and are constantly fighting to reduce backlogged cases. This project more than doubled the space that was previously available. Expanded space included labs for evidence collection, toxicology, firearm analysis and other forensic work. The medical examiner's office also doubled the number of autopsy tables in the facility - from five to ten.



# I. QUALIFICATIONS AND EXPERIENCE

## W. M. Jordan Experience



### **Southeastern Virginia Training Center (SEVTC) (PPEA)**

**Chesapeake, Virginia**

Southeastern Virginia Training Center is a partner in the community-based system of support for persons with intellectual, physical and related developmental disabilities. They provide education, habilitation, and health services and promote dignity, self-determination and empowerment for this special needs group and their families. Center residents live in home-like cottages, which provide a basic living and training environment for the development of daily living skills.

#### **The Project**

Owner: Department of General Services  
Contractor: W. M. Jordan Company  
Architect: RRMM Architects  
Project Size: 80,205 gsf  
Project Value: \$211 Million  
Completion: February 2013

On May 11, 2012, SEVTC celebrated the opening of Steppingstones at Greenbrier, fifteen five-bedroom residences at their campus in Chesapeake, Virginia. These new residences replaced aging facilities on the campus and provide security and accessibility in a neighborhood residential environment. The homes are designed and built to USGBC LEED® for Homes standards for sustainability and Green construction, and achieved LEED for Homes certification from the USGBC.

The project is a public/private partnership between agencies of the Commonwealth of Virginia and a project delivery team headed by W. M. Jordan Company. SEVTC was faced with a twofold challenge: the need to reduce the number of patients in its residential units and the need to replace outdated existing group homes. To facilitate the reduction of SEVTC, some residents were placed in group homes across the Hampton Roads region. The project team met these challenges through a combination of new on-site homes at the SEVTC campus and off-site Community Based Homes.

# 1. QUALIFICATIONS AND EXPERIENCE

New On-Site Housing consists of fifteen five-bedroom homes totaling 75 beds. Located in an undeveloped area of the SEVTC campus, the homes give residents more living space and a diversified neighborhood layout. Each residence includes a living room, dining room with adjacent kitchen and pantry, and a separate family room for private visitation with family members and in-home activities. Staff spaces include workstations, lockers, and medication storage. The sleeping areas include private bedrooms with closets for patient clothing, a tub room and a shower room with full handicapped facilities. Support areas include seasonal clothes storage, laundry facility, equipment storage, clean linen and utility, and housekeeping. All homes have covered screen porches and a garage for pick-up and drop-off.

For the Off-Site Housing, the team purchased four lots and three existing homes throughout the Hampton Roads region, and the Community Service Boards provided land for seven homes. Altogether, the team built eleven new homes and renovated three existing homes in seven different localities. Each home provides functionally efficient, state of the art design for the overall enjoyment and enhancement of core services for center residents, their families and staff.



# I. QUALIFICATIONS AND EXPERIENCE

## W. M. Jordan Experience



### Renovations to the Peninsula Health Center (PPEA)

#### Newport News, Virginia

W. M. Jordan Company completed energy efficient upgrades to the existing Department of Public Health facility located in Newport News, Virginia. The project team upgraded the building envelope and HVAC system and removed the exterior stucco, storefront, and masonry facade. It was replaced with an insulated EIFS and masonry facade with high efficiency curtainwall and glazing.

The project scope also included the addition of a new Porte-cochere and exterior green space for the users of

the facility to enjoy. Site Lighting was upgraded to more efficient and aesthetic fixtures. The building HVAC System received a major upgrade, including new Roof Top Unit and replacement Cooling towers.

This project was completed while the facility was in full use. Phased construction, daily coordination and advanced planning were required to ensure the safety and comfort of the facility's users.

#### The Project

Owner: City of Newport News

Contractor: W. M. Jordan Company

Architect: Guemsey Tingle Architects

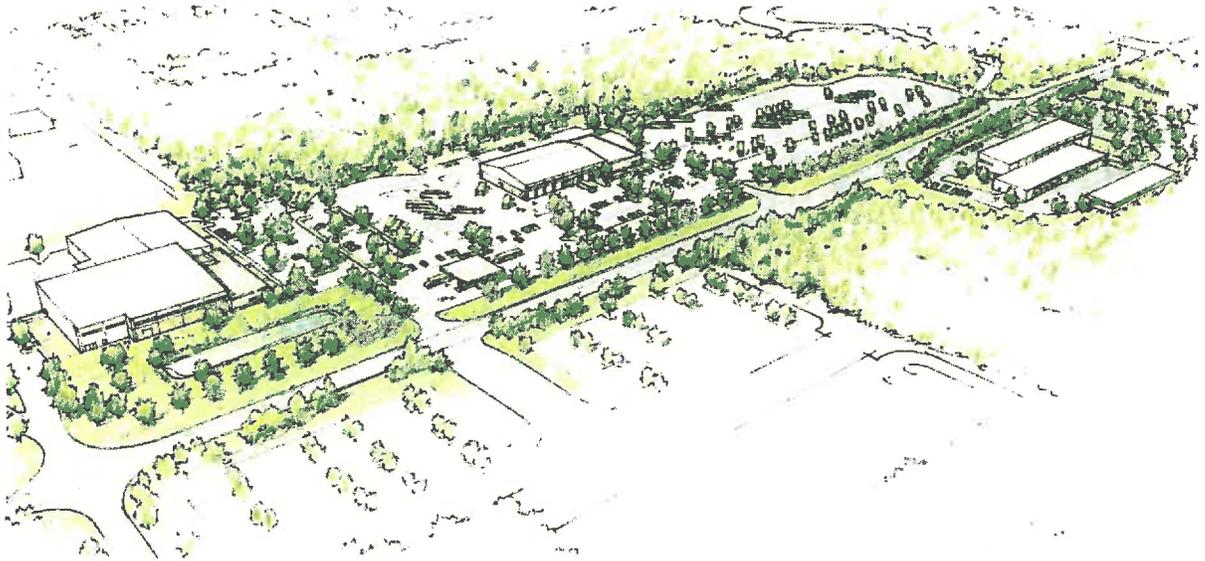
Project Size: 42,599 gsf

Project Value: \$21 Million

Completion: February 2013

# I. QUALIFICATIONS AND EXPERIENCE

## W. M. Jordan Experience



### **SCOT Center Relocation (PPEA)**

**Newport News, Virginia**

W. M. Jordan is providing design build services for a new Service Center for Operations & Transportation (SCOT). Five structures will be constructed totaling 118,000 square feet. The project includes construction of vehicle maintenance facilities, fuel station, conference/training rooms, offices, a print shop, a mail room, and a refrigerated storage building. The project also includes demolition of the existing SCOT Center.



#### **The Project**

Owner: Newport News Economic Development Authority

Contractor: W. M. Jordan Company

Architect: Clark Nexsen Architecture and Engineering, P. C

Project Size: 118,000 gsf

Project Value: \$34.5 Million

Anticipated Completion: August 2019

# I. QUALIFICATIONS AND EXPERIENCE

b. Provide resumes of the key individuals who will be involved in the project.

## C. J. "Skip" Smith, III

Vice President of Development, W. M. Jordan Development



Skip is a 39-year construction veteran and currently Vice President of Development for W. M. Jordan Development. He steadfastly works to foster development and ownership positions for the firm.

- **Newport News Police Headquarters Facility, Newport News, Virginia** New four-story, 65,000 sf Administration Building and a one-story, 9,700 sf Forensics and Evidence Storage Building. \*\$21 million

• **Tech Center at Oyster Point, Newport News, Virginia** Tech Center at Oyster Point is a 100-acre premier, mixed-use lifestyle center located in the heart of Newport News, VA. Specifically, the development includes 250,000 square feet of retail space, 300,000 square feet of multifamily residential space, and 1.3 million square feet of research and office space. \$450 Million

- **SCOT Center Relocation, Newport News, Virginia** Construction of five structures totaling 118,000 sf including vehicle maintenance facilities, fuel station, conference/training rooms and office. \$34.5 million.
- **Western Forensic Science Lab, Roanoke, Virginia** Renovation and 65,000 sf expansion of the Western Forensic Laboratory and Office of the Chief Medical Examiner Facility. \$29 million.

\*2018 dollars



## Bryan Witt

Development Manager, W. M. Jordan Development

As Development Manager, Bryan is instrumental in negotiating contracts with consultants. He helps to manage the design process, as well as aid in tenant occupancy and build-outs.

Bryan will facilitate final building and site approvals from local jurisdictions, as well as obtaining the Certificate of Occupancy. He will be the liaison between the end-user and the construction company, and will help maintain the owner's budget and schedule. Bryan's 10 years of experience will be an asset to this project.

- **SCOT Center Relocation, Newport News, Virginia** Construction of five structures totaling 118,000 sf including vehicle maintenance facilities, fuel station, conference/training rooms and office. \$34.5 million.
- **Tech Center-Building One, Newport News, Virginia** Design/Build project consisting of a 81,662 sf, three-story core and shell office building with a partial tenant buildout on the first floor. The main lobby is a two-story space with a monumental stair connecting the first two floors. There is a conference room off the main lobby to be shared by all building tenants. \$11.3 million.
- **Bridgeway Technology Center, Suffolk, Virginia** Property and lease management of three office suite renovations. \$2.7 million.

# 1. QUALIFICATIONS AND EXPERIENCE

---

## Charles L. McCarthy

Vice President & Project Executive, W. M. Jordan Company

---



Chuck is a Vice President and Project Executive for this project. He will support the project team to ensure project coordination and quality control. Chuck focuses on client satisfaction, developing and maintaining strong relationships with the Owner. He concentrates on the big picture, allocating resources as required to be sure the team maintains the approved project budget and schedule throughout the project. Chuck is a 33-year construction veteran.

- **JMU Hotel & Conference Center, Harrisonburg, Virginia** New Hotel Madison and Shenandoah Valley Conference Center totaling 200,000 square feet. The Hotel Madison is a 227 key, fully functioning hotel with a banquet kitchen, restaurant, and bar. \$35.3 million
- **Central Campus, Phase II, Fort Lee, Richmond, Virginia** Design/Build project consisting of four administrative/instructional facilities. Each building consists of a multi-story area containing educational classrooms, labs and administrative offices, a single story high bay area for equipment repair training and education, and a rear educational support classroom, labs toilet rooms and storage rooms. \$71.5 million.
- **Charlottesville Transit Service (CTS) Operations Center, Charlottesville, Virginia** Construction of 8,600 square foot administration & operations building. A 13,000 square-foot fleet maintenance shop for both heavy and light maintenance have lifts and service bays and also provided employee office and work space. \$11.2 million.



## Craig Arnold

Vice President of Preconstruction, W. M. Jordan Company

As Vice President of Preconstruction, Craig works directly with the Owner and Design Team to develop a comprehensive understanding of the project program, scope of work, and budget. He manages preconstruction functions such as document review, oversees the subcontracting and procurement process (recommending work packages, prequalifying subcontractors, establishing bid schedules, conducting pre-award conferences, and awarding bid packages.) He manages the preconstruction portions of the Project Schedule, ensuring all members of the team meet the established dates for design review and approval, a variety of estimates, and procurement of long-lead items. Craig's 23 years of experience will be an asset to this project.

- **Western Forensic Science Lab, Roanoke, Virginia** Renovation and 65,000 sf expansion of the Western Forensic Laboratory and Office of the Chief Medical Examiner Facility. \$29 million.
- **Central Campus, Phase II, Fort Lee, Richmond, Virginia** Design/Build project consisting of four administrative/instructional facilities. Each building consists of a multi-story area containing educational classrooms, labs and administrative offices, a single story high bay area for equipment repair training and education, and a rear educational support classroom, labs toilet rooms and storage rooms. \$71.5 million.
- **Virginia Tech Academic Classroom Building, Blacksburg, Virginia** Construction of a new 73,425 sf, three-story classroom building. \$31 million.

# I. QUALIFICATIONS AND EXPERIENCE

---

## Patrick Barbier, LEED AP

### Project Manager, W. M. Jordan Company

---



During the preconstruction process, Patrick establishes the construction schedule, provides expertise about construction means and methods, develops the most efficient work plan for the project, and provides a smooth transition to construction services. He provides a full range of construction management services during the construction phase. With over 20 years of experience, Patrick has completed a variety of project types. He was the Project Manager on each of the projects listed below.

- **Virginia Tech O’Shaughnessy Hall, Blacksburg, Virginia** Renovation of 69,211 sf student residence hall facility. \$16.8 million
  - **VCU Grace and Broad Residence Center, Richmond, Virginia** New 190,000 sf student housing facility with 9,700 sf of mixed-use Living/Learning & Administrative space. \$33 million
  - **UVA Adlerman Road Dormitories, Charlottesville, Virginia** New housing for 584 students and resident advisors in nearly 177,000 sf between three buildings. \$49 million.
- 

## Jason Kovac, LEED AP

### Project Superintendent, W. M. Jordan Company



Jason has over 15 years of industry experience, directing full scope of construction projects that include new building and renovation work. He has a proven track record of success in achieving time, budget and quality goals on a broad range of multimillion - dollar projects. He has excellent leadership, communication and relationship building skills. He works effectively with engineers, architects, client representatives, building officials, contractors, building managers, inspectors and other industry professionals. He works jointly with clients to review job progress and address outstanding issues to provide the highest

level of service to clients.

- **Virginia Tech O’Shaughnessy Hall, Blacksburg, Virginia** Renovation of 69,211 sf student residence hall facility. \$16.8 million
- **Radford University Center for the Sciences, Radford, Virginia** A new 115,000 sf academic building with “smart” classrooms, a computer lab, and state-of-the-art teaching and research laboratories. \$40 million
- **Homewood Suites, Cary, North Carolina** New 6-story, 81,000 sf hotel with an outdoor pool, fitness center, and conference center. \$12 million

# I. QUALIFICATIONS AND EXPERIENCE

---

**This page is intentionally left blank.**

# 1. QUALIFICATIONS AND EXPERIENCE



Since the 1950s, AECOM has provided planning, architecture, and engineering services in the Virginia area designing public safety and other civic and government facilities.

---

**Public safety buildings range in purpose but share essential features such as communication, continuous operation, and the public trust. The design of these facilities must enhance the ability of law enforcement professionals to provide exceptional services in a modern, inspirational environment and, in doing so, elevate the profile of police departments in the communities they serve.**

---

**Realistic training for law enforcement.** Officers are often forced to make split second decisions on the use of force in threatening situations. Police training venues are changing to accommodate the realistic training scenarios including the use of video simulation. For the City of Miami College of Policing, we designed a 14-position indoor firing range for static and dynamic training. Applying the latest technology and acoustic finish materials, the range utilizes an inclined dry system bullet trap and accommodates pistol, rifle, and shotgun rounds.

Training must also support learning about best practices in law enforcement and community outreach. The College of Policing integrates classrooms and a 200-seat auditorium with simultaneous translation capabilities for local, regional, and international law enforcement personnel, and is available to the local community for after-hours use.

**Highly efficient operations.** Law enforcement planning must maximize efficiency of operations in the overall layout. All movements within a proposed structure are mapped out including access to the processing area, holding cells, evidence handling, file storage, sally port, armory, training spaces, and interview rooms. And, by planning ample space for staff, such as break rooms, workout areas, and locker rooms, casual interaction will promote communication among staff.

**Community policing and response.** The planning and design of police facilities must support community policing, a strategy that focuses on building ties and working closely with members of the community. This is achieved by providing more open and citizen-friendly spaces, such as community rooms, which can double for training purposes. For the Reston Police Station and Governmental Center, we incorporated a community room that connects to a green open space, serving as a link to the town center. Through input from community meetings, public art is planned for the east side of the site so that it may be viewed from the community room by visitors as they enter the building and by the public as they walk and drive along the adjacent street.

**#1**

Ranked by Engineering News-Record as No. 1 in Top 100 Firm Designers and General Building.

**40**

Over 40 years planning and designing police and public safety facilities.

**75**

More than 75 police and public safety projects across the U.S. and Canada.

**200**

Awards won for design excellence in justice facilities at local and national levels.

# 1. QUALIFICATIONS AND EXPERIENCE

**Secure but inviting.** Planning facilities should include provisions for force protection which is not glaringly obvious. Security and separation begin with site planning and facility location. Access to natural light is essential, and interior design should create durable, safe, calming, and comfortable environments.

**Flexible from the inside and out.** Flexibility is highly important in long-range planning for law enforcement facilities, especially if anticipating internal and external expansion or consolidation. From the start, site planning must consider all possibilities, particularly in urban areas where there might be limited space. Since critical building systems are designed for redundancy and continuous operations, technology and communication systems are integral to the design. Facilities must be structured to incorporate changes in technology, automation, and future trends in law enforcement practices.

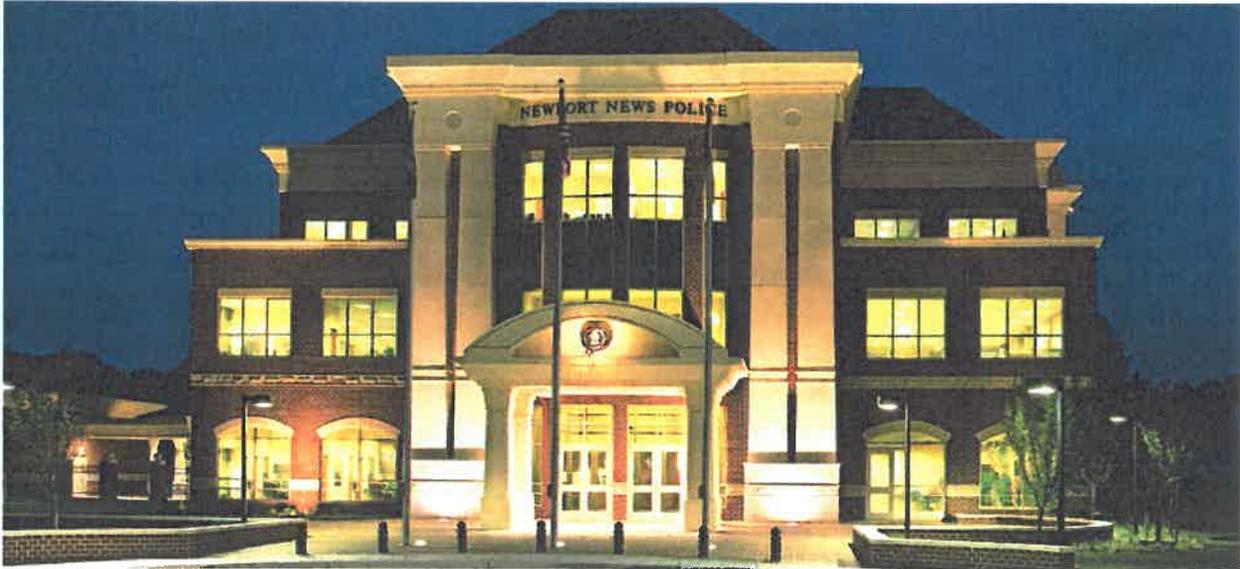
**Police facilities may be integrated into public safety complexes.** Consolidated facilities not only save money but can increase efficiency among departments through shared support spaces. For the new Atlantic County/Stockton University Consolidated Emergency Communications Center and Campus Police Building, the joint project will give the police more room in a state-of-the-art facility, while also serving the community as a dispatch center and promoting shared services to save money. An added benefit is that the police will also provide security for the building.



*City of Newport News Police Headquarters*

# I. QUALIFICATIONS AND EXPERIENCE

## AECOM Experience



### **Newport News Police Department Headquarters (PPEA project)** Newport News, Virginia

The City of Newport News, Virginia, through its Economic Development Authority, selected a Design-Build team with AECOM to design and construct the new headquarters for the city's police department. The central location supplements additional police facilities for communications, patrol, vice and narcotics, and warehousing located throughout the City.

AECOM provided law enforcement programming, planning, and concept design, as well as structural, mechanical, and electrical engineering services for the new facility.

#### **The Project**

Owner: Newport News Police Department

Contractor: W. M. Jordan Company

Architect: AECOM

Project Size: 65,300 gsf

Project Value: \$211 Million (2017 dollars)

Completion: 2006

Designed to reinforce the police department's philosophy of community policing, the three-story main structure houses the functions of administration, records, investigations, planning, public information, training, and recruiting activities.

A separate 10,000 SF, single-story property, evidence, and forensic building is adjacent to the main facility. The Property and Evidence Building includes an evidence processing area, evidence pick up and drop off as well as a crime lab. The facility also has a vehicle examination garage, and a warehouse area for general evidence as well as major crimes/homicide evidence, digital evidence processing, and refrigeration for DNA evidence.

This classically-inspired structure sits close to a main thoroughfare, providing an opportunity for the Department to connect with the community. Access to the building via a boulevard-type median invites the public into the site. Planters and site walls, while enhancing this environment, provide security to the structures from vehicle assaults, and a 50-foot setback from any public areas offers further protection to the structures.

# 1. QUALIFICATIONS AND EXPERIENCE



**Newport News' central location was designed to reinforce the police department's philosophy of community policing.**

# I. QUALIFICATIONS AND EXPERIENCE

## AECOM Experience



### Frederick County Public Safety Headquarters (PPEA project)

Winchester, Virginia

Frederick County, Virginia selected AECOM to design and construct a 64,500-SF public safety building to house the Frederick County Sheriff, Fire and Rescue Department, Emergency Operations Center (EOC), and 9-1-1 Communications Center. The consolidated facility was constructed on County-owned land.

AECOM held programming and design workshops with the sheriff, fire chief, and their respective staffs. These workshops enabled a collaborative approach to determine the functional requirements of the new building. As a result, it was decided the public entrance and lobby, community/training rooms, sheriff patrol functions, evidence and records

areas, and other staff functions would be housed on the first floor. This floor also incorporates the secure vehicular sallyport, holding cells, and mechanical and electrical areas. The second floor houses the sheriff administration, fire and rescue offices, EOC, and 9-1-1 Communications Center, along with staff support areas.

The facility allows the public safety departments to operate in a secure, hardened building. Separate parking areas for the public and the development of an ancillary building, which contain vehicle, forensic and maintenance bays, weapons and ammunition, and miscellaneous storage, were incorporated into the overall site development.

A unique aspect of the 9-1-1 Communications Center is that it was designed to help dispatchers work in a less-stressful environment—it was built above ground to make use of natural lighting. This emerging design trend helps increase dispatchers' quality and productivity of time at the worksite. The center also exhibited 12- to 15-foot high floating ceilings to control acoustics and provide clear sight lines across dispatcher work areas.

#### The Project

Owner: Frederick County

Contractor: Shockley Precast, A Metromont Company

Architect: AECOM

Project Size: 64,500 gsf

Project Value: \$14.2 Million

Completion: 2007

# I. QUALIFICATIONS AND EXPERIENCE



**AECOM's collaborative approach resulted in functional public safety headquarters.**

# I. QUALIFICATIONS AND EXPERIENCE

## AECOM Experience



### Reston District Police Station and Governmental Center

Reston, Virginia

Reston has been a pioneer in community planning since its inception in the early 1960s and has become an example of excellence for many areas in Northern Virginia. Reston is focused on blending architecture, site planning, and landscaping to enhance its residents' quality of life. AECOM participated in the next generation of community planning in Reston through the master planning and design of the Reston District Police Station and Governmental Center.

The master plan was developed in two stages: an urban design stage and a site-specific design stage. Our team's initial task was to provide master planning specific to the project's location as it related to a larger proposed master plan under development by the Reston community and

#### The Project

Owner: Fairfax County Department of Public Works and Environmental Services

Contractor: Dustin Construction, Inc.

Architect: AECOM

Project Size: 36,000 gsf

Project Value: \$13.9 Million

Completion: 2016

Fairfax County (FC). As part of our initial task, AECOM participated in meetings with the Reston community, Reston Library staff, INOVA staff, FC Park Authority, FC Police, FC Supervisor Hudgins' Office, FC Human Services, and FC Building Design and Construction Division.

Through a series of working sessions with county planners, AECOM developed alternative concepts for the future redevelopment of the area known as Town Center North (TCN), including a new road and open space network and building massing. In conjunction with the urban design, AECOM produced three alternative preliminary site plans for the new Reston District Police Station and Governmental Center to make it an integral part of the neighborhood's future transformation into an extension of the Town Center.

The County's selected option met the needs of:

- Maintaining potential for the street grid system in Town Center North
- Allowing for future development with frontage along the central green

# 1. QUALIFICATIONS AND EXPERIENCE

- Maintaining operation of the existing facility during construction
- Allowing the Police Station to be built in the near term without sacrificing the potential for more urban development in the future

Construction of the new Police Station and Governmental Center included redevelopment of the property on which it would be built. The two-story, 36,000-SF, LEED Silver certified facility provides offices for the local supervisor and other public officials as well as community meeting space. A new, larger secure parking was also constructed, providing approximately 170 parking spaces, as well as a separate, unsecured parking area with an additional 45 parking spaces.

The design concept captures the relationship between the community and police. The public component is hoisted upon the foundation of the police department and nestled under its roof. The gesture of the sweeping roof of the Police Department over the public community component represents the Department's pledge to serve and protect the community.

County requirements included continuing operation of the existing Reston Police Station and Governmental Center until the new building was ready for occupancy, availability of all existing parking spaces during construction, installation of security fencing to delineate secured parking spaces, ingress/egress to the secured and unsecured parking areas at all times, and continuing operation of the fueling station during construction.

To meet these requirements, our team worked together to prepare a detailed construction phasing plan. Each phase was evaluated for one or more of the following factors as applicable to the specific phase: extent of demolition on each phase; alternative location of parking areas; grading; erosion and sediment control; ingress and egress (accessibility analysis); storm sewer, sanitary sewer, and waterline phasing; security fencing; and constructability. By evaluating these factors and incorporating the results in a detailed phasing plan, the team met both the construction criteria and schedule mandated by the County.



**"[The AECOM] project team has been excellent to work with on Reston, always responsive and great attention to detail. It is very much appreciated."** –Teresa Lepe, Fairfax County

Department of Public Works

# I. QUALIFICATIONS AND EXPERIENCE

## AECOM Experience



### St. Petersburg Police Headquarters

#### St. Petersburg, Florida

St. Petersburg is the fourth largest city in Florida with a population of approximately 250,000. The St. Petersburg Police Department has more than 900 employees and volunteers providing a full array of police services to citizens and visitors.

AECOM, along with a local architectural firm, is completing the design of the new \$53 million, 160,000-SF headquarters and operations facility to be located immediately to the north of the city's existing facilities along the growing 1st Avenue corridor. By consolidating a few parcels, the City was able to provide a new block-wide campus for the new facilities.

#### The Project

Owner: City of St. Petersburg  
Contractor: Ajax Building Corporation  
Architect: AECOM  
Project Size: 160,000 gsf  
Project Value: \$53 Million  
Completion: 2019 (est.)

As part of the design, our team re-evaluated the existing program and developed a master plan for the site (including the existing facilities) to maximize the allocated budget for the project.

The new facility will have a new public entrance at the corner of 13th Street and 1st Avenue, with a community room and public service counter. The internal block will be secured for officers and police vehicles with a separate police entrance leading to an internal "hub" for officer activities, including read out briefing rooms, evidence drop-off, records, and uniform patrol administration.

The new headquarters will include a new police communication center (9-1-1), administration, and training facilities, as well as detectives and evidentiary services. A new citywide data center is planned due to the protected nature of the facility, which will be designed to Category 4 hurricane wind strength with the requisite redundancies for continuous operations. A new parking garage is planned in the center of the block for police vehicles.

# 1. QUALIFICATIONS AND EXPERIENCE

---



**By maximizing the consolidation of a few parcels, the new police headquarters will operate in a one-block campus serving the public safety needs of St. Petersburg.**

# 1. QUALIFICATIONS AND EXPERIENCE

---

## Steve Loomis, FAIA

### Principal in Charge, AECOM

---



Recognized nationally for his 35 years of expertise in public safety facilities, Mr. Loomis has elevated the function of public safety facilities through sympathetic and innovative practices. He is a proven leader in the planning, programming, and design of mission-critical facilities, including law enforcement, 9-1-1, and emergency operations centers. He is committed to quality control—completing projects on time and within budget—with roles varying from programming and space planning to design and project management, for which he has overseen all project phases. As Principal in Charge, Mr. Loomis focuses on collaboration for clients and colleagues in order to provide holistic designs, analyses, and recommendations.

- **Newport News Police Headquarters Facility, Newport News, Virginia** Principal in Charge for the three-story, 65,000-SF headquarters that houses the functions of administration, records, investigations, and training. AECOM also designed a community room, separate evidence/forensic facility, and security protection.
- **Frederick County Public Safety Building, Winchester, Virginia** Principal in Charge for a 64,500-SF public safety building that houses the county sheriff, fire, and rescue department; emergency operations center; and 9-1-1 communications center.
- **Reston District Police Station and Governmental Center Master Plan and Design, Reston, Virginia** Design Principal for the new \$13.9 million, 36,000-SF, two-story facility housing the Reston District Police Station and Governmental Center and the offices for the Hunter Mill District Supervisor.
- **City of St. Petersburg, New Police Headquarters, St. Petersburg, Florida** Served as the Public safety design director for the new 160,000-SF headquarters and operations facility. The new St. Petersburg Police Department headquarters building will include complete police administrative, investigations, patrol operations, and training facilities.

---

## Sean Lebel, PE

### Project Manager, AECOM

---



Mr. Lebel is an experienced project manager. He is technically experienced in areas of fire protection engineering that include design concepts for fire protection systems, fire alarm systems, automatic sprinkler systems, life safety/egress systems, and storage of hazardous materials. He has provided fire protection and life safety consulting services for public safety facilities, healthcare facilities, educational institutions, large assembly buildings, dormitories, office buildings, military bases, aviation facilities (including air traffic control towers), high rise buildings, hazardous storage facilities, and industrial facilities.

- **City of St. Petersburg, New Police Headquarters, St. Petersburg, Florida** Managing Principal for the new 160,000-SF headquarters and operations facility. The new St. Petersburg Police Department headquarters building will include complete police administrative, investigations, patrol operations, and training facilities.
- **Coral Gables Public Safety and Police Complex, Coral Gables, Florida** AECOM is providing design services for a new public safety building for the city of Coral Gables, Florida.
- **Howard County Police Headquarters, Master Planning and Programming, Howard County, Maryland** AECOM provided public safety programming for County's new 84,000-SF Police Headquarters and renovation of two existing District Police Stations. The new centrally located Headquarters will house all shared and main police functions. The renovation and modernization of the two existing facilities will allow for improved daily operations, security, accessibility, space for community outreach and maximize the efficiency of the administrative functions and support.

# 1. QUALIFICATIONS AND EXPERIENCE

## Brian Super

Senior Project Architect, AECOM



Mr. Super leads a team of architects and support staff that specializes in the design of public safety complexes, law enforcement facilities, emergency communication and operations centers. He is an energetic team player whose 31 years of experience have included interior and exterior renovation, space planning and master planning studies, additions, construction administration, and new facility design. His primary focus understanding and meeting the special needs of public safety clients so that they can perform their duties with efficiency while protecting the public.

- **Newport News Police Headquarters Facility, Newport News, Virginia** Lead Architect for the law enforcement programming for a new \$16.4 million, 65,000-SF headquarters building. Led the programming, planning, and schematic design for this project. The three-story headquarters facility houses the functions of administration, records, investigations, and training. AECOM also designed a community room, separate evidence/ forensic facility, and security protection.
- **Reston Police Station and Governmental Center - Detailed Design and Construction, Reston, Virginia** Public Safety Architect and QA/QC reviewer during the construction document phase on this new \$13.9 million, 36,000-SF, two-story facility housing the Reston District Police Station and the offices for the Hunter Mill District Supervisor.
- **City of St. Petersburg, New Police Headquarters, St. Petersburg, Florida** Architectural studio manager, project planner, and lead architect for the new 160,000-SF headquarters and operations facility.
- **Coral Gables Public Safety and Police Complex, Coral Gables, Florida** Senior project architect providing design services for a new public safety building for the city of Coral Gables, Florida.

## Brittany Raffin

Architect, AECOM



Mrs. Raffin's design experience includes master planning, programming, space planning, conceptual design, and the production of construction documents in her quality design work. The majority of her work is comprised of public safety facilities, law enforcement, emergency communication and operations centers, commercial, and office buildings.

- **Saint Petersburg Police Headquarters, Saint Petersburg, Florida** Providing interior architecture design during design development, construction documents, and construction administrations for the new 170,000SF 3 story Police Headquarters, including Property and Evidence Management, Forensics, and an Emergency Operations Center.
- **Howard County Police Department, Howard County, Maryland** Public Safety Architect who developed the programming, schematic planning and master planning for a compressive report for Howard County, MD. The masterplan design for the future Police Campus.
- **Coral Gables Public Safety and Police Complex, Coral Gables, Florida** Architect providing design services for a new public safety building for the city of Coral Gables, Florida. Project is currently in construction documents phase.
- **Fairfax South County Police Station and Animal Shelter, Fairfax, Virginia** Architect providing design services for a new public safety building. This is a design build contract with McCarthy Construction.

# 1. QUALIFICATIONS AND EXPERIENCE

---



Troutman Sanders LLP is an international law firm with more than 600 lawyers practicing in offices located throughout the United States and Asia. Founded in 1897, the firm's heritage of extensive experience, exceptional responsiveness and an unwavering commitment to service has resulted in strong, long-standing relationships with clients across the globe. These clients range from multinational corporations to individual entrepreneurs, federal and state agencies to foreign governments, and non-profit organizations to businesses representing virtually every sector and industry.

Troutman Sanders lawyers provide counsel and advice in practically every aspect of civil and commercial law related to the firm's core practice areas: Corporate, Energy and Industry Regulation, Finance, Litigation and Real Estate. The firm has deep substantive and industry knowledge and takes a proactive approach to addressing legal and business challenges.

## **Reputation for Excellence**

Troutman Sanders is consistently listed among the best law firms internationally. Recent rankings and achievements include:

- Earned 100 percent in the annual 2014 Corporate Equality Index (CEI) administered by the Human Rights Campaign Foundation.
- Ranked #73 in the 2014 AmLaw 100 and #68 in the 2013 NJJ 350.
- Secured more than 15 "Band 1" distinctions for practices and individual lawyers, and had more than 60 lawyers ranked in the 2014 Chambers USA Guide.
- 121 firm lawyers named 2014 Best Lawyers in America. Troutman Sanders ranked #1 in over 41 specific areas of law within specific geographic regions.

## **In the Community**

Troutman Sanders is not only known for dedication to clients, but also for commitment to the communities in which firm personnel live and work. Members of the firm are active in civic, charitable, religious, educational, professional, international, governmental and arts-related organizations. At Troutman Sanders, supporting communities helps make a difference at home and around the world.

## **Commitment to Diversity and Inclusion**

As an international law firm, diversity and inclusion are essential to Troutman Sanders' culture and contributes to the firm's success and ability to grow. Troutman Sanders proudly supports many initiatives that foster an inclusive environment and helps its personnel balance commitments to clients and family.

# 1. QUALIFICATIONS AND EXPERIENCE

## Clark H. Lewis

Principal, Troutman Sanders Strategies



Clark is a principal of Troutman Sanders Strategies and a partner in Troutman Sanders LLP. His practice focuses on state and local government relations, economic development, privatization and public-private partnerships. He also has extensive experience as an attorney in the areas of commercial and product liability litigation.

Clark has held several leadership positions within the firm's Virginia offices and offers unique entrepreneurial, leadership and organizational skills gleaned from a 15-year litigation practice and a solid government relations background. His work on the PPTA and related issues has become a foundation for his involvement and expertise on statewide PPEA proposals. He has spearheaded many PPEA projects on behalf of Troutman Sanders clients including forensic laboratories, prisons, higher education, IT consolidation and many projects for localities throughout Virginia. He has been involved in PPEA proposals for:

- **Northern Virginia Forensic Laboratory:** Clark Lewis served as chief privatization consultant for the Northern Virginia Forensics Laboratory PPP Project. The Commonwealth of Virginia selected the Team through the PPP process to build the Northern Virginia Forensics Laboratory in Prince William County, Virginia. The project size is approximately 62 million dollars.
- **George Mason University:** Clark Lewis served as privatization counsel for public-private projects submitted by third-parties to George Mason University.
- **City of Radford School Board:** Lewis served as chief privatization consultant for the construction of a new school in Radford, VA. The City selected the Team through the PPP process. The project size is approximately 16 million dollars.
- **Cumberland County School Board:** Clark Lewis served as chief privatization consultant for the construction of a new school in Cumberland County, Virginia. The County selected the Team through the PPEA process. The project size is approximately 35 million dollars.
- **Virginia Performing Arts Center:** Clark Lewis served as chief privatization consultant to construct and operate the VPA in Richmond, Virginia. The City of Richmond selected the Team through the PPEA process. The project size is approximately 60 million dollars.
- **Virginia Tobacco Indemnification and Community Revitalization Commission:** Mr. Lewis serves as lead attorney for the Troutman Sanders' Tobacco Indemnification Program. Troutman Sanders oversees Virginia's distribution of monies from the Master Settlement Agreement to tobacco quota owners and producers for losses sustained from the reduction of the production of tobacco.

Clark also is co-author of, "Some Thoughts on Experiences with the PPEA," Journal on Local Government Law, Virginia State Bar Local Government Law Section (2004) and Co-author, Keane, Nancyellen, "A New Tool For Procurement In Virginia - Learning To Use The PPEA," Virginia Construction Journal, April 2006.

# I. QUALIFICATIONS AND EXPERIENCE

---

---

c. Provide the names, addresses, and telephone numbers of persons within the firm or consortium of firms who may be contacted for further information.

---

C. J. "Skip" Smith, III, Vice President of Development  
W. M. Jordan Development  
11010 Jefferson Avenue  
Newport News, Virginia 23601  
**Office:** (757) 896-5114  
**Mobile:** (757) 880-2932  
**Fax:** (757) 596-7425  
ssmith@wmjordan.com

---

d. Provide a current or most recently audited financial statement of the firm or firms and each partner with an equity interest of twenty percent or greater.

---

W. M. Jordan Development and W. M. Jordan Company, Inc. are both privately held companies and therefore our financial statements are confidential. If our team is selected as the developer of this project we will provide our most recent audited financial statements.

# I. QUALIFICATIONS AND EXPERIENCE

---

---

e. 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 Interest Act, Chapter 31 (Virginia Code § 2.2-3100 et seq.) of Title 2.2.

---

W. M. Jordan Development Company is unaware of anyone on our team 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 Interest Act.









---

## 2. PROJECT CHARACTERISTICS

---

a. Provide a description of the project, including the conceptual design. Describe the proposed project in sufficient detail so that type, quality, value and intent of the project, the location, preliminary value of the land necessary to be acquired, and the communities that may be affected are clearly identified.

---

The new Town of Blacksburg Public Safety Complex, includes facilities for the Blacksburg Police Headquarters, Town Emergency Operations Center and public/private Parking Garage. These elements are tied very closely to each other in function and thus will be constructed as one project albeit two separate structural systems.

For our detailed project description and conceptual design, please refer to our Financial Proposal provided in a separate volume entitled "Volume 2."

---

b. Identify and fully describe any work to be performed by the Town or any other public entity.

---

W. M. Jordan Development desires and anticipates active involvement by the Town of Blacksburg during the design and construction phases of the project. Our team anticipates the Town will perform the following:

- Design review and approval
- Programming input and performance requirements during the Phase II PPEA proposal process and interim and comprehensive agreement negotiations
- Active involvement, participation and oversight throughout the construction process
- Administration/pay application review, approval and acceptance

## 2. PROJECT CHARACTERISTICS

---

---

c. 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 W. M. Jordan Team will work with the Town of Blacksburg to identify all necessary permits for the completion of this job including, but not limited to:

- Building
- Right of Way
- Land Disturbance
- Mechanical
- Electrical
- Plumbing
- Fire Sprinkler
- Stormwater
- Erosion and Sediment Control
- Site Plan

Our proposed schedule, including obtaining permits, has been provided in our Financial Proposal in a separate volume entitled "Volume 2," section 2.f.

We do not anticipate that any federal permits or approvals will be required.

---

d. Identify anticipated adverse social, economic and environmental impacts of the project. Specify the strategies or actions to mitigate known impacts of the project.

---

We do not anticipate any adverse social, economic or environmental impacts arising from this project. Utilizing its extensive experience in executing such projects, W. M. Jordan Development will ensure that all necessary and reasonable steps are taken to avoid any anticipated adverse social, economic and environmental impacts of the project.

## 2. PROJECT CHARACTERISTICS

---

---

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

---

It is important to the Blacksburg Planning Commission and surrounding community to keep the Public Safety Complex in Downtown Blacksburg located on the old Blacksburg Middle School site. The Police Department's Mission is to "Serve at Home" and "support a dynamic community by providing effective municipal services and enhancing Blacksburg's quality of life", which includes the community being actively engaged and welcomed into the Public Safety Complex. Having a community multi-purpose room located near the entrance sends an important message: the community is not only invited, but encouraged to use the facilities and interact with the officers sworn to protect and serve.

It is important that the new complex faces the historic "Sixteen Squares", which were the first organized, developed land that made up the Town of Blacksburg. By maintaining a presence in the proposed development in the Downtown area, the Blacksburg Police Department demonstrates its allegiance and willingness to being a positive community partner.

The proposed parking garage behind the Public Safety Complex will alleviate the need for officers to park 3 miles away at a remote lot due to a lack of designated parking spaces, thus centrally locating all aspects of the Public Safety Complex benefiting the officers, staff, community, and region-at-large.

---

### f. Identify the proposed schedule for the work on the project, including the estimated time for completion.

---

 Design Release:	Third Quarter 2018
 Construction Start:	Third Quarter 2019
 Construction Complete:	Fourth Quarter 2020
 Move In:	Fourth Quarter 2020

For our detailed project schedule please refer to our Financial Proposal provided in a separate volume entitled "Volume 2," section 2.f.

## 2. PROJECT CHARACTERISTICS

---

---

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

---

W. M. Jordan has an excellent reputation for delivering technically challenging projects on time and on budget. We utilize sophisticated scheduling tools. Building Information Models and prefabrication as ways to manage and maximize the schedule. In addition the master schedule is updated monthly. When planning and forecasting upcoming activities, W. M. Jordan will follow-up on materials scheduled for delivery, which if delayed could negatively impact project schedules. This follow-through reinforces to our subcontractors that maintaining the project schedule is of the utmost importance on our projects. In the unfortunate event that significant delays do occur, W. M. Jordan immediately reevaluates the schedule and adjusts the schedule to mitigate the delay. This adjustment can come from a variety of avenues such as: a revised construction sequence, extended work week/hours, and in some cases supplemental crews.

---

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

---

W. M. Jordan contemplates no restrictions on usage of the Public Safety Complex. In addition, legal liability, law enforcement, and operation of the project will continue to be the responsibility of the Town of Blacksburg.

---

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

---

The Public Safety Complex project does not lend itself to a phased occupation or completion due to the nature of the facility. W. M. Jordan will work with the Town of Blacksburg to schedule the project in a manner that is sensitive to the requirements of the locality thus working to ensure the completion of a project that meets or exceeds expectations.

## 2. PROJECT CHARACTERISTICS

---

---

j. Describe any architectural, building, engineering, or other applicable standards that the proposed project will meet. Define applicable quality standards to be adhered to for achieving the desired project outcome(s)

---

The concept design of the Blacksburg Police Headquarters and Parking Garage was developed after reviewing the space program included in the Preliminary Architectural Feasibility Report dated June 24, 2014 and from our program following brief interviews with the Police leadership team. The blocking and stacking diagrams from that shortened programing phase were further developed into the concept floor plans to illustrate the relationship of functions within departments and refine the core elements of the building.

For our detailed applicable standards, please refer to our Financial Proposal provided in a separate volume entitled "Volume 2."









---

## 3. PROJECT FINANCING

---

a. Provide a preliminary estimate and estimating methodology of the cost of the work by phase, segment, or both.

---

For our response to item 3.a. please refer to our Financial Proposal provided in a separate volume entitled "Volume 2."

---

b. 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.

---

For our response to item 3.b. please refer to our Financial Proposal provided in a separate volume entitled "Volume 2."

---

c. Include a list and discussion of assumptions underlying all major elements of the plan.

---

For our response to item 3.c. please refer to our Financial Proposal provided in a separate volume entitled "Volume 2."

---

d. Identify all anticipated risk factors and methods for dealing with these factors.

---

For our response to item 3.d. please refer to our Financial Proposal provided in a separate volume entitled "Volume 2."

### 3. PROJECT FINANCING

---

---

e. Identify any local, state or federal resources that the private entity contemplates requesting for the project. Describe the total commitment, if any, expected from governmental sources (and identify each such source) and the timing of any anticipated commitment.

---

For our response to item 3.e. please refer to our Financial Proposal provided in a separate volume entitled "Volume 2."

---

f. Identify any third parties that the private entity contemplates will provide financing for the project and describe the nature and timing of each such commitment.

---

For our response to item 3.f. please refer to our Financial Proposal provided in a separate volume entitled "Volume 2."

---

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

---

We are not aware of any aspect of the Public Safety Complex that could disqualify the project from obtaining tax-exempt financing.







---

## 4. PROJECT BENEFIT AND COMPATIBILITY

---

a. Describe the anticipated benefits to the community, region or state, including anticipated benefits to the economic condition of the Town, and identify who will benefit from the project and how they will benefit.

---

There are numerous benefits associated with the Public Safety Complex for the Town of Blacksburg, Police Department and local community. For the Town, development on the vacant lot previously occupied by the old Blacksburg Middle School will be an economic boost to the region. Development plans underway, including the Public Safety Complex, Gateway Building, multi-use facilities and public spaces, will bring a steady revenue stream to the locale by attracting tourists and providing Blacksburg residents with “Work, Live, Play” options.

The Police Department will benefit by receiving a much needed new facility, which will accommodate the growing police force and emerging technologies. The new construction will reflect the values and team spirit of the Blacksburg Police Department ensuring officers and staff feel comfortable and connected to each other and the community they serve. Along with the new building will be a new parking garage to ensure accessible parking for the officers, staff and community.

The community benefits by having easy access to law enforcement in a facility that not only protects them, but also welcomes them. In addition, since the design of the Public Safety Complex will incorporate the look and feel of surrounding buildings, the new Complex will help create a unified environment as part of the mixed-use development.

---

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

---

As previously written, W. M. Jordan anticipates a variety of benefits to the community, region and the state including but not limited to increased direct and indirect jobs, which will have significant economic impact on taxes and consumption of goods. Because of the nature of the project and its importance to the Town of Blacksburg, W. M. Jordan anticipates strong public and governmental support for this important project.

While W. M. Jordan expects this positive support for the project, we will leave nothing to chance. We have put together a team of public affairs experts to develop and implement a comprehensive public relations strategy to educate the various stakeholders and constituencies, and to build and maintain support for this important initiative. Troutman Sanders Strategies will serve in the lead role of public relations and governmental affairs. W. M. Jordan Development will develop a comprehensive strategic communications and marketing plan to reach all relevant market segments, including the Town of Blacksburg, Blacksburg Police Department, local officials, and Blacksburg citizens at large.

## 4. PROJECT BENEFIT AND COMPATIBILITY

---

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

---

W. M. Jordan Development believes the most essential part of the communication/information plan will be the coordination of internal communications between our team members and the representatives of the Town of Blacksburg and Blacksburg Police Department. W. M. Jordan Development will work with these representatives to develop and focus upon key expectations in the area of public relations. With Troutman Sanders Strategies taking the lead in the role of public relations, we will establish guidelines for internal and external communications that facilitate the free exchange of ideas and comments so that all team members operate from the same set of principles and objectives.

All members of the PPEA Team have a long history of facilitating public comment and support. By implementing a strategy consisting of our best practices learned through years of experience, our public involvement will be both substantive and meaningful. Our approach to communications and community outreach will create a sense of involvement that builds and maintains community support for the project.

When the Town selects W. M. Jordan Development to develop and implement the proposal, we will make any appropriate announcements, coordinated with public relations personnel from the Town, regarding the scope and intent of this important project. Further, if appropriate, key members of the PPEA Team will be available for interviews by local media personnel to discuss the project and its development. As the project develops, members of the PPEA Team will remain available, if necessary, to make presentations to business and community groups to report on the project's development and accomplishments. We also will provide a comprehensive and coordinated public information campaign that will reach the full range of stakeholders, including the general public, elected officials, public agencies and those employees and individuals who may be affected by this project.

In addition, members of the PPEA Team will ensure that the public and key leaders are aware that the project is in the Town's and general public's best interests. If appropriate, we will use a variety of methods to inform stakeholders and the general public about progress and developments including:

- Articles in local newspapers discussing the project
- Educational updates to provide information about the scope, timing and benefits of the project
- Tours of the facility to provide on-site illustrations of the project's benefits and progress
- Participation at local levels such as speaking opportunities and public forum events to provide updates and to describe the benefits of the project
- Digital marketing plan to give timely updates regarding the project on the Town of Blacksburg website and associated social media outlets.

## 4. PROJECT BENEFIT AND COMPATIBILITY

---

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

---

As previously stated, W. M. Jordan Development foresees numerous benefits to the Town and region. Attracting businesses to Blacksburg is critical to ensuring the economic growth of the region and the planned development of the old Blacksburg Middle School site provides the perfect opportunity to kickstart the economic boost. The new Public Safety Complex and Parking Garage can be an exciting anchor to the development. The relocated Police Department will be part of the new development while protecting the community and new businesses. This new development will certainly enhance what the Town's Economic Development Department has to offer when competing for new businesses in the Blacksburg.

e. Explain whether and, if so, how the project is compatible with the Town's comprehensive plan, infrastructure development plans, capital improvements budget, or other government spending plan.

---

The new Public Safety Complex is compatible with the local comprehensive plan and capital improvement budget. The current Recommended Capital Improvement Plan for FY 2019-2023 has listed the new Public Safety Complex as one of its major projects in conjunction with developing the old Blacksburg Middle School site. This PPEA proposal addresses all of the Town of Blacksburg and Police Department's needs discussed in the Capital Improvement Plan with the goal of "ensuring a safe community".

f. Explain how quality standards of the project will be satisfied in comparison with the qualities anticipated or proposed by the Town of Blacksburg for the project.

---

The AECOM Public Safety Design Studio has designed over 75 public safety projects throughout the United States. We will bring this experience from programming to construction detailing to truly make Blacksburg Police Headquarters a state of the art facility. We have already identified and incorporated into the preliminary design additional training venues for defensive tactics and firearm simulation. As planned currently, the facility is designed for efficient flow and operations, which resulted in a reduced size even with the additional spaces not previously planned. Similarly, we will incorporate details that are critical to operations, such as two-sided evidence lockers with a refrigerated section for DNA evidence in compliance with the latest CALEA Standards. These are but a few examples of the care and attention our team will provide to meet or exceed the Town of Blacksburg's standards required for this very important public safety project.

# 4. PROJECT BENEFIT AND COMPATIBILITY

g. 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.

**W. M. JORDAN COMPANY** is committed to the establishment, preservation and strengthening of minority-owned, woman-owned and small businesses and will demonstrate maximum practicable participation on this project. W. M. Jordan will make good faith efforts to solicit to minority-owned, woman-owned and small businesses and will make certain there is equal access and opportunities for participation. We are committed to not only helping minority-owned, woman-owned and small businesses have an equal opportunity to compete, but to prepare them to compete.

To prove our commitment, W. M. Jordan has a Supplier Diversity Department that serves as an advocate for the minority-owned, woman-owned and small business community. This department oversees all in-house minority-owned, woman-owned and small business programs and works with other departments within the company to increase awareness and to help identify opportunities in order to maximize participation.

Our goal is to have continuous expansion of our programs that advocate to minority-owned, woman-owned and small businesses, for they are significant value-added service providers that we'll use on this and other projects.

**Tools used to enhance minority-owned, woman-owned and small businesses include:**

<b>Mentor-Protege Development Program</b>	<b>Building Basics and Beyond (Workshops)</b>	<b>Connect-Zone</b>	<b>Project Informational Session</b>
<p>Provide developmental assistance with:</p> <ul style="list-style-type: none"> <li>• Preconstruction</li> <li>• Estimating</li> <li>• Marketing</li> <li>• Business Development</li> <li>• Project Management</li> <li>• Bonding</li> </ul>	<p>Workshops that cover:</p> <ul style="list-style-type: none"> <li>• Introduction to SmartBidNet (SBN)</li> <li>• Navigating Plans and Specs</li> <li>• Preparing to Bid</li> <li>• LEED (Green Building)</li> <li>• BIM (Virtual Construction)</li> <li>• Supplier Diversity</li> <li>• Bid Submission</li> <li>• Award Process</li> <li>• Subcontracts and Purchase Orders</li> <li>• Contract Administration</li> <li>• Submittal Processing</li> <li>• Project Schedule</li> <li>• Blue Beam</li> <li>• Managing the Jobsite</li> <li>• Project Closeout</li> </ul>	<p>Subcontractor-Sub-tier Introductions and discussions on:</p> <ul style="list-style-type: none"> <li>• Teamwork</li> <li>• Subcontractor Coordination</li> <li>• Relevance of Small Business Certifications</li> <li>• Navigating Small Business Certification and Registration Websites</li> <li>• 1st, 2nd and 3rd Tier Reporting</li> <li>• Building Relationships with Organizations that advocate for MBE's and Small Businesses</li> </ul>	<p>Project discussions held in the local area of the project.</p> <ul style="list-style-type: none"> <li>• Introduction of Project Team</li> <li>• Project Overview</li> <li>• Procurement Plan and Schedule</li> <li>• MBE Participation</li> <li>• Bid Packages and Time Issuance</li> <li>• LEED Requirements</li> <li>• BIM Requirements</li> </ul>