



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

Header @ 1

List View

General Information | Contact | Default Values | Discount | Document Information | Clarification Request

Procurement Folder: 1272513

Procurement Type: Central Master Agreement

Vendor ID: 000000204787

Legal Name: THE THRASHER GROUP INC

Alias/DBA:

Total Bid: \$0.00

Response Date: 09/05/2023

Response Time: 12:27

Responded By User ID: Thrasher

First Name: Anjelica

Last Name: D'Annunzio

Email: adannunzio@thethrashergror

Phone: 304-624-4108

SO Doc Code: CRFQ

SO Dept: 0313

SO Doc ID: DEP2400000009

Published Date: 8/25/23

Close Date: 9/5/23

Close Time: 13:30

Status: Closed

Solicitation Description: OER Brownfield Site Reuse Planning

Total of Header Attachments: 1

Total of All Attachments: 1



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

**State of West Virginia
 Solicitation Response**

Proc Folder: 1272513
Solicitation Description: OER Brownfield Site Reuse Planning
Proc Type: Central Master Agreement

Solicitation Closes	Solicitation Response	Version
2023-09-05 13:30	SR 0313 ESR09052300000001194	1

VENDOR
 000000204787
 THE THRASHER GROUP INC

Solicitation Number: CRFQ 0313 DEP2400000009
Total Bid: 0
Response Date: 2023-09-05
Response Time: 12:27:24
Comments:

FOR INFORMATION CONTACT THE BUYER

Joseph E Hager III
 (304) 558-2306
 joseph.e.hageriii@wv.gov

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

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

Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Brownfield Site Redevelopment Plan				0.00

Comm Code	Manufacturer	Specification	Model #
77101700			

Commodity Line Comments:

Extended Description:

Development of Site Reuse Planning for potential redevelopment opportunities at brownfield sites throughout West Virginia



THRASHER

WEST VIRGINIA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Office of Environmental Remediation

Brownfield Site Reuse Planning

Submitted by:
The Thrasher Group, Inc.
September 5, 2023

September 5, 2023

Attn: Mr. Joseph E. Hager III, Buyer
West Virginia Department of Administration
joseph.e.hageriii@wv.gov

*RE: West Virginia Department of Environmental Protection
Office of Environmental Remediation Brownfield Site Reuse Planning*

Dear Mr Hager and Members of the Selection Committee:

The West Virginia Department of Environmental Protection, Office of Environmental Remediation is in need of prequalified vendors for the development of Site Reuse Planning for potential redevelopment at brownfield sites throughout the Mountain State. This program will include site assessments, remedial and end-use planning, and community outreach to facilitate and promote economic development. As a West Virginia firm that strives to improve our local communities and the overall well-being of the state, The Thrasher Group is the right firm for the job.

We recognize the wide range of revitalization going on within West Virginia and the focused effort on environmental cleanup to support the overall development needs of the state. Completing this work is a large undertaking that requires a wide variety of passionate, experienced professionals. Thrasher has the right personnel on staff to assist in the WVDEP's efforts. Our team includes a Licensed Remediation Specialist on staff, in-house site reuse planning professionals, a suite of professional engineers, and marketing and outreach specialists to assist in this effort. These team members bring experience with the US EPA Brownfields program to the table, as well as familiarity with relevant federal and state regulations, and a deep portfolio of community improvement projects.

Our history with these projects have led to countless successful outcomes, largely due to our passionate, community-driven approach - we make it a point to engage all stakeholders early and often throughout the planning and design process. This approach assures not only that the results align with your overall project objects and that design criteria are met, but that the communities involved were a part of the process and had their voice heard. Through these efforts, we have developed strong relationships with our clients and communities, resulting in lasting partnerships and successful projects.

Additionally, with six offices located strategically throughout West Virginia, we are always close to any potential project sites. For this project, we have divided our staff into northern and southern teams. Each team has task leaders assigned who will have the help of our 300 staff members whenever needed. I will personally serve as your Program Manager, with all Thrasher work running through me to ensure you receive a seamless, cohesive experience, with our staff acting as an extension of your team.

We appreciate the opportunity to share our qualifications with you and look forward to discussing how The Thrasher Group can continue being a partner to the West Virginia Department of Environmental Protection for the long haul.

Sincerely,
The Thrasher Group, Inc.



Samuel Wilkes, LRS, PWS
Program Manager

DESIGNATED CONTACT: Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

(Printed Name and Title) Samuel Rich, PLA

(Address) 1000 Corporate Landing | Charleston, WV 25311

(Phone Number) / (Fax Number) 304-343-7601 | 304-343-7604

(Email address) srich@thetrashergroup.com

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; that I am authorized by the Vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on Vendor’s behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

The Thrasher Group, Inc. _____

(Company) Samuel A Rich

(Signature of Authorized Representative)
Samuel Rich, PLA, Principal _____

(Printed Name and Title of Authorized Representative) (Date)
304-343-7601 | 304-343-7604

(Phone Number) (Fax Number)
srich@thetrashergroup.com

(Email Address) _____

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: CRFQ 0313 DEP2400000009

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

Addendum Numbers Received:
(Check the box next to each addendum received)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6 |
| <input type="checkbox"/> Addendum No. 2 | <input type="checkbox"/> Addendum No. 7 |
| <input type="checkbox"/> Addendum No. 3 | <input type="checkbox"/> Addendum No. 8 |
| <input type="checkbox"/> Addendum No. 4 | <input type="checkbox"/> Addendum No. 9 |
| <input type="checkbox"/> Addendum No. 5 | <input type="checkbox"/> Addendum No. 10 |

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

The Thrasher Group, Inc.

Company


Authorized Signature

9/1/2023

Date

NOTE: This addendum acknowledgment should be submitted with the bid to expedite document processing.



300+

EMPLOYEES

- 36 Licensed Professional Engineers
- 10 Licensed Professional Surveyors
- 6 Licensed Professional Architects
- 2 Licensed Professional Landscape Architects
- 1 Licensed Remediation Specialist

MAIN POINT OF CONTACT:

Sam Wilkes, LRS, PWS
 Program Manager
 SWilkes@thethrashergroup.com
 Cell: 304-931-8109
 Office: 304-326-6356



40

YEARS

of delivering successful projects



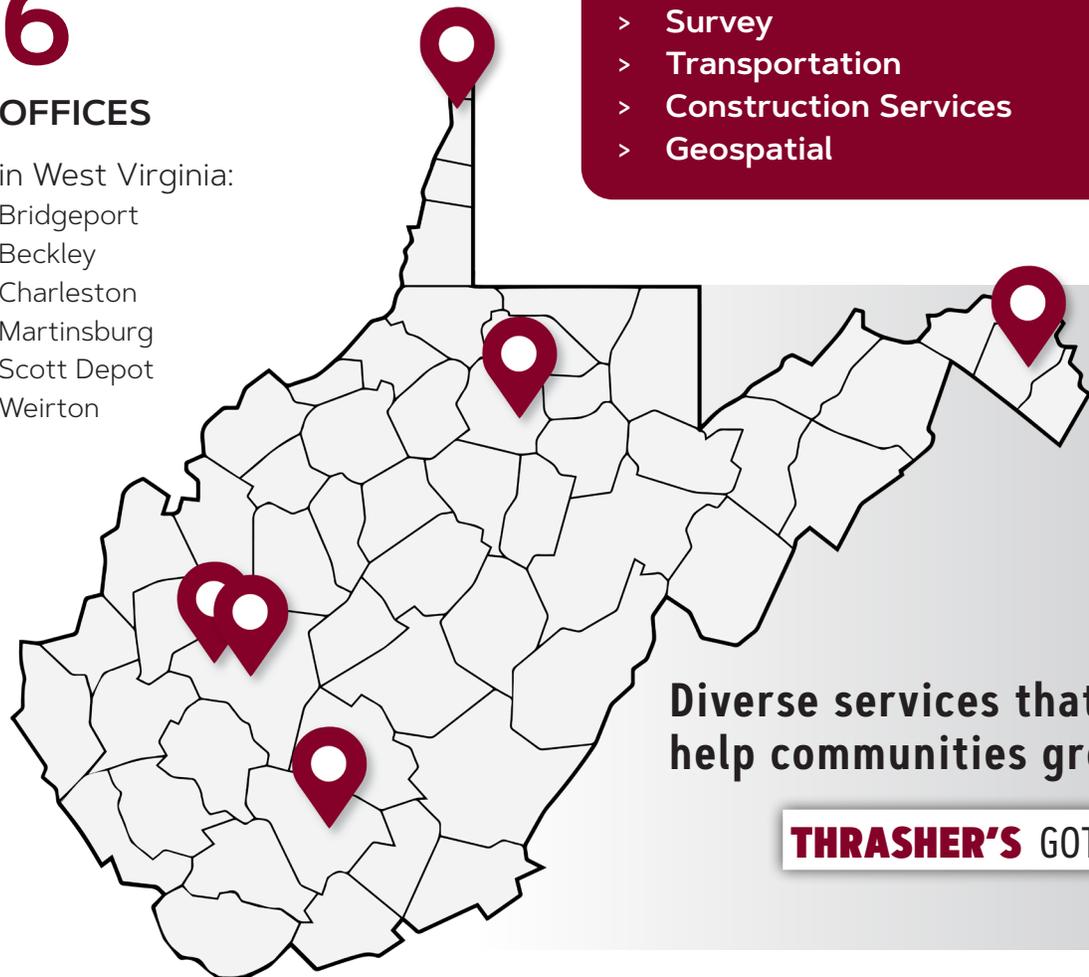
6

OFFICES

- in West Virginia:
- Bridgeport
 - Beckley
 - Charleston
 - Martinsburg
 - Scott Depot
 - Weirton

OUR SERVICES

- > Utility Engineering
- > Architecture
- > Site Engineering
- > Environmental
- > Survey
- > Transportation
- > Construction Services
- > Geospatial



Diverse services that help communities grow.

THRASHER'S GOT IT

Thrasher understands the purpose of this solicitation is to evaluate firms and create a prequalified list to conduct Brownfield Conceptual Reuse Plans throughout West Virginia. Thrasher will hold a kick-off meeting with WVDEP to determine the priority and necessary investigations for the five proposed sites. It is assumed that the state already owns these sites or that the current owner will cooperate to grant right-of-entry permission. We will bring to the table our decades of local experience in the state, as well as our knowledge of what sites might present the most encouraging opportunities for redevelopment.

REUSE AND REMEDIAL PLANNING

Remediation Plans will focus on the selected remediation strategy for the intended end use, such as contaminant removal and disposal to meet residential, recreational, or industrial de minimis standards. Additionally, site engineering controls will be evaluated, such as capping or covering contaminated areas, which may be more economical than removal and disposal.

The Site Reuse Plans will include site-specific plans showing the location of any proposed buildings and possible build-out redevelopment services, maps highlighting key infrastructure improvements, brownfields clean-up priority areas, and engineering controls as part of remediation strategies. Other supporting graphical documentation may include cross-sections, perspective sketches illustrating significant buildings, and architectural/design elements. Additionally, various detailed sketches may be provided, which show design elements such as landscape components, parks and public spaces, parking, and other infrastructure elements. Site Reuse Plans may be revised as remediation work is completed and potential stakeholders and the community provide comments and redevelopment ideas.

Thrasher will work with the WVDEP and the communities in which the projects are located to listen to their ideas of how sites should be repurposed for reuse and design concepts for what the community actually wants. Thrasher is experienced in conducting these reuse plans, and understand the importance that community plays in the process. Some of our recent work has included these exact projects, particularly through our work on seven sites with the Kanawha County Brownfield Assessment grant. Site have included:

» **Clendenin Elementary School Site**

Community park with an outdoor movie theater, stage, enhanced ball field, basketball court, walking trails, and splash pad

» **Herbert Hoover High School Site**

BMX bike park, senior and little league field, soccer and track complex, pickleball courts, walking trails, and scenic river overlook

» **23rd-25th Avenue Site in Nitro**

Commercial storefront with professional office space or apartments on the second floor

» **Saint Albans Junior High Site**

Residential single-family homes and townhome designs

» **2 Parcels Washington Street Saint Albans**

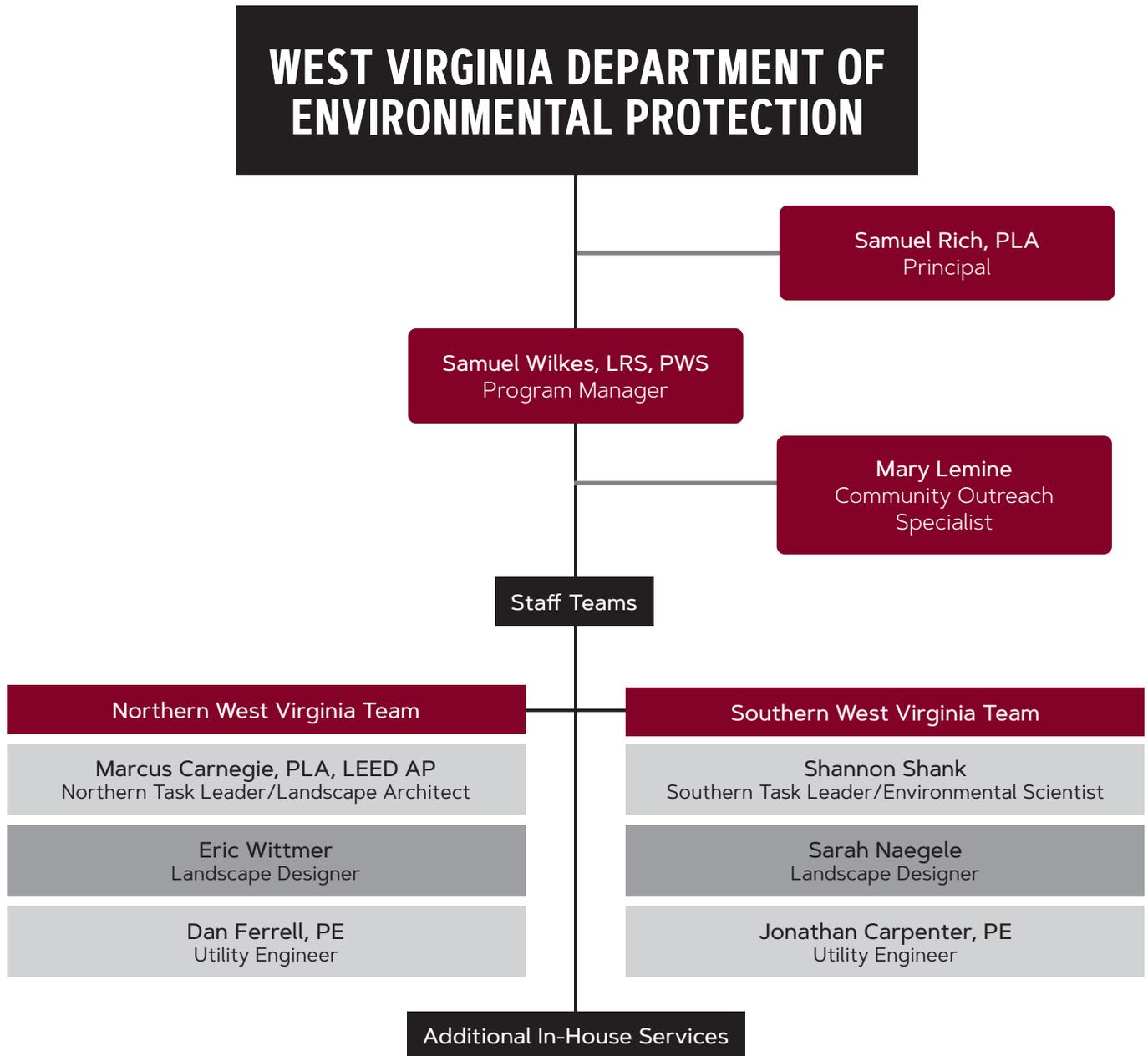
Pickleball courts, splash pad, mini-golf course, and skate park

» **Mitchland Land, LLC, 200-Acre Site in Shrewsbury**

Campground for RVs and tents, cabins, mountain bike and hiking trails, boat and kayak launch, docks, general store, restaurant, and stage

The Thrasher Group is a multi-disciplinary architecture, engineering, and field services firm. Our team has a wide variety of technical capabilities in-house, with the ability to provide one-off services or a full suite of expertise to take a project from concept to completion. Our in-house team fully covers the requirements in Section 4 of the Request for Prequalification of Vendors.

Team Member	Graphic Design Experience	Brownfields Site Reuse Planning Experience	Historical Research Experience	Community Outreach and Involvement Experience
Samuel Rich, PLA	9 years	9 years	9 years	9 years
Samuel Wilkes, LRS, PWS	-	15 years	20+ years	20+ years
Shannon Shank	16 years	5 years	16 years	-
Marcus Carnegie, PLA, LEED AP	17 years	8 years	4 years	17 years
Eric Wittmer	10 years	5 years	-	-
Sarah Naegele	3 years	-	-	-
Jonathan Carpenter, PE	-	-	-	25 years
Daniel Ferrell, PE	-	-	-	30 years
Mary Lemine	5 years	-	-	10 years





SAMUEL RICH, PLA

PRINCIPAL

Education

Bachelor of Science,
Landscape Architecture
West Virginia University

Registrations

Professional Landscape Architect:

- > West Virginia
- > Virginia

PROFESSIONAL OVERVIEW

Samuel Rich, PLA is a Master Planner at The Thrasher Group. He leads the firm's Land Development Market, ensuring our clients receive the highest quality product possible. In addition to his management role, Sam oversees the design process for a variety of land development and planning projects in the recreational, commercial, residential, municipal, and industrial sectors. Sam and his team work with clients to take projects from the development stages all the way through construction, providing site evaluation, master planning, estimating, project marketing, and final design services. Visualizing and evaluating design alternatives is one of his specialties, enabling Sam to effectively communicate with clients what their project will look like and how it will function long before the finished product is constructed.

In addition to master planning for specific sites, Sam has worked on several projects that have a more regional or community-based planning focus. He has a particular passion for community improvement and economic development projects and has experience with multiple regional recreational trail and water access planning initiatives. In addition to these regional projects, Sam has managed several projects with a focus on Downtown or City-wide beautification efforts in communities of various sizes.

EXPERIENCE

City of Weirton

Reuse Master Plan

Role: Land Planner

- > Brooke County, WV

Advantage Valley

Site Planning Study

Role: Project Manager

- > Cabell, Kanawha, Putnam, and Wayne Counties, WV

West Virginia Department of Economic Development

Site Assessments

Role: Principal

- > Various Locations, WV

City of Smithers

Riverfront Park Redevelopment

Role: Project Manager

- > Fayette County, WV

City of Nitro

Landscape Master Plan

Role: Project Manager

- > Kanawha County, WV

Doddridge County Economic Development Authority Strategic Planning

Role: Principal

- > Doddridge County, WV



SAMUEL WILKES, LRS, PWS

PROGRAM MANAGER

Education

Master of Science
Environmental Science & Policy
Johns Hopkins University

Bachelor of Science,
Earth & Environmental Science
Wilkes University

Registrations

- > Professional Wetland Scientist
- > Licensed Remediation Specialist

Affiliations

- > Society of Wetland Scientists

Trainings

- > SafeLand Trained, June 2014
- > OSHA HAZWOPER 1910.120/1926.65; 40 Hour Training & 8 Hour annual refresher trainings
- > OSHA 10 Hour Construction Worker Training, October 2020
- > OSHA 30 Hour Construction Worker Training, November 2020
- > Wilderness First Aid, CPR & AED Training; November 2020
- > Level I Fluvial Geomorphology, by David Rosgen

PROFESSIONAL OVERVIEW

Sam Wilkes, LRS, PWS is an Environmental Project Manager within Thrasher's Land Development Market. Sam is a Professional Wetland Scientist and a WVDEP certified Licensed Remediation Specialist. He brings over 23 years of consulting experience as a project manager and senior environmental scientist, providing technical support to watershed management, restoration, natural resource conservation, and hazardous materials programs. Sam is experienced at providing project oversight and managing field teams and contractors collecting wetland, stream quality, environmental media data, and general site condition data for site characterization. He regularly interacts with his clients and manages project budgets and staffing plans, while providing quality control review of project deliverables. Sam understands the importance of delivering projects on time and providing a proactive management style to his clients.

EXPERIENCE

Kanawha County Commission

Brownfield Assessments

Role: Project Manager
> Kanawha County, WV

WV State University

NEPA Environmental Assessment

Role: Project Manager
> Kanawha County, WV

West Virginia Total Maximum

Daily Load Development

Role: Environmental Consultant
> Various Counties, WV

Kanawha County School Board

Role: Environmental Consultant
> Kanawha County, WV

Kanawha County Regional Transportation Authority

Role: Environmental Project Manager
> Kanawha County, WV

Coalfield Development Corporation

Black Diamond Property

WVVRP Site Remediation

Role: Environmental Project Manager
> Cabell County, WV

Raleigh County Commission

Clear Fork Rails to Trails

Role: Project Manager
> Raleigh County, WV

City of Bluefield

Exit 1 Site Development

Role: Project Manager
> Mercer County, WV

Huntington Municipal Development Authority ACF Development

Role: Environmental Project Manager
> Cabell County, WV



MARY LEMINE

COMMUNITY OUTREACH SPECIALIST

Education

Bachelor of Science,
Strategic Communications &
Public Relations
West Virginia University

Master of Science,
Journalism
West Virginia University

Affiliations

> West Virginia Women in
Aviation

PROFESSIONAL OVERVIEW

Mary Lemine has been an integral part of Thrasher's Marketing and Communications team since 2018. Through the years, Mary has risen to lead the internal Marketing team in her current role as Marketing Manager. In her day-to-day, Mary oversees the quality of all print and digital content for both Thrasher and for clients that utilize Thrasher for communications assistance. Mary revolutionized Thrasher's communications support services for clients by developing a program internally that allows her team to work as content developers for a plethora of applications. Mary and her team have developed press releases, social media campaigns, collateral marketing pieces, and much more to bolster overall project success. In addition to her role as the Marketing Manager, Mary also works with Thrasher's Business Development team to engage a host of different clients and ensure that client satisfaction remains the hallmark of our business.

EXPERIENCE

Lubeck Public Service District Lead Line Replacements and Water System Improvements

Role: Community Outreach
> Wood County, WV

Clarksburg Water Board Lead Service Lines

Role: Public Relations
> Harrison County, WV

Cowen Public Service District Water Line Extension

Role: Community Outreach
> Webster County, WV

Marshall County Sewerage District System Improvements

Role: Community Outreach
> Marshall County, WV

Hughes River Water Board New Water Tank

Role: Community Outreach
> Ritchie County, WV

Town of Romney Water Line Extension

Role: Communications Specialist
> Hampshire County, WV

State of West Virginia Build Back Better

Role: Grant Writing Assistance
> West Virginia

Benedum Airport Authority WV AeroTech Park

Role: Communications Specialist
> Harrison County, WV



SHANNON SHANK

SOUTHERN WEST VIRGINIA TASK LEADER/ENVIRONMENTAL SCIENTIST

Education

Bachelor of Science,
Landscape Architecture
West Virginia University

Associate of Applied Science,
Architectural Drafting
West Virginia State College

Certifications

- > Dave Rosgen Applied Fluvial Geomorphology Course
- > Richard Chinn Army Corp of Engineers Wetland Delineation 38-hour Training Course
- > ESRI Virtual Campus Certification
- > Learned skills for uses of ArcGIS 10, 10.1, 10.2 & 10.3.
- > Various ArcGIS Certifications
- > Professional Level Photography

PROFESSIONAL OVERVIEW

Shannon Shank is an Environmental Scientist for The Thrasher Group. He brings nearly 15 years of experience to his role. Shannon has a background in GIS and landscape architecture. He is an expert in GIS analysis involving slope, water, and environmental impacts. He also works with a variety of environmental wetland and stream features, collecting GPS data and creating maps for clients.

Prior to joining Thrasher, Shannon gained a decade of environmental consulting experience. He handled a variety of responsibilities in this role, from land development to stream delineation. He also spent several years with Columbia Gas Transmission, where he grew his GIS and mapping skills, working directly with clients to provide the specific information their companies needed.

EXPERIENCE

West Virginia Department of Economic Development Site Assessments

Role: Environmental Scientist
> Various Locations, WV

City of Morgantown Hazel Ruby McQuain Park Improvements

Role: Environmental Scientist
> Monongalia County, WV

Elk Terminal Voluntary Remediation Program

Role: Environmental Scientist
> Wood County, WV

Moundsville Zinc Voluntary Remediation Program

Role: Environmental Scientist
> Marshall County, WV

Coalfield Development Corporation Black Diamond Property WVVRP Site Remediation

Role: Environmental Scientist
> Cabell County, WV

Clear Mountain Bank Phase 1 Environmental Site Assessments

Role: Environmental Scientist
> Monongalia County, WV

Camden on Gauley Summersville Dental Clinic Facility

Role: Environmental Scientist
> Nicholas County, WV

Cohen Building Restoration and Reuse

Role: Environmental Scientist
> Taylor County, WV



MARCUS CARNEGIE, PLA, LEED AP

NORTHERN WEST VIRGINIA TASK LEADER/LANDSCAPE ARCHITECT

PROFESSIONAL OVERVIEW

Marcus Carnegie, PLA, LEED AP is a Landscape Architect within The Thrasher Group's Land Development Market. Marcus is an innovative professional with a wide array of occupational diversity. His role at Thrasher includes project management for parks and recreation facilities, corporate and retail centers, residential developments, streetscape enhancements, and rail trail upgrades. He has also worked on downtown redevelopment master plans, park designs, native plant restorations, and highway beautification projects.

His planning experience includes project sites ranging in size from one-third of an acre to hundreds of acres. By working on projects with such a wide range of scales, Marcus can develop final design solutions that meet budgetary constraints and satisfy the interests of multiple stakeholder groups. He fits the Thrasher model of providing turn-key services by overseeing projects from their early design development phases through the survey, permitting, bidding, and construction phases.

Education

Bachelor of Science,
Landscape Architecture
West Virginia University

Registrations

Professional Landscape Architect:

- > West Virginia
- > Pennsylvania
- > Ohio
- > Maryland

Certifications

- > LEED AP

Affiliations

- > ADA Accessible Routes
- > Solar Systems
- > Site Safety
- > Administering the Construction Project

EXPERIENCE

WestRidge Commons

Role: Project Manager

- > Monongalia County, WV

Meadow View

Residential Development

Role: Project Manager

- > Harrison County, WV

City Park Kayak Launch

Role: Landscape Architect

- > Taylor County, WV

City of Ripley

Mixed-Use Development

Role: Project Manager

- > Jackson County, WV

Northview Rail Trail

Culvert Repair

Role: Project Manager

- > Harrison County, WV

City of Charleston

Slack Plaza

Role: Landscape Architect

- > Kanawha County, WV

YMCA of Beckley

Role: Landscape Architect

- > Raleigh County, WV

Greenbrier Sporting Club

General Services

Role: Landscape Architect

- > Greenbrier County, WV



ERIC WITTMER

NORTHERN WEST VIRGINIA LANDSCAPE DESIGNER

Eric Wittmer is a Landscape Designer in Thrasher’s Land Development Market. He has nearly 10 years of experience in the design field, with a diverse background that includes project management, civil design, landscape architecture, erosion and sediment control management, sales, construction management, project estimating, surveying, and as-builts.

Eric has spent a large portion of his career specifically working on maintenance of golf courses in both West Virginia and Illinois. Throughout this time, he took part in countless projects involving golf course renovation, new course design, survey, daily maintenance activities, drainage pipe replacements, irrigation system repairs, and more.

Education

Bachelor of Science
Landscape Architecture
University of Illinois

Trainings

> OSHA 10

Experience

Weirton Reuse Plan

Role: Site Planner
> Hancock County, WV

City of Smithers Riverfront Park Redevelopment

Role: Landscape Designer
> Fayette County, WV

City of Charleston Slack Plaza

Role: Landscape Designer
> Kanawha County, WV

City of Ripley Mixed-Use Development

Role: Landscape Designer
> Jackson County, WV



SARAH NAEGELE

SOUTHERN WEST VIRGINIA LANDSCAPE DESIGNER

Sarah Naegele is a Landscape Designer at Thrasher, specializing in the Land Development Market. She joined the Thrasher team right after graduating from West Virginia University and has since gained extensive experience in the field of design. Sarah’s key responsibilities include designing site plans for both residential and commercial projects, estimating project costs, and maintaining strong client relationships.

Education

Bachelor of Science
Landscape Architecture
West Virginia University

Experience

Randolph County Development Authority Railyard Event Center

Role: Landscape Designer
> Randolph County, WV

City of Bridgeport Benedum Civic Center

Role: Landscape Designer
> Harrison County, WV

Town of Clifton Forge Inclusive Playground

Role: Landscape Designer
> Alleghany County, VA



DANIEL FERRELL, PE

NORTHERN WEST VIRGINIA UTILITY ENGINEER

Dan Ferrell, PE is a tenured Project Manager with nearly 30 years of experience in project design and management in the public utility sector. In this time, he has built an impressive portfolio of both potable water and sanitary sewer projects ranging from the smallest municipalities to large-scale implementations. Be it a water line replacement or the complete overhaul of a sanitary system, Dan provides hands-on oversight to each project he touches.

Dan's ability to understand his client's goals stems in part from his time service as the Director of Public Works and City Engineer for the City of Bridgeport. In this role, he was responsible for water, sanitary sewer, and stormwater infrastructure for the growing city. Dan has taken that time spent as the client and translated it to become a highly skilled engineering consultant.

Education

Master of Science,
Civil Engineering
Old Dominion University

Bachelor of Science,
Civil Engineering
West Virginia University

Registrations

Professional Engineer:
> West Virginia
> Pennsylvania
> Virginia

Experience

**State of West Virginia
Infrastructure Study**
Role: Principal/Manager
> Statewide, WV

**Boy Scouts of America
Welcome Center
Utility Design**
Role: Principal
> Fayette County, WV

**City of Bridgeport
Rt. 50 Water and Sewer
Upgrades and Improvements**
Role: Principal
> Harrison County, WV

**City of Bridgeport
Water and Wastewater
Improvements**
Role: Principal
> Harrison County, WV



JONATHAN CARPENTER, PE

SOUTHERN WEST VIRGINIA UTILITY ENGINEER

Jonathan Carpenter, PE serves as managing partner of the firm's Charleston, West Virginia location and leader of the Water Resources Market. In this role, he oversees numerous public utility projects of varying size and complexity. Jonathan has been with Thrasher for over 25 years, and brings an unsurpassed expertise to the company, particularly as it relates to the design of water and wastewater treatment facilities in rural areas.

Jonathan has spent the vast majority of his career working with small West Virginia municipalities to help them identify issues within their water and sanitary sewer systems, and to develop innovative solutions that are both sustainable and economical. His diligent work throughout the state has garnered national recognition from the American Water Works Association (AWWA), where he was honored as a 2013 George W. Fuller Award recipient.

Education

Bachelor of Science,
Civil Engineering
University of Tennessee

Registrations

Professional Engineer:
> West Virginia
> Maryland
> Virginia
> Ohio
> Kentucky
> Tennessee
> South Carolina

Experience

**Hatfield-McCoy Regional
Recreation Authority
Utility Extensions**
Role: Principal
> McDowell County, WV

**Wild Ridge, YoungLife Camp
Utility Design**
Role: Principal
> Nicholas County, WV

**Huntington Sanitary Board
On-Call Services**
Role: Principal
> Cabell County, WV

**WVDEP AML Amherstadale
Water Treatment Plant and
Water Line Extensions**
Role: Project Manager
> Mingo County, WV



CITY OF WEIRTON

Reuse Plan

Client Contact:

Business Development Corp of the Northern Panhandle
 Mr. Marvin Six, Executive Director
 324A Penco Road | Weirton, WV 26062
 304-748-5041

The City of Weirton is a unique place in West Virginia. Located in the northern panhandle, Weirton borders Ohio and is a stone's throw from Pittsburgh, Pennsylvania, making it accessible to the Pittsburgh metropolitan area. In the past, Weirton was home to the largest private employer in the state – a steel mill that employed 12,000 workers. Today, however, the City has a very different reality, with hundreds of acres of former industrial sites that need revitalized to recapture the City's vitality and attract tourists. The Thrasher Group was hired to help make that happen.

Thrasher has partnered with the BDC and a variety of local and national stakeholders to create a redevelopment plan for a portion of the City that covers approximately 1,000 acres. This plan first focuses on creating or renovating roadways and bridges to make the area more accessible. This infrastructure would make the area as a whole more user-friendly, but more importantly, would also connect downtown Weirton directly to Route 22 in Ohio, creating a thoroughfare that encourages travel through the City. Next, the revitalization plan focuses on creating a new mixed-use development that would be home to commercial, residential, and industrial sites, a recreational trail, and a variety of other features.

In addition to planning, Thrasher is assisting in the funding process. The Thrasher team is coordinating with the several entities involved in the project, helping them identify and secure funds to make these projects possible.



 **CITY OF SMITHERS**
Smithers Riverfront Park Redevelopment

Client Contact:

Ms. Anne Cavalier, Mayor
 PO Box 489 | Smithers, WV 25186
 304-442-5282

The City of Smithers owns the former Oakland Elementary School which sits on the Kanawha River and is one of the few publicly owned pieces of land in the Upper Kanawha valley. The school building is set for demolition through the RISE West Virginia program which offers assistance in demolition to residents and communities affected by storm damage. The building roof caved during heavy storms in 2016 flooding the building and putting it building beyond a reasonable cost of repair or reuse. Thrasher worked with the

City of Smithers and WVDEP Office of Environmental Remediation through a USEPA Small Community Technical Assistance Grant focused on brownfields.

The purpose of the project was to create a vision for redevelopment which would offer river access and create recreational open space for residents and visitors alike. Thrasher led community members and stakeholders through the planning process to generate ideas for the redevelopment and the resulting plan includes a courtesy dock, kayak launch, splash park, basketball court, restrooms, picnic areas, and locations for informational and interpretive signs. While the riverfront terrain presents challenges the intent will be for all age groups and disabilities to have access to these water access amenities. The planning process included the development of powerful marketing visuals and cost estimating to help the City of Smithers apply for additional funding which will go toward the construction of these new facilities.



213° SW
St. Albans Jr. High School
Front



 **KANAWHA COUNTY COMMISSION**
Brownfield Assessment

Client Contact:

Ms. Samantha Morse
Grant Writer/Program Manager
407 Virginia St E Ste 230 | Charleston, WV 25301
304-357-5107

Thrasher has been working with the Kanawha County Commission and their Coalition Partners to build an inventory of properties. The properties were then ranked using various criteria for redevelopment purposes and rank each site. Thrasher has also assembled a Quality Management Plan (QMP) and Quality Assurance Program Plan (QAPrP) for the project. EPA has approved the QAPrP for the project, while the QMP is still in EPA review. Thrasher can use these plans as future templates to navigate the EPA review process more efficiently in the future.

The Kanawha Valley Regional Transit Authority site in Charleston is currently being reviewed for approval for a Phase I ESA, Asbestos and Lead Paint Investigation to support demolition of existing buildings established in the mid-1950s timeframe for build out of new office and maintenance facilities at the same location.



 **WV DEPARTMENT OF ENVIRONMENTAL PROTECTION**
Cities of Mullens and Milton
Brownfields Redevelopment

You can view the full site reuse plan here: <http://bit.ly/MullensThrasher>

The Thrasher team worked under two separate contracts with WVDEP has prepared Brownfield reuse planning and feasibility studies for the communities of Mullens and Milton. Site reconnaissance was conducted to identify vacant structures. Conceptual reuse of selected properties was conducted along with the feasibility of study to determine economic impact to revitalizing these communities.



 **HUNTINGTON MUNICIPAL DEVELOPMENT AUTHORITY**
The Foundry

Client Contact:

Ms. Cathy Burns, Executive Director
PO Box 1268 | Huntington, WV 25714
304-696-5509

This project consists of the repurposing of the former ACF machine shop located in the Huntington Brownfields Innovation Zone. Originally constructed in 1949, this 10,800 SF brick building with a sawtooth roof will be restored into a new welding training and technology center. Partially funded by a USEDA grant, new roofing, new wall panels, new insulation, new glass curtain wall and all new HVAC and electrical work will all be completed. Also included as part of this project is a new 5,00 SF modern addition that will include classrooms, offices and other education spaces. With a total project budget of over \$10M, the project is currently in the design phase with a scheduled completion in early 2025.





CAPITAL AREA DEVELOPMENT CORPORATION OF WEST VIRGINIA Charleston LIFT Center

Client Contact:

Ms. Nicole Christian, President/CEO
1116 Smith Street | Charleston, WV 25301
304-340-4253

The LIFT Center project consists of the demolition of approximately 55,000 SF of the existing Kanawha Manufacturing Facility located at 1520 Dixie Street in Charleston, WV. Partially funded by a USDA grant, the remaining 55,000 SF of space will be converted into five separate tenant spaces to be used for manufacturing, carbon capturing technologies, green energy, food manufacturing and job training. With a total project budget of over \$16M the project is currently in the design phase with demolition to be completed in early 2024 and construction in 2025.

WV DEPARTMENT OF ECONOMIC DEVELOPMENT
Build Back Better Site Assessments

Client Contact:

Mr. Mike Graney, Executive Director
 1900 Kanawha Boulevard, East
 Charleston, WV 25305
 304-558-2234

Thrasher worked with the West Virginia Department of Economic Development on the analysis of two different properties located in Jackson County and Marion County, West Virginia. The purpose of this planning exercise was to identify any gaps in due diligence necessary to market the sites to potential industrial users or site selectors. The process involved utility gap analysis, conceptual site planning, earthwork concepts, environmental reviews, geotechnical reviews, and transportation analysis.

In addition to the focus on these specific pilot sites, Thrasher is working with the WVDED to establish the criteria for the site readiness Certified Site Program which is set to unveil next year. The purpose of this program is to establish a checklist of necessary information that site selectors will be looking for when sites are being marketed for industrial and commercial development opportunities. This program will allow for the certification of a given site within the boundaries of West Virginia as well as establish a to be determined funding program to help local entities close the gaps on their remaining due diligence activities for their respective sites.





ADVANTAGE VALLEY, INC. Economic Development Planning Study

Client Contact:

Ms. Terrell Ellis, Executive Director
PO Box 1928 | Charleston, WV 25327
304-342-6972

The Thrasher Group was retained by Advantage Valley, Inc. to identify the industrial development opportunities along the Interstate 64 corridor between the Kentucky border and Charleston, WV. The Interstate 64 corridor has historically been the focus of industrial activity in central West Virginia.

A key objective for the study was identifying small, medium and large-scale sized sites that can support industrial development on an expedited timeframe. Targeted industry groups included automotive, associated manufacturing, transportation logistics and warehousing. The opportunities for mixed use development were also evaluated during Thrasher's study. A GIS based inventory and analysis tool in completing an inventory of over 100 sites along the corridor was utilized by Thrasher. A preliminary analysis of each site was completed to identify key site characteristics, opportunities or challenges. An evaluation matrix was developed by Thrasher against which each site was evaluated to produce a list of focus sites for which additional due diligence work would be completed. Due diligence completed for this project included desktop environmental reviews, Phase I Environmental Site Assessments, infrastructure assessments, conceptual site and grading plans as well as cost estimates to project future development costs.



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