



Expression of Interest

# Boating Facilities Design and Construction

Town of Winfield and Mouth of Guyandotte River

Solicitation No. 0310 DNR1700000002  
West Virginia Division of Natural Resources

October 26, 2016

10/25/16 11:24:03  
Purchasing Division



**Expression of Interest**

# **Boating Facilities Design and Construction**

**Town of Winfield and Mouth of Guyandotte River**

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October 26, 2016

Mr. Guy Nisbet  
Department of Administration, Purchasing Division  
2019 Washington Street, Charleston, WV 25305

**Expression of Interest**

**Boating Facilities Design and Construction | Town of Winfield and Mouth of  
Guyandotte River | Solicitation No. 0310 DNR1700000002**

Dear Mr. Nisbet,

From Vision to Ribbon, a project must be shepherded through multiple stages which often require the knowledge and expertise of a number of skilled specialists. This commitment to delivering results is the primary mission of GAI Consultants (GAI). We endeavor to balance imagination, creativity, and reliability by combining all the skills necessary to envision, design, plan, and manage your project to get the results you want, on-time and on-budget.

GAI is a 900+ person engineering, landscape architecture, planning, and environmental consulting firm with over 57 years of experience delivering innovative engineering solutions to our clients. Through engineering expertise and broad, deep knowledge of regulatory processes, we transform ideas into reality with solutions that make a real difference to our clients. We are extremely proud of the legacy of work that we have championed in West Virginia over the last 27 years, and we look forward to the opportunity to continue that relationship for the next quarter of a century and beyond.

As you read on, you will discover that what separates GAI from our competition is the wide variety of services that we can offer our clients under one "roof." Our unique business unit structure affords us the ability to assemble a specialized team of professionals with a combined technical knowledge encompassing the fields of engineering, landscape architecture, transportation, land use planning, development, zoning, urban design, public outreach, and civic engagement and process. Because of this, we are confident we are far better positioned than most to deliver at a very high level creative, yet pragmatic solutions to any type of project that we might be asked to perform.

As you will see in our qualifications, we have completed multiple projects from across the region involving similar, if not identical services to the ones identified in your request for qualifications. Locally, GAI has completed design and construction monitoring of the Haddad Riverfront Park Improvements in Charleston, and we are currently finalizing construction documents for approximately \$7.5 million in parks and recreation improvements for the Valley Park (wave pool) in Teays Valley. GAI has also recently completed the Kanawha Boulevard Bicycle and Pedestrian Improvements construction plans—the project is currently in the bidding phase. This project is unique in that it not only facilitates improved safety and accessibility for bicyclists and pedestrians along the Kanawha River, it also addresses riverbank erosion issues by introducing environmentally-friendly bioretention cells in the proposed green space



[gaiconsultants.com/communitysolutions](http://gaiconsultants.com/communitysolutions)

between the boulevard vehicular traffic and the bicycle-pedestrian users closer to the Kanawha River. Also, our proposed project manager for this effort, Mr. Todd Schoolcraft, PLA, ASLA, LEED GA, prepared the concept plan and preliminary cost estimate for the City of Winfield for the boat launch facilities proposed in Putnam County. Mayor Randy Barrett then approached the West Virginia Department of Natural Resources (WVDNR) and other government entities to begin the process of making the concept an eventual reality.

Our past history and familiarity with the WVDNR combined with our intimate knowledge of the specific project requirements in Winfield and Huntington will prove to be a valuable asset to the WVDNR Wildlife Resources Section, and will ensure the successful completion and implementation of this important infrastructure improvements project. This continued relationship demonstrates our capability to work corroboratively with our clients—Concept to Construction—advancing vision into tangible projects that will surely benefit the WVDNR and the citizens of West Virginia that use the Winfield and Huntington facilities to live and recreate on a daily basis.

Because our employees are also citizens of Winfield, Huntington, and many other communities in West Virginia, we feel we are also stakeholders in all WVDNR projects we are asked to be involved in. We value the relationship we have built with the City of Winfield, and the WVDNR over the years, and take the trust that we are given by you very seriously. We look forward to speaking with you further about our qualifications and how the GAI team can help turn all of your potential projects into a reality. Please feel free to contact me at any time with questions at [d.gilmore@gaiconsultants.com](mailto:d.gilmore@gaiconsultants.com) or 681.245.8867.

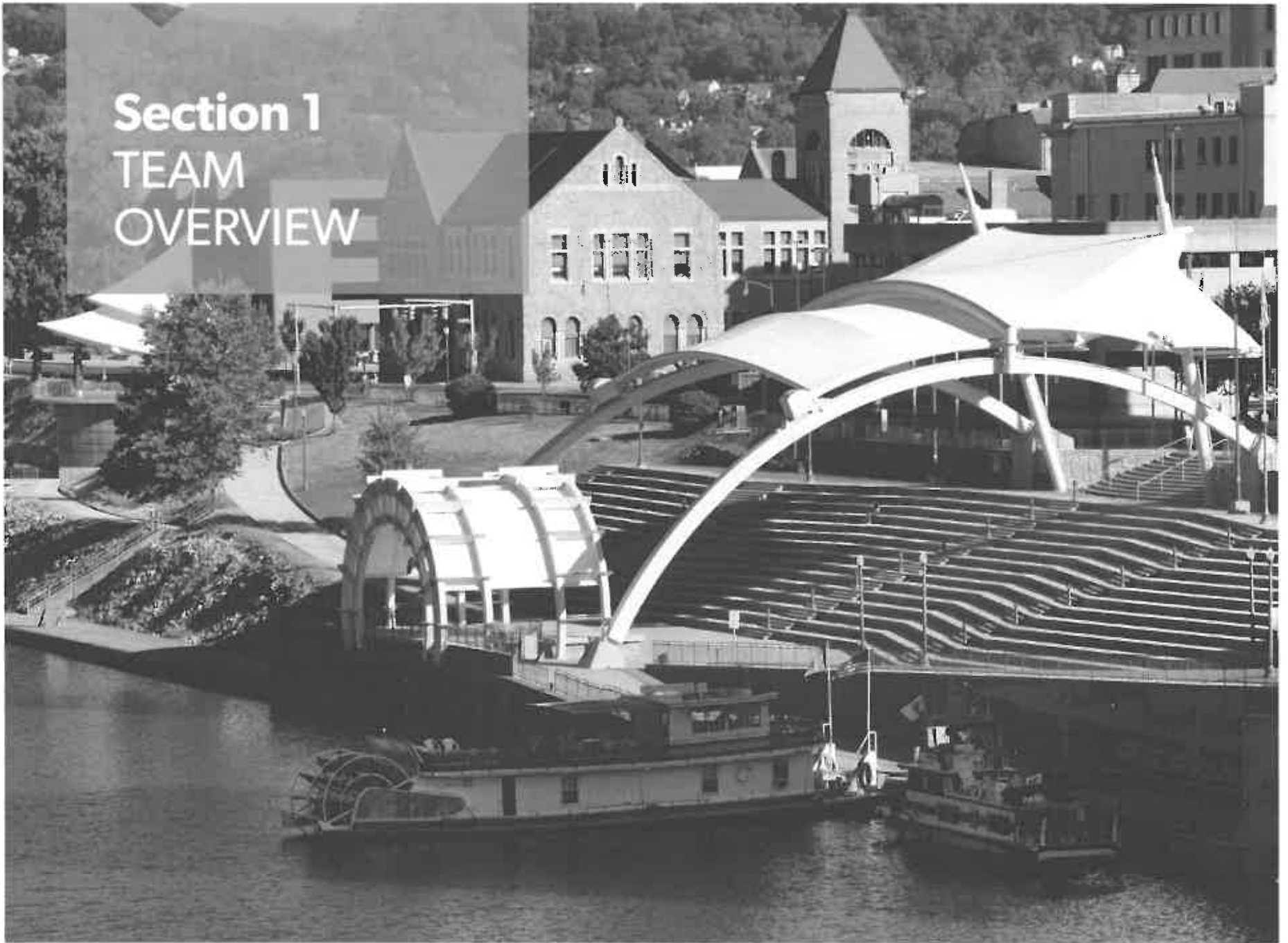
Sincerely,

**GAI Consultants, Inc. / Community Solutions Group**

David Gilmore, PLA, MBA  
Director, Landscape Architecture /  
Charleston Office Leader

R. Todd Schoolcraft, PLA, ASLA, LEED GA  
Senior Landscape Architect

**Section 1**  
TEAM  
OVERVIEW



# GAI CONSULTANTS, INC.



## Streamlining Solutions

GAI is a 1,000 person engineering and environmental consulting firm with over 55 years of experience delivering innovative engineering solutions. *Transforming ideas into reality* since 1958, we currently serve our clients from 25 office locations throughout the Eastern, Midwestern and Southern United States. Through engineering expertise and broad, deep knowledge of regulatory processes, we offer solutions that make a real difference to our clients.

With an award-winning and respected professional reputation in multiple engineering, environmental, and technical practice areas, GAI distinguishes itself by our solid reputation of providing excellent customer service along with innovative yet practical solutions.

Our work in the following disciplines provides innovative and cost-saving solutions for clients in municipal, as well as energy, transportation, water, government, real estate, and industry.

## Our Clients

Our clients are highly respected global energy and manufacturing firms, transportation agencies, and national developers—as well as local communities and state and federal government. They challenge us with projects that demand skilled technical expertise and sustainable results.

## Our Communities

Our numerous offices are organized to mobilize staff and services seamlessly. They foster a unique blend of professional consulting disciplines, dedicated engineering and environmental specialists, and local experts. We work, live, and give charitably to the communities we serve.

## Our Services Overview

- Airport Planning + Design
- Bridge and Structure Inspection + Design
- Coal Combustion Residuals Management
- Construction Inspection and Management
- Cultural Resources Management
- Economic Analyses and Strategies
- Electric Transmission Design and Siting
- Environmental Engineering
- Environmental and Species Studies + Permitting
- Gas Pipeline Surveying and Mapping
- Geographic Information Systems (GIS)
- Geotechnical Engineering and Geology
- Impoundment and Landfill Permitting + Design
- Land Development Engineering
- Land Surveying and Mapping
- Landscape Architecture + Design
- Master Planning and Urban Design
- Mechanical, Electrical, and Structural Engineering
- Natural Gas FERC Certification and Permitting
- Nuclear Energy Engineering Support
- Right of Way and Appraisal Support
- Transportation Planning + Design
- Utility Management Consulting
- Water, Stormwater, and Wastewater Management



# GAI CONSULTANTS, INC. AND ITS COMMUNITY SOLUTIONS GROUP

## Community Solutions: *Experienced People, Open Minds, Fresh Ideas*



A GAI Consultants, Inc. Service Group

Planning | Urban Design  
Landscape Architecture  
Economics | Real Estate

### What We Are

GAI's Community Solutions Group is an idea-driven strategic consulting practice integrating design, planning, and economics. We are committed to enhancing communities in ways that are practical, sustainable, and authentic to our clients' needs, while being politically aware, financially feasible, and aesthetically compelling. Our mission is to create livable places of lasting value in an increasingly connected, complex, and competitive world.

### Who We Are

The Community Solutions Group is a unique team of landscape architects, urban designers, land use planners, public finance and economic development specialists, and public administrators who capture the full dimensions of strategy and solution. Committed to positioning cities for a sustainable future, we are recognized for delivering insightful, thorough, and technically sophisticated solutions. We embrace a philosophy that values the complex interrelation of people, place, and policy while considering a project's ability to positively impact its investors, community, and setting. GAI's Community Solutions Group listens carefully and actively, questioning assumptions with positive energy and fresh ideas. We seek to understand our client, the place and its context, and the real substance of issues before we act. We are passionate about our work, care for people, and are purpose-driven practitioners with a track record of positive outcomes.

### What We Do

Our work centers on finding resolution to place-based problems by implementing context-sensitive, sustainable solutions that are economically and fiscally beneficial and implementable. We engage diverse community

groups to affect positive outcomes with shared benefits through integrated solutions. Consequently, our clients include governments, agencies, institutions, and developers who share an equal need to address complex and inter-related challenges. We work from planning to policy and concept to construction across the scales of region, city and campus; neighborhood, street, and site.

As an art, our practice requires an understanding of the nuances of feasibility, political sensitivity, urban form, relationships, and character of place. But as a science, it involves street geometries and hydrologic flows, floor-area ratios, densities, market economics, and financing mechanisms. We are effective because we are sensitive and sophisticated about implementing complex ideas across the platform of inclusive participation, thoughtful design, funding and finance, public policy, and community partnerships for initiatives both large and small.

Urban Design + Planning

Economics + Strategy

Landscape Architecture + Design

### Urban Design + Planning

The Community Solutions Group's Urban Design + Planning practice focuses on crafting plans that create livable places of lasting value for communities that require context-sensitive, sustainable solutions. We prioritize close collaboration with clients through an approach that emphasizes plans that reflect strong neighborhoods, livable transportation networks, interconnected park and open space systems, environmental sensitivity, and economic opportunities. Through work at the scale of city, neighborhood, and street, our plans create



the framework for rich, interactive settings that bring people together in environments that facilitate meaningful experiences that enrich lives.

Our team draws upon expertise in multiple disciplines to balance physical, social, and economic needs and create urban places that enhance quality of life. We understand that each building, streetscape, transportation corridor, and park works toward creating an urban place that transcends the value of any individual element. Our planners and engineers work closely with clients to ensure that each piece of this urban fabric is deliberately designed with quality and respect for its role in the public realm. With an eye toward implementation, we also understand the complex regulatory processes that must be navigated in order to gain approval for these great community plans. We draft clear plans and regulations designed to support community goals, preserve lifestyle choices, and create economic development and redevelopment opportunities, and we forge partnerships between stakeholders and local governments to achieve these positive outcomes.

### Economics + Strategy

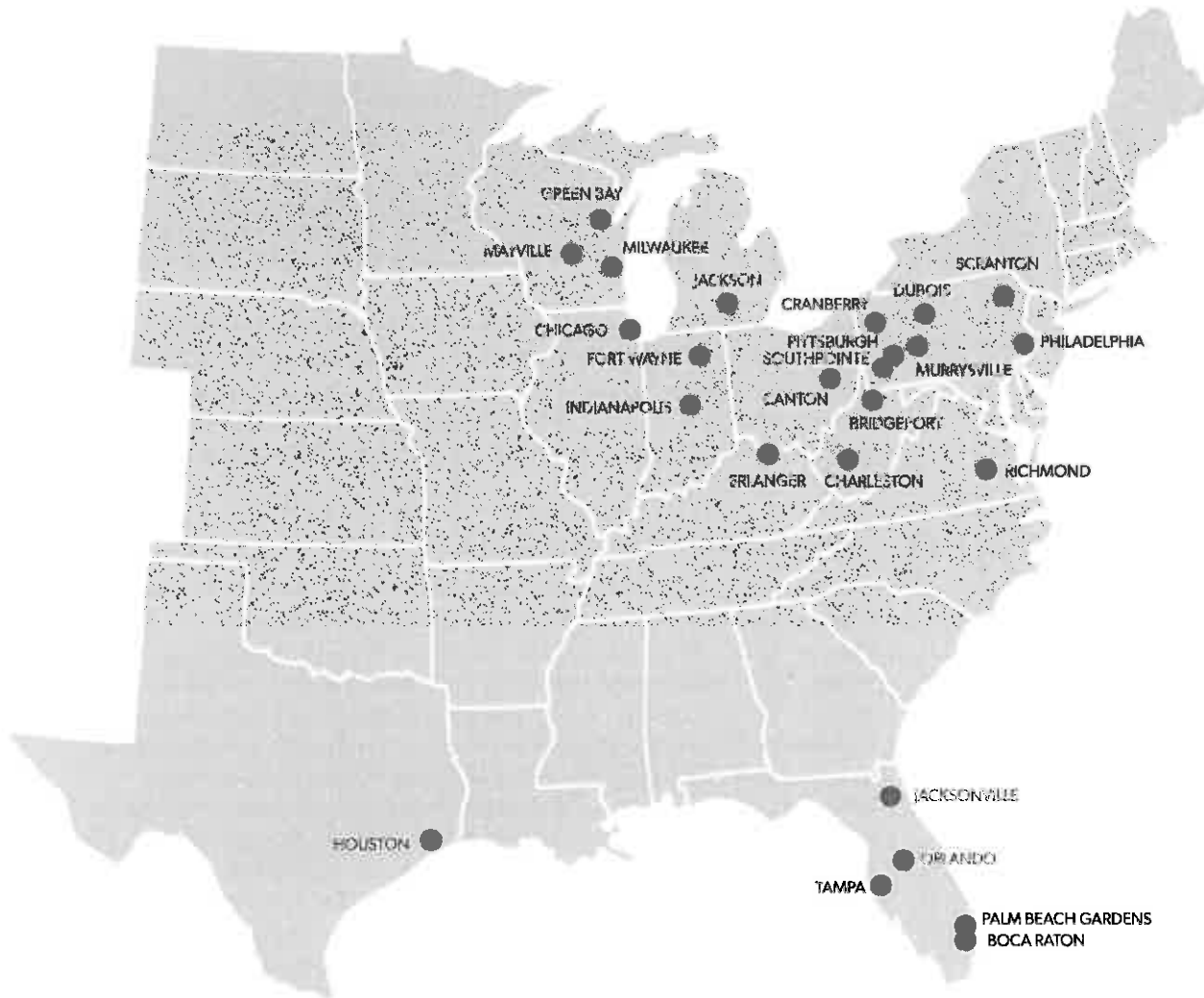
GAI's Community Solutions Group Economics + Strategy services draw from the advising team's experience, education, and a culture which integrates allied disciplines to enhance the appropriate solutions. Our approach draws upon our knowledge of growth management techniques in many state settings, local regulatory constraints, infrastructure systems and design, public finance, awareness of the needs in the private marketplace, preferred land

use forms, aesthetics, emerging trends in development, and the linkages among infrastructure, economic development, and the character of the built environment. This knowledge enables our clients to choose critically between alternatives and implement a strategy or master plan that is flexible, cost effective, sustainable, and marketable, attributes sought by both our public and private clientele.

### Landscape Architecture + Design

The Landscape Architecture Studio within the Community Solutions Group integrates an experienced team of professionals that strives to raise the standard of planning and design services to a new level with every project, producing sustainable, context-sensitive solutions that meet our clients' objectives. We listen to their concerns, their desires, and their needs; we gather a deep understanding of place and issues, and then deliver thoughtful and innovative solutions. The studio operates under a fundamental planning and design philosophy that seeks to develop solutions that make a positive contribution to the economic and social values of a community or place. Whether the question is community master planning and place-making, streetscape and corridor design, sustainable stormwater strategies (LID), parks and open space design or corporate and campus planning and design, we are committed to creating rich, diverse, and sustainable places for people; beautiful works that allow people to connect to the environment and that respect a community's cultural, historical, and environmental heritage.

## OFFICE LOCATIONS



GAI was established in Pittsburgh, Pennsylvania in 1958, and currently has 25 offices in 11 states. Our strategic locations in West Virginia communities and surrounding states place your projects within reach of multiple GAI offices that can provide capabilities, expertise, and support throughout the duration of the project.

The GAI/CSG office location and point of contact for this project is:

**GAI/CSG – Charleston, West Virginia**

**Charleston Office**  
 300 Summers Street, Suite 1100  
 Charleston, West Virginia 25301

*Primary Point of Contact:*

**R. Todd Schoolcraft, PLA, ASLA, LEED GA**  
 Senior Landscape Architect  
 681.245.8878  
[r.schoolcraft@gaiconsultants.com](mailto:r.schoolcraft@gaiconsultants.com)

*Secondary Point of Contact:*

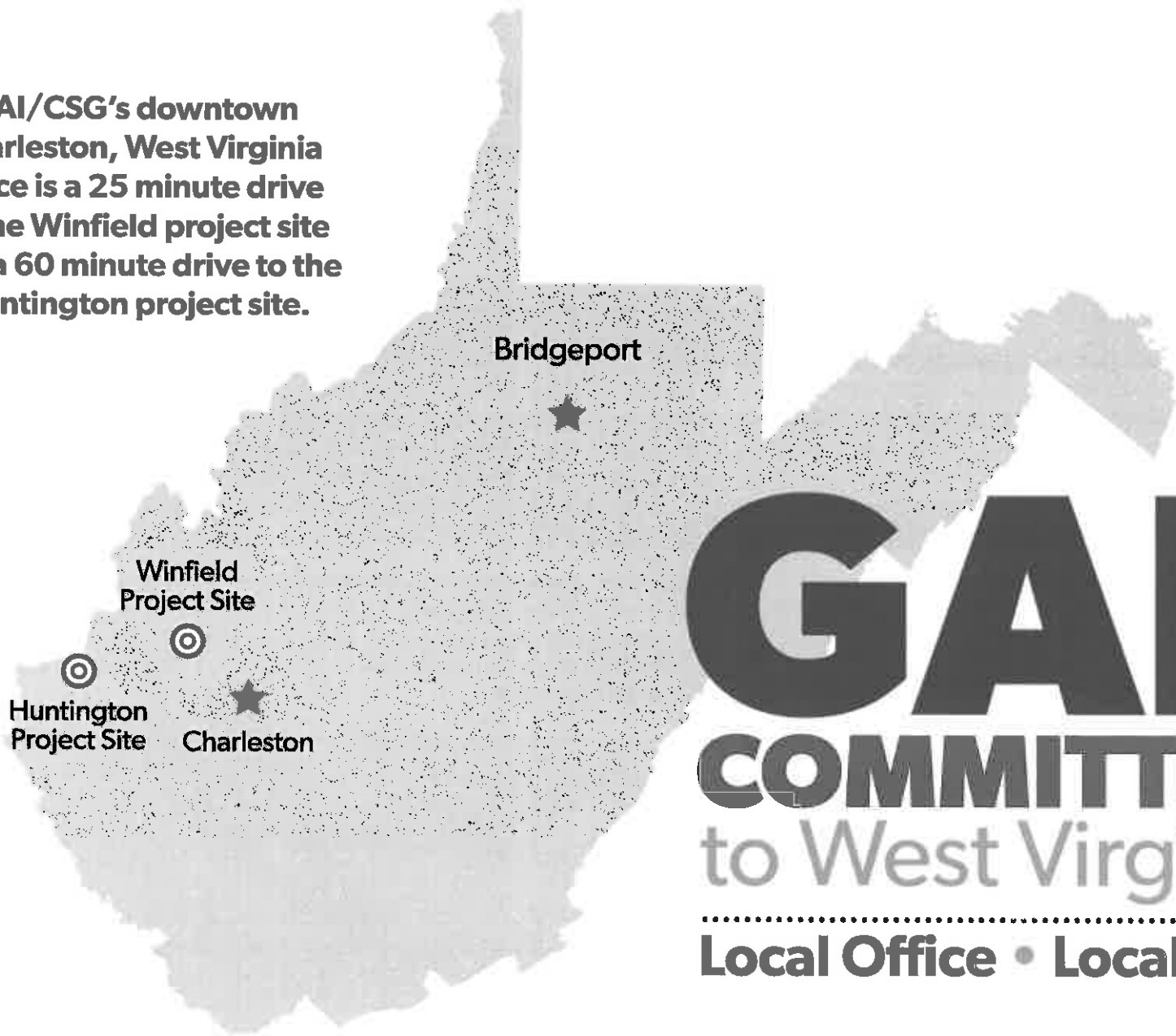
**David Gilmore, PLA, MBA**  
 Director, Landscape Architect  
 Charleston Office Leader  
 681.245.8867  
[d.gilmore@gaiconsultants.com](mailto:d.gilmore@gaiconsultants.com)

[www.gaiconsultants.com/communitysolutions](http://www.gaiconsultants.com/communitysolutions)





**GAI/CSG's downtown Charleston, West Virginia office is a 25 minute drive to the Winfield project site and a 60 minute drive to the Huntington project site.**



**GAI** 100%  
**COMMITTED**  
to West Virginia  
.....  
**Local Office • Local Staff**

★ = GAI/CSG West Virginia Office Locations

SUBCONSULTANT



## ABOUT AMERICAN MUSCLE DOCKS

American Muscle Docks and Fabrication (AMD) is currently building and delivering both Individual and Cluster dock systems to the lake. It firmly believes its docks to be superior to many on the market because they contain more steel in critical areas (corner gussets and diagonal round bar preventing racking in our truss frames, larger tabs in our dock to dock hinge connectors, and we use hex head bolts for all our hardware as opposed to carriage bolts for ease of maintenance.). AMD uses the best value decking available and will deliver the flotation via tank tested and ACOE approved polystyrene filled floats. In addition to more steel, better decking, and quality flotation, it firmly believes that its workmanship far exceeds other available options upon close inspection. AMD mitered corners coupled with quality welds and intelligently designed frames help to insure its docks withstand the conditions seen on our lakes and streams for many years to come.

With competitive bidding and tight budgets the norm, its docks are competitively priced with docks of lesser quality—without sacrificing materials and workmanship. Additionally, it is committed to a high level of customer service after the purchase. AMD's skilled craftsmen and competent technical staff are readily available to address any questions that may arise. These "added value" items are worth considering when comparing proposals. Not all frames, steel, workmanship, floats, or customer service are the same from company to company, but AMD brings to the table a package that is competitively priced while far superior when considering more than simply the lowest price.

AMD offers a variety of docks and docking components. More information on all of its dock systems and dock components can be found by visiting its website at [www.amdocks.com](http://www.amdocks.com).

141 SUNSET AVENUE • WELLSBURG, WV 26070 • P) 800.223.3444 • F) 304.737.2511 • [WWW.AMERICANMUSCLEDOCKS.COM](http://WWW.AMERICANMUSCLEDOCKS.COM)

## THE STORY BEHIND AMERICAN MUSCLE DOCKS

Valley Manufacturing Inc., a fabrication company that has been doing business since 1963, was the sole metal fabricator for Follansbee Dock Systems since 1999 and had previously been producing dock hardware for another major marine business for four years. All truss frames, truss hardware, wood dock hardware, pile/pipe holders, Mr. Lifter jet ski lift's, and all specialty fabricated metal parts were manufactured under Valley's facility, only five miles from Follansbee's location.

In addition to marine manufacturing, Valley Manufacturing was also doing work for companies such as RCA, Zinc Corporation, WKW Industrial Services, Weirton Steel, Wheeling Steel, U.S. Army Corps of Engineers, Berwick Nuclear Powerhouse, and many more.

On January 12, 2012, the owners of Follansbee Dock Systems announced their intent to sell the business. Almost immediately following the announcement, Valley Manufacturing made an offer to purchase Follansbee Dock Systems. After a couple of months the deal was finalized, and Follansbee Dock Systems began operating as American Muscle Docks & Fabrication in a new 20,000 sq. ft. facility.

Customers can expect from American Muscle Docks the same great products provided by Follansbee Dock Systems, the extraordinary marine industry experience of Valley Manufacturing, and an excitement within the business to create new and innovative products.

**AMERICAN – USA employees utilizing USA steel**

**MUSCLE – Strength is our goal for every product**

**DOCKS – We offer simple to extravagant dock systems**

**FABRICATION – Have confidence knowing we are the manufacturer**



Manufacturers of  
Marine Boat Docks  
and Hardware



**AMERICAN  
MUSCLE**  
DOCKS & FABRICATION

**CUSTOM BUILT BOAT DOCKS**



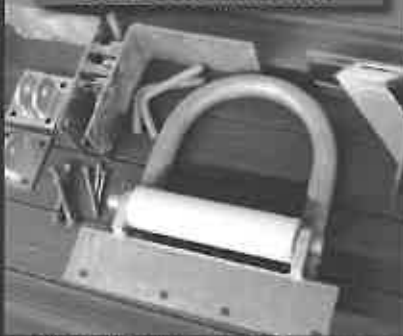
COMMERCIAL & RESIDENTIAL | FLOATING & STATIONARY

**GANGWAYS & RAMPS**



HEAVY & LIGHT DUTY | ADA OPTIONS AVAILABLE

**BOAT DOCK HARDWARE**



MANY OPTIONS & STYLES | STAINLESS STEEL AVAILABLE

**FLOATS & ACCESSORIES**



EVERYTHING TO COMPLETE YOUR DOCK OR MARINA

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**CUSTOM BUILT BOAT DOCKS**

We build complete dock systems for Marina and Residential applications. Floating and Stationary Wood, Steel Truss, Steel Channel, Stainless Steel, and Aluminum dock systems are available. We also offer partially assembled docks, kit docks, and complete dock hardware kits for those wanting to build the docks on their own. AMD has the capability and capacity to assist with numerous dock designs, materials, and specifications.



Custom dock with flash siding and swimming pool caps



Multipurpose park dock



Waterfront access dock



Steel truss dock utilized for guard water tank



Steel truss marina docks



Boiled wood docks for marina use

★ WANT TO ADD STYLE AND COLOR TO YOUR DOCK? CHECK OUT OUR DOCK FLASH SIDING AND LIGHTING OPTIONS ONLINE ★

**AMERICAN MUSCLE DOCKS** 800-223-3444 www.amdocks.com

## BOAT DOCK HARDWARE

We manufacture a variety of dock hardware and offer custom fabrication services. You can purchase individual pieces or complete hardware kits.



Heavy-duty boat frames



Steel trim hardware



Many pile guide options available



Wood deck hardware



Collision hardware



Mar-MORs

## FLOATS & ACCESSORIES

Many float sizes and depths to fit different dock designs. Marine flange mount is available in select sizes. We also carry bulk and marine accessories.



Many float options available



Marine flange mount (easy attachment)



Many ladder options



Piling caps



Floors



Rubral available in many options

www.amdocks.com 800-223-3444

**AMERICAN MUSCLE DOCKS**

## GANGWAYS & RAMPS

Aluminum ramps come complete with handrail on both sides, hinge connection on one end and roller system on the other. An optional transition plate is available for a smooth transition from ramp to dock. We offer Heavy Duty, 100 lbs per sq. ft., low load gangways for commercial use. We also offer Light Duty models for residential applications. Steel Truss, Steel Channel, and Wood ramps also available.

STANDARD & CUSTOM SIZES AVAILABLE



Transition plate shown here



ADA Available

## JET SKI LIFT - MR. LIFTER 2.0

We have redesigned the classic Mr. Lifter to allow the lift to be used with the largest/heavier PWC on the water today. Our lift rotates 360 degrees to provide convenient and safe storage of your expensive watercraft, easier fueling, and cleaning. Mr. Lifter 2.0 comes in kit form ready for simple installation. All metal is hot-dipped galvanized to provide long lasting service. Manual clutch/break winch or Electric winch options available.



1,000 pound lift capacity



360

This flyer is just a snapshot of what we offer. We encourage you to check out our website or call to find out more about the many products and services we offer. We would appreciate any opportunity to earn your business!

**800-223-3444**

141 SUNSET AVENUE  
WELLSBURG, WV 26070

www.amdocks.com

FORMERLY A MEMBER OF  
**FOLLANSBEE**  
Dock Systems

## Section 2 KEY STAFF







**WEST VIRGINIA  
DEPARTMENT OF  
NATURAL RESOURCES**



**PRINCIPAL  
DAVE GILMORE, PLA, MBA**



**TECHNICAL ADVISOR  
JAMES GREENE, PE**



**PROJECT MANAGER  
R. TODD SCHOOLCRAFT,  
PLA, ASLA, LEED GA**



**CIVIL ENGINEERING  
AND PERMITTING  
KENNETH KINDER, PE**



**GEOTECHNICAL  
CHARLIE STRALEY, MS, PE, PLS**



**SURVEYING  
GLEN RUDZINSKI, PLS**

**BOAT DOCK SPECIALIST  
MARC HANNAH  
LUCAS DISERIO, MBA**



Resumes for team members  
shown are included on the  
following pages

# TODD SCHOOLCRAFT, PLA, ASLA, LEED® GA

Senior Landscape Architect

Role: Project Manager



Todd has over 25 years of experience in the fields of landscape architecture and land planning, with over 33 years of experience in the building and construction industry. Todd has extensive experience managing complex projects and leading multi-disciplined teams of professionals resulting in the successful delivery of numerous quality projects on-time and on-budget. Major areas of specialty include commercial development, military installation design, land planning, public development, site planning and design, park and recreation design, trails and greenways, streetscape design and urban planning, and residential subdivision layout.

Todd is a retired U.S. Army Officer, holding the rank of Major, with over 23 years of time in service in the U.S. armed forces. In the last years of service, he held the position of Operations Officer with the newly formed Chemical, Biological, Radiological, Nuclear or High Yield Explosive Enhanced Response Force Package Team (CERFP Team) with the West Virginia Army National Guard.

Todd was appointed by the governor to the West Virginia State Board of Landscape Architects and served over 9 years as Secretary and Treasurer.

## EDUCATION

- B.S. Landscape Architecture, West Virginia University, 1991
- Safe Spaces: ASLA Security Design Symposium, Chicago, IL, 2004
- AQUA Conference Educational Sessions, Las Vegas, NV, 2005
- CERFP Team Training, WV Army National Guard, 2006

## REGISTRATIONS

- PLA, West Virginia, 1995
- RIA, North Carolina, 2005
- RLA, Ohio, 2002
- CLARB Certified, 2001
- LEED® Green Associate, 2012

## AFFILIATIONS

- WV State Board of Landscape Architects
- American Society of Landscape Architects
- WV Chapter – American Society of Landscape Architects
- Associate Member – AIA West Virginia

- Society of Military Engineers
- National Guard Association
- National Parks Conservation Association
- Rails-to-Trails Conservancy
- WV Nursery & Landscape Association

## Professional Experience

- **Various Projects Environmental Design Group Charleston, WV. Landscape Architect. Responsible for various facets of landscape architectural production for the Charleston, WV office of Environmental Design Group to include Office Manager.** Other responsibilities included business development, proposal and qualification statement preparation, project interviews, contract negotiation, client communication, graphics, schematic design, design development, construction document preparation and construction administration. Specific projects included the Greenbrier River Rail-Trail Flood Recovery, Pocahontas County; West Side Community Revitalization Master Plan, Charleston; Tamarack Arts Center, Beckley; Fairmont State College Campus Improvements; Charleston Downtown Streetscapes; Spring Valley High School, Wayne County; Peterson Central Elementary School, Lewis County; Mud River Lake Recreational Facilities, Lincoln County; Chief Logan State Park Conference Center, Logan County; NorthGate Business Park, Charleston; and the White Sulphur Springs Streetscape Enhancements, Greenbrier County.
- **Greenbrier River Rail-Trail Improvements for the West Virginia Department of Natural Resources, Parks and Recreation Division in Greenbrier County, WV.** Project Landscape Architect. Responsible for field inventory and analysis, base map preparation, concept development, detailed design, and construction documents preparation. The banks of the Greenbrier River were literally washed away twice during severe flooding in 1996. Also washed away were parts of the Greenbrier River Trail, the 88-mile former railroad line from Cass to Caldwell, which is maintained by the West

Virginia Division of Natural Resources. Our charge was to assess the damage on a 24-mile section of trail from Cass to Marlinton, which ranged from simple debris removal to replacement of the entire trail cross section and sub-base material. This inventory of damage was graphically represented utilizing digital scans of the original 1916 Chesapeake and Ohio Railway Co. Valuation Maps, indicating exact locations, the extent of damage, and treatment required.

- **Winfield Sidewalk Improvements for the Town of Winfield in Winfield, WV.** Project Manager. Responsible for detailed design, construction documents, bidding, and construction administration. Prepared detailed design and construction documents and provided bidding and construction management services for sidewalk improvements for the Town of Winfield, Putnam County, WV. Project consisted of approximately 1,400 lineal feet of city street improvements to include new porous concrete sidewalks, ADA accessible curb ramps with truncated domes, Abbey Road-style crosswalks, minor storm sewer improvements, park benches, and landscaping. New, environmentally friendly pervious or porous concrete was utilized for the concrete sidewalks, reducing the need for new storm sewer inlets and storm sewer pipe, thus allowing the Owner to control costs associated with storm drainage and dedicating more money toward sidewalk construction.
- **Historic Wellsburg and Bethany Scenic Byway Corridor Management Plan for the Brooke County Commission and the Byway Committee in Wellsburg, WV.** Project Manager. Responsible for field inventory and analysis, community input facilitation, and document preparation. Prepared a Corridor Management Plan for the Historic Wellsburg and Bethany Scenic Byway in Brooke County in preparation for Federal recognition in the National Scenic Byway Program. The plan showcased the story of settlement and the development of industry along the Ohio River in the Northern Panhandle of WV. The plan also developed recreational opportunities and improved safety along the circular 22-mile scenic corridor loop. The plan won a Merit Award with the American Society of Landscape Architects.
- **Star City Phase II Streetscape and Trailhead Improvements for the Town of Star City in Star City, WV.** Project Manager. Responsible for conceptual design, detailed design, construction documents, bidding, and construction administration. Developed schematic concepts, complete detailed design and construction documents, and provided bidding and construction management services for a phase II streetscape and trailhead improvements project for Star City, Monongalia County, WV. Project consisted of five blocks of streetscapes along the scenic riverfront of the Monongahela River, tying into the Caperton Trail, a destination rail-trail in northern West Virginia. Amenities included concrete sidewalks with brick accents, architectural brick gravity retaining wall with lighting niches, “gas light” period light fixtures, concrete curb and gutter, driveway curb cuts, ADA accessible curb ramps with truncated dome specialty pavers, crosswalks, storm sewer improvements, benches, trash receptacles and landscaping.
- **Valley Park Sidewalk Improvements Project for the Putnam County Parks and Recreation Commission in Hurricane, WV.** Project Manager. Responsible for design and document quality oversight. Performed complete planning, design, and construction management services for new sidewalks and streets improvements for access into Valley Park, Putnam County. The improvements included concrete sidewalks with integral concrete curbs, driveway curb cuts, ADA accessible curb ramps with truncated domes, ladder-style crosswalks, and storm water improvements. The park sidewalks have a unique stamping of natural elements found in West Virginia, such as leaves and ferns, animal tracks, and flowers. Also provided Construction Administration and inspection services as well as periodic site review during construction.
- **Pennsboro Trailhead, Old Stone House/Boarding House, and Historic B&O Train Depot Improvements for the City of Pennsboro and the Ritchie County Historical Society in Pennsboro, WV.** Project Landscape Architect. Responsible for concept planning, detailed design, construction documents, bidding, construction administration and construction inspection. The Ritchie County Historical Society, in conjunction with the City of Pennsboro, solicited services for the planning and detailed design of a new trailhead along the North Bend State Park Rail Trail. Site improvements include the first known use of pervious or porous asphalt in West Virginia as the pavement surface for the parking area. A rain garden/bio-retention swale was also included as some of the green, sustainable design solutions proposed. Construction administration and inspection services were provided for the trailhead work, plus restoration of the Old Stone House and Boarding House, built in 1810. Now a museum, the Old Stone House/Boarding House once served as an inn for Americans heading for the frontier to rest their weary bones before continuing westward. Construction services also included the continued restoration of the historic B&O Railroad Depot in Pennsboro, also currently serving as a museum. This project was awarded an ASLA Merit Award.

# DAVID GILMORE, PLA, MBA

Director, Landscape Architecture / Charleston Office Leader

Role: Principal



Dave currently serves as the Director of Landscape Architecture services for GAI Consultant's Community Solutions Group. In this role, he coordinates projects and marketing activities for all of GAI's offices throughout the NE and Midwest region. In this capacity, Dave brings more than 27 years of experience on a diverse range of projects covering all aspects of landscape architectural design in both the public and private sector.

Throughout his career, Dave has been actively involved in a wide variety of challenging projects. His experience includes but is not limited to public outreach and programming, construction document and technical specification preparation, site analysis, schematic design, construction administration, master and land use design (campus, riverfronts, resorts, parks, recreational, residential, industrial, and commercial), streetscape and municipality improvements, landscape and hardscape design, and graphic presentation drawing.

Dave also remains active with the West Virginia University School of Landscape Architecture and has won multiple awards from the American Society of Landscape Architects for his work.

## EDUCATION

- MBA Point Park University 2015
- B.S. Landscape Architecture 1988, West Virginia University

## AFFILIATIONS

- (ASLA) American Society of Landscape Architects
- (CIARB) Council of Landscape Architectural Review Board
- (WVASLA) West Virginia Chapter
  - Past WVASLA State Licensing Board
  - Past President
  - Executive Committee Member
  - Chairman, Licensing and Sunset Review Committee
  - Judge, Senior Design Awards, West Virginia University

## AWARDS

- Haddad Riverfront Park – American Society of Landscape Architects, Award of Excellence

- National Youth Science Center Master Plan – PAAIA Honor Award
- National Youth Science Center Master Plan – American Society of Landscape Architects, Award of Merit
- Haddad Riverfront Park – WVAIA, Honor Award
- Florida Street Revitalization Master Plan – American Society of Landscape Architects, Award of Merit
- Dupont 'Hyper' Plaza – American Society of Landscape Architects, Award of Merit
- *WV Focus Magazine*, If You Build It They Will Come, July 2015
- Charleston Civic Center Design Competition, First Place
- Top of Rock Design Competition, First Place

## Professional Experience

- **Haddad Riverfront Park, Charleston, WV.** Master planning, public participation services, design, construction and engineering solutions for the renovation of the Haddad Riverfront Park, which is a popular concert, festival and leisure site in downtown Charleston, West Virginia. Among the City of Charleston's project requirements were a retractable canopy to provide protection and visual interest, an overlook plaza and pavilion that extends Court Street to the Kanawha River, an extension of the lower wharf area, a new streetscape design along Kanawha Boulevard, and an event stage for concerts.
- **Charleston Civic Center, Charleston, WV.** Design competition winner for a 100 million renovation to the Charleston Civic center. Design highlights include a river trail, new streetscape and entrance features and a new riverfront park and boardwalk.
- **Mingo Creek County Park, Washington County, PA.** Master planning services for a 3,500 acre park master plan as part of an overall park, recreation, and open space plan for Washington County. A few of the recommendations included streamside boardwalks, a disc golf course, group campgrounds, and an amphitheater.



- **Slack Plaza Master Plan, Charleston WV.** Master planning and rehabilitation of a large urban plaza in downtown Charleston. The existing plaza had become tired and in disrepair over the years and as result became virtually unutilized by nine to five, daily office employees in the surrounding downtown area. To breathe a breath of fresh air into the plaza, the design team analyzed the factors contributing to the underutilization of the park and responded with a design that will ultimately energize and invite users into the plaza.
  - **“Imagine Charleston” Downtown Urban Revitalization Study, Charleston, WV.** The 2013 Downtown Charleston Redevelopment Plan, as part of a broader Comprehensive Plan for the City, provides a vision toward a sustainable future and creates a dynamic framework for realizing that vision. The result is a plan that provides detailed analysis of the physical framework of the Downtown and recommends strategies that, along with relevant public policy, will help guide growth and development in the City of Charleston. It is long range in its vision, yet it leverages current and upcoming opportunities that will help to achieve the vision.
  - **Brawley Walkway, Charleston, WV.** Renewal of a prominent linear pedestrian corridor that links two major retail districts within Charleston’s downtown core.
  - **Kanawha City Corridor Study, Charleston, WV.** Comprehensive planning study for a three mile urban corridor planning study stretching the length of a professional and retail district. The project involved recommendations on how to promote pedestrian activity and revitalizing the vehicular dominated environment into a vibrant village atmosphere.
  - **Kanawha Boulevard Walk and Bikeway Trail Master Plan, Charleston, WV.** Master planning and Bidding document preparation for a two mile bikeway project along a riverfront boulevard along the West Side neighborhood of Charleston, West Virginia. In addition to the addition of a two-way bike line, the team incorporated state-of-the-art stormwater management techniques to showcase the City of Charleston’s commitment to water quality and best management practices.
  - **Charlotte’s Creek Farm Equestrian Center, Cabell County, WV.** Master planning and bidding documents for a 50 acre equestrian facility. The plan includes both a private residence and a commercial equestrian farm that will be utilized for housing and training show horses.
  - **Greenbrier Street Corridor Master Plan, Charleston, WV.** Master Planning and presentation drawings for an urban streetscape design project stretching four blocks along a prominent gateway into downtown Charleston and the WV State Capitol campus. The design team analyzed existing pedestrian and vehicular traffic patterns that had been a safety concern within the community and recommended various traffic calming techniques in response. Additionally, the streetscape was recommended to be enhanced dramatically to serve as a gateway into the downtown area.
- Parks and Recreation List of Projects
- Washington County Parks Recreation and Open Space Plan, Washington, PA
  - Cross Creek Park Masterplan, Washington, PA
  - Putnam County Parks Recreation and Open Space Plan, Putnam County, WV
  - Top-O-Rock Design Competition Winner, Charleston, WV
  - Charleston Riverfront Park, Charleston, WV
  - Kanawha Boulevard Greenway and Bike Trail, Charleston, WV
  - Terra Haute Gateway, Terra Haute, IN
  - Valley Park Masterplan, Putnam County, WV
  - Lee Way Park, Charleston WV
  - Slack Plaza, Charleston WV
  - Charleston Gateway Design, Charleston, WV
  - West Virginia State Capital Grounds Masterplan, Charleston, WV
  - Stonewall Jackson State Park Master Plan, Roanoke, WV
  - Horicon Preserve, Horicon, WI
  - Charleston Gateway Park, Charleston, WV
  - West Liberty Soccer Complex, West Liberty, WV
  - Frontier Riverfront Park, Charleston, WV
  - Court Street Overlook, Charleston, WV
  - Huntington Dog Park, Huntington, WV
  - Meadowlark Park, Fostoria OH
  - Shoenbaum Performance Stage, Charleston, WV
  - Berry Hills Country Club Master Plan, Charleston, WV
  - Twin Falls State Park, Twin Falls, WV
  - Dow Heritage Park, Charleston, WV

# JAMES GREENE, PE

Director, Engineering

Role: Project Advisor

Jim specializes in civil engineering projects, and has more than 30 years of experience. He has managed retail, residential, commercial, industrial and recreational site development projects. He has completed water and sewer line designs; stormwater management and erosion control design; federal, state and local permitting; conceptual site and utility plans; master plans, construction cost estimates; hydrologic and hydraulic studies; design of water quality infiltration trenches, dry wells and infiltration basins.

## EDUCATION

- BS Civil Engineering 1985, Pennsylvania State University

## REGISTRATIONS

- Professional Engineer:
  - West Virginia, No. [REDACTED]
  - Pennsylvania, No. P [REDACTED]
  - Ohio, No. [REDACTED]

## Professional Experience

- **Tamarack Lake, Project Manager, located near Meadville, PA.** Tamarack Lake is a 562 acre flood control lake. There are two high hazard dams associated with this lake. GAI is currently working with the PADGS and PFBC to re-design the dams, concrete risers, outfall structures, auxiliary spillways, diversion dam and saddle dike. A significant geotechnical investigation was completed by GAI in 2014 involving a drilling program, lab testing, ground penetrating radar, in-situ testing, stability analyses and settlement calculations. GAI also completed a hydrologic and hydraulic study of the two dams utilizing HEC-RAS and HEC-HMS for a 5 square mile drainage area. Permit applications are on-going include PADEP Dam Safety, NPDES, USACOE and township stormwater management. The Highlands located in Triadelphia, West Virginia. Managed and designed master planning, conceptual site plans, earthwork analysis, final construction plans, permitting, utility design, stormwater management design of 14 basins, erosion and sedimentation control design, 3-D renderings, construction cost estimates, roadway design, surveying, bid phase services and construction phase services for an 1,100 acre Commercial and Industrial Park. Total earthwork moved approximately 15M cubic yards.
- **The Highlands located in Triadelphia, WV.** Managed and designed master planning, conceptual site plans, earthwork analysis, final construction plans, permitting, utility design, stormwater management design of 14 basins, erosion and sedimentation control design, 3-D renderings, construction cost estimates, roadway design, surveying, bid phase services and construction phase services for an 1,100 acre Commercial and Industrial Park. Total earthwork moved approximately 15M cubic yards.
- **Parking Lot Design, Clarion, PA.** Clarion University of Pennsylvania. Managed the design of a 200-space parking lot for student parking facility, including underground stormwater management facility.
- **Sheetz located in Triadelphia, WV.** Managed design of civil/site features including parking lot, storm drains, erosion and sedimentation controls, NPDES permitting, geotechnical investigation, landscape design, irrigation and utility design.
- **Wheeling Shoppes, Ohio County, WV.** Debartolo Property Group, LLC. Managed and designed 85-acre retail center including WAL-MART and Lowe's through conceptual planning stage. Completed numerous grading plans, parking layouts, out-lot designs, utility plans, 3-D CADD renderings and movies. Worked directly with retailers to develop workable site plans.
- **JC Penney located in Triadelphia, WV, 80,000 sf.** Managed design of civil/site features including parking lot, storm drains, erosion and sedimentation controls, NPDES permitting, geotechnical investigation, landscape design, utility design, bid phase services and construction phase services. Completed detailed Capital Project Request (CPR) meeting binder, attended CPR meeting at JC Penney headquarters in Plano, Texas and helped successfully bring retailer to development.





- **Target Located in Triadelphia, WV, 70,000 sf.** Managed design of civil/site features including parking lot, storm drains, erosion and sedimentation controls, NPDES permitting, geotechnical investigation, landscape design, irrigation, site lighting, utility design, bid phase services and construction phase services. Completed detailed Capital Project Request (CPR) meeting binder, attended CPR meeting at Target Headquarters in Minneapolis, Minnesota and helped successfully bring retailer to development
- **Cabela’s Distribution Center Building 1 located in Triadelphia, WV.** Managed and designed conceptual plans, site grading plans, parking plans, utility design and technical specifications, final construction plans, landscape design, irrigation design, geotechnical investigation, erosion and sedimentation control plans, construction surveying and permitting for 572,000 sf building on a 44 acre site.
- **Cabela’s Distribution Center – Building 2 located in Triadelphia, WV.** Cabela’s Retail Incorporated. Managed and designed conceptual plans, site grading plans, parking plans, utility design and technical specifications, final construction plans, landscape design, irrigation design, geotechnical investigation, erosion and sedimentation control plans, construction surveying and permitting for 560,000 sf building on a 35 acre site.
- **West Hills Industrial Park Expansion, East Franklin Township, Armstrong County, PA** The 200-acre project included roadway design, water, sanitary sewer and erosion & sedimentation control design. A stormwater management basin (134-acre drainage area) was also designed for controlling the future runoff of the site.
- **TECH 21 – R&D, Commercial and Residential Development, Marshall Township, PA.** Managed all phases of 225-acre site development including grading plans, earthwork analysis, wetland investigation, construction cost estimates and roadway design.
- **Zelienople Airport, Beaver County, PA.** Managed completion of master site plan and construction cost estimates including layout of utilities, roadways, developable pads and stormwater management facilities for 200-acre airport property.
- **Allegheny Power Landfill, Armstrong County, PA.** Managed design, permitting and construction phase services of fly ash landfill and borrow site including two lined impoundments, haul roads, ditches, utilities and stormwater out fall to the Allegheny River.
- **Airport Stormwater Management, Pittsburgh, PA.** Prepared stormwater management programs for Pittsburgh International Airport. Tasks included hydrologic analysis of 12,400-acre drainage area, including location and design of 13 stormwater management detention basins to reduce runoff from future airport expansion.
- **Stormwater Detention Basin Design, Pittsburgh International Airport, PA.** Designed stormwater management detention basin for 1,000-acre drainage area of McClaren’s Run.
- **West Hills Industrial Park Expansion, East Franklin Township, Armstrong County, PA.** The 200-acre project included roadway design, water, sanitary sewer and erosion & sedimentation control design. A stormwater management basin (134-acre drainage area) was also designed for controlling the future runoff of the site.
- **Mulberry Alley (aka Jacob Street) Storm Sewer Project, Kittanning, Armstrong County, PA.** This project included the design of 3,100 feet of 48” diameter HDPE and RCP from behind the Armstrong County Courthouse to the Allegheny River.
- **Drainage Basin Analysis, Broward and Palm Beach Counties, FL.** Analyzed 100-square-mile Hillsboro Canal drainage basin to determine runoff curve numbers, times of concentration, structure data tables, reach data tables, and a sub-basin drainage area map. Developed TR-20 and HEC-2 computer models.
- **Floodplain Mapping Analysis, Pittsburgh International Airport, Allegheny County, PA.** Analyzed McClaren’s Run floodplain at the Pittsburgh International Airport. Tasks included preparing existing and proposed 100-year floodplain mapping and design of 630-foot, eight-foot by ten-foot box culvert stream enclosure.
- **Erosion and Sedimentation Control Design, Greene County, PA.** Designed erosion and sedimentation control plans for 18-acre U.S. Steel mine site.

# KENNETH KINDER, PE

Assistant Engineering Manager  
Role: Civil Engineering and Permitting

Kenneth specializes in civil engineering design for civil engineering projects including civil site design, erosion and sediment control, stormwater management, hydraulic modeling, floodplain permitting, wastewater treatment, geotechnical solutions, surface and underground coal permitting, limestone quarry permitting, and solid waste landfill design.

As a project manager, Kenneth ensures accuracy of work, meets schedule requirements, and maintains excellent client relationships. He develops engineering calculations, prepares project drawings, generates contract documents and specifications, and completes engineering reports.

Kenneth is a registered Certified Floodplain Manager (CFM) and provided services to the Kanawha County Planning Commission to complete a third party technical review of an HEC-RAS analysis submitted to the County. His software skills include AutoCAD, Flowmaster, Culvertmaster, StormCad, PondPack, SedCad, Win TR-55, HEC-HMS, and HEC-RAS.

## EDUCATION

- BS, Civil Engineering, 2003, West Virginia University Institute of Technology

## REGISTRATIONS

- Professional Engineer:  
– West Virginia, No. [REDACTED]

## CERTIFICATIONS

- Certified Floodplain Manager (CFM)
- Troxler Nuclear Density Operator, 2001
- MSHA 8-Hour Safety Refresher, 2011
- HAZWOPER 40-Hour Safety Training, 2012
- HEC-RAS Course, National Highway Institute

## Professional Experience

- Staff Engineer responsible for preparing civil site design on numerous projects. Tasks included: preparing erosion and sediment control plans, designing utility systems, site layouts and grading plans, and designing surface drainage including storm sewer systems and stormwater detention and retention ponds. Prepared permit applications for the West Virginia Department of Environmental Protection (WVDEP) construction stormwater permits, West Virginia Department of Transportation, Division of Highway (WVDOT-DOH) MM-109 permits, and floodplain development permits as required.
- Staff Engineer responsible for hydraulic analyses and permit application preparation for developments proposed within the FEMA regulatory floodplain. Work included coordinating with community floodplain managers, preparation of HEC-RAS hydraulic analyses, adjusting proposed grading plans or bridge layouts as required to maintain compliance with the National Flood Insurance Program. Prepared elevation certificates and FEMA Letters of Map Amendments
- Staff Engineer responsible for designing gas well drilling pads and impoundments. Work included coordinating geotechnical drilling and using gathered subsurface information to assist with design. Prepared erosion and sediment control plans, completed HEC-RAS analyses and floodplain permitting for several temporary and permanent bridges. Designed impoundments including the development of grading plans to maintain an earthwork balance while achieving the required storage volume, design of a liner system and preparation of Emergency Response Plans.



- Staff Engineer responsible for geotechnical work including developing boring layouts, coordinating geotechnical drilling, and using the gathered information to develop grading plans, design rock toe keys as needed for impoundments and valley fills, develop slope stability analyses, and to assist with foundation design for buildings, bridge abutments and retaining walls. Assisted with preparation of geotechnical reports, development of structural contour mapping, and preparation of subsidence control plans for underground mining.
- Staff Engineer responsible for preparing design and construction documents for municipal solid waste and industrial waste (coal combustion byproduct) landfill cells and caps. Work included developing stormwater control plans, design of leachate collection systems, design of liner systems for leachate collection and leak detection systems. Work also included preparing construction drawings, technical specifications, and an engineer's estimate of probable construction cost.
- Staff Engineer responsible for performing construction oversight and construction management for a RCRA 120-acre environmental remediation site. Responsibilities included managing a team of construction quality assurance/quality control (QA/QC) observers, tracking construction pay quantities and reviewing monthly invoices, ensuring construction is being performed according to the plans and specs and enforcing implementation of a site specific health and safety plan.
- Engineering Intern in a Summer Co-op program responsible for performing construction observation for QA/QC on various projects. Tasks included soils compaction testing, concrete sampling and testing, and construction monitoring to ensure compliance with project specifications. Projects regularly included construction of fills, excavation for footings and construction of sanitary and storm sewer systems. Assisted the survey crews as an instrument man to perform boundary surveys, topographic surveys, and construction stakeout. Worked with the CAD department creating and revising drawings for civil and utility design projects using AutoCAD Land Desktop.
- Survey Rodman responsible for assisting the survey crews with boundary surveys, topographic surveys, and construction stakeout. Projects included road construction and paving, oil and gas wells and pipelines, coal stockpiles, and building construction. Reduced survey notes and assisted with the preparation of survey plats with AutoCAD.

# CHARLES STRALEY, MS, PE, PLS

Senior Engineering Manager

Role: Geotechnical Engineering

Charlie specializes in civil engineering with an emphasis in geotechnical engineering, including all aspects of subsurface exploration, laboratory testing, foundation and embankment design, slope stability, material and construction specifications, and construction administration, management, and monitoring.

## EDUCATION

- MS Geotechnical Engineering, 1988, University of Akron
- BS Civil Engineering, 1986, University of Akron

## REGISTRATIONS

- Professional Engineer:
  - West Virginia [REDACTED]
  - Ohio [REDACTED]
  - Kentucky [REDACTED]
- Professional Land Surveyor:
  - West Virginia [REDACTED]

## Professional Experience

- **Tomlinson Run State Park and Kanawha State Forest, Charleston, WV.** Design, construction monitoring, and construction administration for two lake dredging projects for the WV Department of Natural Resources (WVDNR) at Tomlinson Run State Park and Kanawha State Forest. Activities included subsurface investigation, regulatory approvals, construction drawings, technical specifications, construction troubleshooting, cost estimating, daily reports, and client interaction.
- **Economic Impact Study, Statewide, WV.** Project Manager for an economic impact study on the effect of West Virginia State's 35 parks, eight forests, four wildlife management areas, and two rail tracts for the WVDNR, Department of Parks and Recreation. Provided an analysis on the impact of the state park system on local, regional, and state economics.
- **Lake Dredging Projects for the WVDNR, Parks and Recreation, WV.** Project Manager for the preparation of construction documents for two lake dredging projects in WV. Design included providing a dredging scheme, disposal site design, a water handling plan to maintain stream flow, and

providing a sediment control plan for both the dredging operations and the disposal site. Provided construction administration service and oversight of construction monitoring service.

- **Dam Inspection and Certification for the WVDNR, Parks and Recreation, WV.** Performed periodic dam inspection and certification for three earthen dams at Blackwater Falls and Cacapon State Parks in WV.
- **Wellness Trail Design, Madison County, WV.** Project Designer for a three-mile wellness trail located parallel to the Little Coal River. The design included a wellness trail, timber footbridge, preparation of construction documents, bidding instructions, contractual agreements, and engineer cost estimate.
- **Federal No. 2 Mine Project for the Eastern Associated Coal Corporation, Monongalia County, WV.** Completed a permit revision application for additional area to be deep mined by long wall. The application included geology, hydrogeology and subsidence control plan sections of a surface mine application. A ground water inventory and water samples were collected and analyzed for structures above the area to be mined.
- **Geology and Hydrogeology for New Deep Mine, Logan County, WV.** Completed the geology and hydrogeology sections for a new deep mine permit application in Logan County, WV. Completed stability analysis for various slopes in different portions of the permit application.
- **Phase II Water Feasibility Study for Private Water Supplies in the Gauley River Study Area, Fayette and Nicholas Counties, WV.** Work included interviewing local residents and government officials; collecting and analyzing surface and private water supply samples; researching water quality records; designing and costing remedial measures; calculating the percentage of wells that had been degraded by mining activity; and summarizing the investigation in a report.



- **Kingwood 52/6 Water Extension Project, Preston County, WV.** GAI designed 13 miles of waterline, one water storage tank, and one booster pump station, subsurface investigations, and special considerations for high pressures. Tasks included preparation of drawings, technical specifications, engineer’s cost estimate, and preparation of applicable permit applications.
- **Cow Creek – Sarah Ann Water Supply Extension Project, Logan County, WV.** Led the geotechnical investigation and foundation design for water supply structures. Project included subsurface investigation; design of three water tanks, three booster stations, one master meter assembly, and approximately 19 miles of waterline; preparation of technical specifications, drawings, and engineer’s cost estimate; and participation in pre-bid and pre-construction meetings. Bid construction cost was approximately \$4,800,000. Design included an access road to WVDOT-DOH standards.
- **Sanitary Sewer Extension Projects, WV.** Performed a study, evaluation, and design for a sanitary sewer (pump station and force main) extension for accommodation of proposed development of adjacent property for the WVDOT-DOH. The project included evaluating the existing system capacity, the proposed system requirements, and the permitting requirements, and recommending the proposed extension. The project concluded with the hydraulic design of the recommended extension.
- **South Ruffner Storm Water Management project in Charleston, WV.** As Project Manager, performed a comprehensive study of the drainage system and conceptual design of improvements to the drainage system. Designed Phase I of the improvements including twin aluminized-steel culverts and a concrete box culvert.
- **Phase II Water Feasibility Study for Private Water Supplies in Heizer and Manila Creek Community, Putnam County, WV.** Work included interviewing local residents and government officials; collecting and analyzing surface and private water supply samples; researching water quality records; designing and costing remedial measures; calculating the percentage of wells that had been degraded by mining activity; and summarizing the findings in a report.
- **Phase II Water Feasibility Study for Private Water Supplies in Mill Creek Study Area, Boone, Lincoln, and Logan Counties, WV.** Developed geologic cross sections and structural contouring for the project. Scope included interviewing local residents and government officials; collecting and analyzing surface and private water supply samples; researching water quality records; designing and costing remedial measures; calculating the percentage of wells that had been degraded by mining activity; and summarizing the findings in separate reports for each community.
- **Mill Creek Regional Water Supply Extension Project in Logan County, WV.** Scope of work included construction of water transmission lines, a water distribution system, two water storage tanks, a booster station, two hydropneumatic tanks, and a water treatment plant. The total length of water line to be constructed is approximately 34 miles. The project included design of: site drainage (including channels and culverts), site grading, redesign of WV Route 12 (including approval from WVDOT-DOH, subsurface investigations, preparation five railroad crossing permits, WVDOH occupancy permit, WV Department of Environmental Protection (WVDEP) permit, WV Office of Environmental Health (WVOEH) permit, WV Public Lands Corporation permit, and USACE permit. Numerous meetings with the WVDEP, LCPSD, WV Public Service Commission, and the WVOEH were required. GAI coordinated water line alignment work with numerous utility companies to avoid conflicting the location of the existing utility lines and proposed water transmission line and distribution system. The scope of work also included the design of a steel tank pre-sedimentation basin, adsorption clarification/filtration treatment units with a total 3,000 GPM capacity, a pretreatment chemical feed system (including metering pumps, chemical mixers, solution tanks, and in-line mixers), water intake pumps, a decant basin (including excavation, foundations, walls, piping, etc.), sludge drying beds, a post treatment chemical feed system, clearwell and baffle assembly, and the treatment plant building. The water treatment plant was designed to provide 400 GPM of potable water.
- **Charleston Bicycle/Pedestrian Trail Feasibility Study, Charleston, WV.** Project designer for a feasibility study of Charleston Bicycle/Pedestrian Trail. Services addressed in the feasibility study included a field reconnaissance to identify, locate, and verify the presence or absence of undesirable characteristics that could adversely affect the socioeconomics of the project; completing a conceptual design for a one-way system (multi-use facility, bicycles and pedestrians on both levels) and a two-way system (separate use facility, bicycles on one level and pedestrians on other); and completing a cost estimate to construct the various alternatives.

# GLEN RUDZINSKI, PLS

Director, Surveying

Role: Surveying

Glen specializes in ALTA/ACSM Land Title Surveys, subdivision plans, property surveys, existing conditions for site development, bike and pedestrian trail projects, engineering surveys for highways related to design, right of way, bridges and street rehabilitation, industrial surveys for coal and hydro-electric plants, and multiple monitoring surveys. He has more than 25 years of professional experience and manages a growing survey group, including procuring new clients and projects, staying abreast of latest advancements in survey practices and equipment, and overseeing field staff on multiple projects in various locations.

## EDUCATION

- AS Civil Engineering/Survey Technology 1986, The Pennsylvania State University

## REGISTRATIONS

- Professional Land Surveyor:
  - PA 1999

## Professional Experience

- **McKees Point Boat Dock Survey, McKeesport, PA .** Party Chief for hydrology survey on the Youghioghery River for McKees Point Boat Dock in McKeesport, PA for the City of McKeesport. Survey involved cross-sections on the Youghioghery River.
- **North Shore Development along the Allegheny River, Pittsburgh, PA for Continental Real Estate Companies.** Lead Surveyor for a civil engineering and permitting project for commercial, retail, and residential development along the river and between a major league baseball stadium and a national league football stadium.
- **Parking Facilities Expansion, Veterans Administration Hospital in Pittsburgh, PA for RTKL Associates, Inc.** Engineering and survey project for a new parking garage structure on an 11-acre parcel at the Veterans Administration Hospital to expand their parking facilities. Bridge documents were prepared for the design build construction project.
- **51st Street Business Center, Allegheny County, Pittsburgh, PA for The Rubinoff Co.** Land development project for two 53,080 s.f. flex buildings and parking lots on 9+ acres that required a PADEP temporary discharge authorization for an Act 2 site. Lead Surveyor responsible for boundary and topographic survey.
- **Allegheny Power Spill Prevention, Control, and Countermeasure (SPCC) Retrofit in PA, WV, and MD for Allegheny Energy.** GAI was contracted for a Design/Build Project to provide all engineering, design, material procurement, construction, and project management related to design and installation of secondary containment systems within approximately 60 high voltage substations. The project included surveying for topography, aerial mapping and property data of substation sites. Survey Project Manager.
- **West Virginia Parcel in Brooke County, WV for Frank Brownlee.** Responsible for surveying services for a 305-acre parcel.
- **West Virginia Collapsed Mine Portals in War, WV for the WV Department of Environmental Protection (WVDEP), Office of Abandoned Mine Lands and Reclamation.** Lead Surveyor responsible for topographic survey project to develop a topography plan for several collapsed portals, various drainage paths, and existing planimetric features.
- **Whites Run Highwall in Coalton, WV for the WVDEP, Office of Abandoned Mine Lands and Reclamation.** Topographic survey project for 23 acres of land designated for mine reclamation. Work products: Topographic survey and plans, cross section and profile preparation.
- **Castalia Trout Club, Castalia, Erie County, OH.** Survey for a new fish hatchery for a private club that included field surveying the existing site features, stream, natural spring including the water feed from the "Blue Hole."





- **Managed Survey Crews for the Waterfront Development, Munhall and Homestead Boroughs, PA for Continental Building Systems.** Prepared information for construction stakeout including buildings, columns, underground utilities, roadways and parking lots, and curbing. Performed daily checks on staked points, attended status meetings and worked with representatives from McDonald’s Corporation, Loews Theaters, Lowe’s Home Improvement Center, Giant Eagle, Target, TGI Friday’s, and Eat ‘N Park.
- **UPMC East Hospital Complex in Allegheny County, PA for BBH Design of PA.** Civil Site Engineering, Design, and Survey Services. GAI participated in the design of a new hospital on approximately 19 acres of land in Monroeville, PA. The site is located at the southwest corner of State Routes 48 and 22, the second busiest intersection in the state.
- **Station Square Retail/Entertainment Complex in Allegheny County, Pittsburgh, PA for Forest City Commercial Development.** Retail development project for a gaming and entertainment facility at the Station Square shopping and entertainment complex located in the City of Pittsburgh. Survey Project Manager responsible for base mapping, utility investigation and ALTA/ACSM Land Title Survey.
- **Settlers Ridge in Robinson Township, Allegheny County, PA for Faison Enterprises, Inc.** Site development project for a shopping complex on a 79-acre parcel of strip-mined property. The project included surveys for property, aerial mapping, multiple ALTA/ACSM Land Title Surveys, subdivision plan, construction layout, record surveys, and right of way plats.
- **Penn Crossing Commercial Development in Harrison City, Westmoreland County, PA for Lorasen Holdings, Inc.** Site development project for a commercial and residential development that included property, topography and record surveys, and subdivision plans. Survey Project Manager responsible for the preparation of drawings, directing staff and approving survey related drawings.
- **Pennsylvania Department of Transportation (PennDOT), District 11-0 Engineering and Environmental Services Agreement.** Survey Project Manager for a wide range of environmental studies and engineering efforts for the following anticipated projects: bridge project reviews, small bridge replacement/rehabilitation projects, roadway projects, and environmental studies.
- **Survey Manager for the Erie East Access Highway in Erie, PA for PennDOT, District 1-0.** Managed survey crews and office personnel on ROW plans for SR 4034, SR 0430 and SR 4030. Project included scheduling field crews for topography surveys, property investigations, core boring staking, ROW baseline staking and referencing, and utility investigation. Supervised office personnel preparation of ROW gap plans and final ROW plans, reviewed plans, tabulated on areas of taking and attended plan reviews at PennDOT.
- **Survey for 20 Acres of Commercial Property, Indiana Township, PA for Independence Excavating, Inc.** The survey included utility investigation, courthouse research, field investigation, topography survey and an ALTA/ACSM Land Title Survey for a real-estate transaction.
- **Monitoring Survey of a Ramp for Horizontal and Vertical Displacement, Pittsburgh, PA for the Port Authority of Allegheny County.** Monitoring points were established to track movement of the road surface and jersey barriers. The survey is performed monthly which entails traversing, level loops, and the surveying of 53 monitoring points.
- **Civil Site Engineering, Design & Survey Services at UPMC East Hospital Complex, Allegheny County, PA for BBH Design of PA.** GAI participated in the design of a new hospital on approximately 19 acres of land in Monroeville, PA. The site is located at the southwest corner of State Routes 48 and 22, the second busiest intersection in the state.
- **Settlers Ridge, Robinson Township, Allegheny County, PA for Faison Enterprises, Inc.** Site development project for a shopping complex on a 79-acre parcel of strip-mined property. The project included surveys for property, aerial mapping, multiple ALTA/ACSM Land Title Surveys, subdivision plan, construction layout, record surveys, and right of way plats.
- **Property Survey for the Western PA Conservancy.** Performed a property survey on multiple contiguous tracts that totaled 1,286 acres. The survey included record research, property investigation, aerial mapping and setting property monuments.
- **Crossroads Plaza in Westmoreland County, Lower Burrell, PA for Real Estate Development Services.** Site development project for expansion of an existing shopping center. Lead Surveyor responsible for the ALTA/ACSM survey.

# MARC HANNAH | Dock Consultant

## Role: Boat Dock Specialist

Marc Hannah brings almost two decades of dock, production, design, and project management experience to any waterfront improvement project. He has worked for two major US based dock hardware and accessory manufacturers and has worked on projects from China and Iceland to farm ponds in Brooke County, West Virginia. His projects range from rebuilding marinas destroyed in Hurricanes like Super Storm Sandy, designing ADA compliant recreational docking facilities for children with cancer at the Paul Newman Hole in the Wall Camp, designed the floating marina store and dive shop at Summersville Lake in West Virginia, to designing and building triple redundancy coal mine pump docks and walkways.



### EDUCATION

- West Liberty University, West Liberty, WV

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# LUCAS DISERIO, MBA | Dock Consultant

## Role: Boat Dock Specialist

Lucas Diserio co-founded American Muscle Docks & Fabrication. As CEO of the company, Luke is responsible for overseeing day- to -day operations, as well as branding, expansion, and product development. Luke has been responsible for obtaining six trademarks, as well as two patent pending dock systems for American Docks & Fabrication.



### EDUCATION

- Professional Masters of Business AdministrationsMethodist University, Fayetteville, NC
- BS, Business Administration, Methodist University, Fayetteville, NC



## Section 3 PROJECT EXPERIENCE

A SELECT LIST OF OUR TEAM'S RELEVANT EXPERIENCE IS INCLUDED BELOW



Haddad Riverfront Park and Boardwalk | Charleston, WV



Boardwalk and Amphitheater at Elk Riverfront | Charleston, WV



Discovery Cove at Washington County Parks | Washington, PA

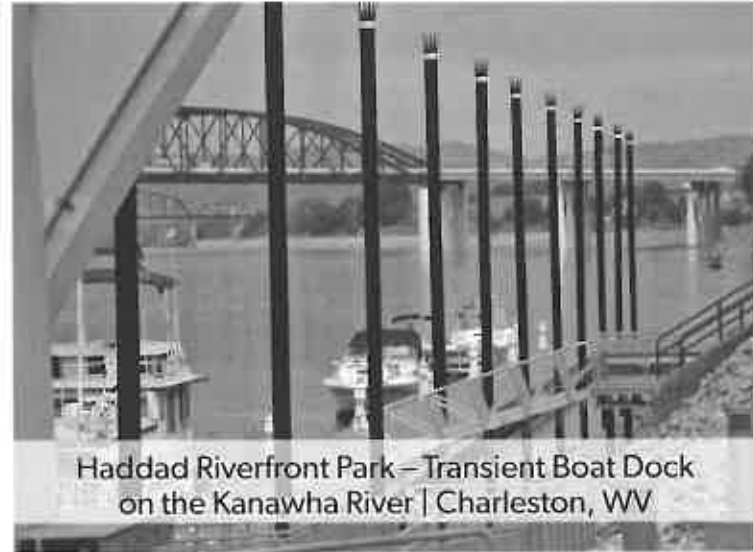


North Shore Riverfront Park | Pittsburgh, PA

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PROJECT DESCRIPTIONS ARE INCLUDED ON THE FOLLOWING PAGES.

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## Haddad Riverfront Park and Boardwalk

GAI Consultants was selected to provide master planning, public participation services, design, construction, and engineering solutions for the renovation of the Haddad Riverfront Park—a popular concert, festival, and leisure site in downtown Charleston, West Virginia. Among the City of Charleston’s project requirements were a retractable canopy to provide protection and visual interest, an overlook plaza and pavilion that extends Court Street to the Kanawha River, an extension of the lower wharf area, a new streetscape design along Kanawha Boulevard, and an event stage for concerts.

GAI was successful in meeting an aggressive 18 month planning, design, and construction schedule. Change orders during construction amounted to less than .5% of the total cost. Taking a different approach, GAI presented an initial design that encompassed and connected all four parts of the entire project. The design was highlighted by a grand staircase that would lead to the proposed amphitheater, which serves to open the park to Kanawha Boulevard, making it an integrated part of downtown Charleston.

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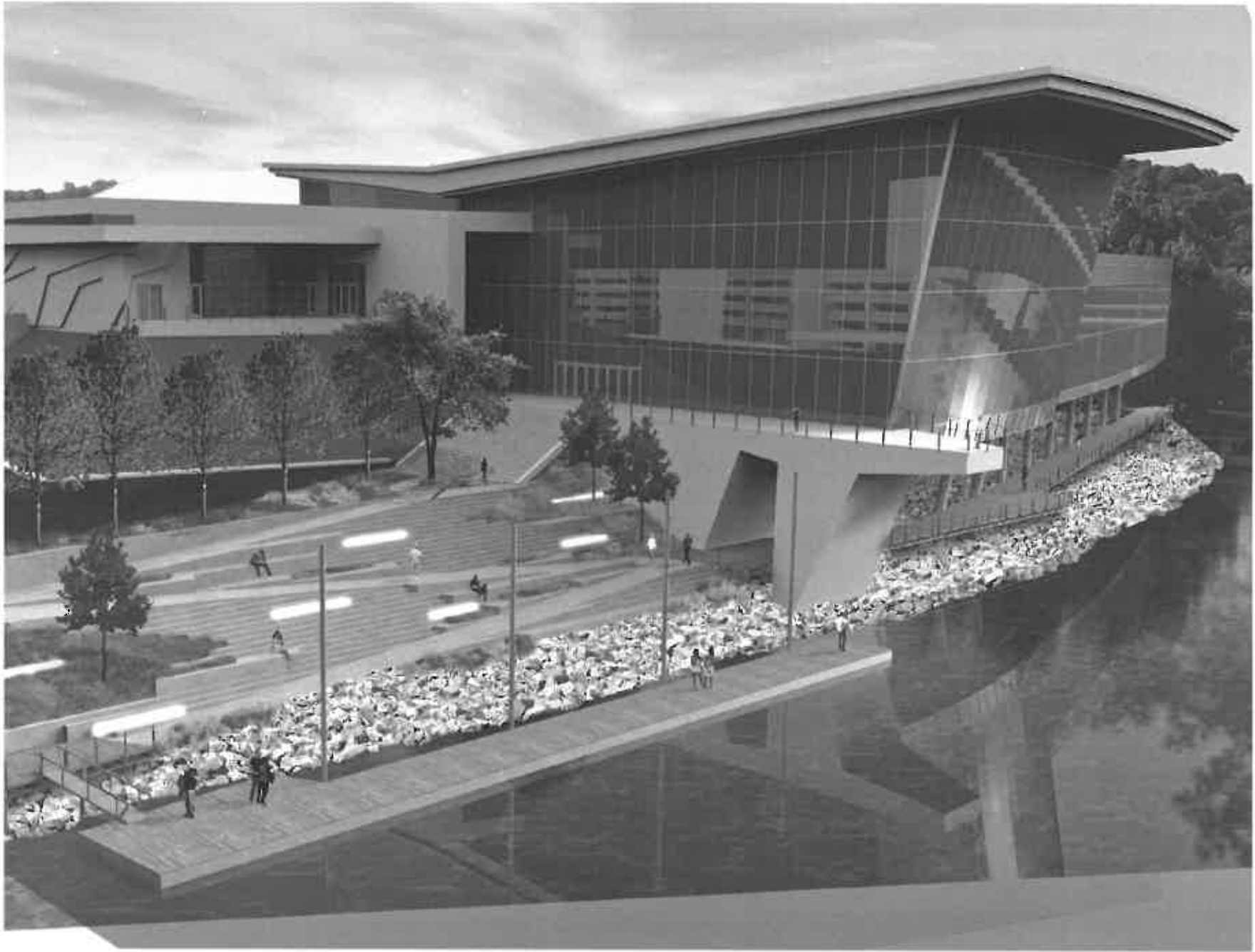
**LOCATION:**  
Charleston, West Virginia

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**CLIENT:**  
City of Charleston  
David Molgaard  
501 Virginia Street East, Room 101  
Charleston, West Virginia  
304.348.8000

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**GAI PROJECT MANAGER:**  
Dave Gilmore, PLA, MBA  
681.245.8867  
d.gilmore@gaiconsultants.com





## Boardwalk and Amphitheater at Elk Riverfront

GAI Consultants was part of the winning Design/Build competition with the team of BBL Carleton, ZMM Architects, and TVS Architects to renovate and expand the 283,000 SF Charleston Civic Center.

Situated in the heart of Charleston, West Virginia, the Charleston Civic Center is the region's premier entertainment and convention venue. With immediate access to the interstate, close walking proximity to the majority of downtown Charleston lodging and businesses, and a variety of meeting and venue space, the project is an important thread in the urban fabric of the city. However, in its current conditions, the project lacks the tools needed to become an attraction to a larger regional crowd. Our team's proposed renovations and updates will present a modern vision by updating exterior and interior aesthetics, designing additional spaces, and tying the site to the downtown core. The team has created a comprehensive plan to bring the Charleston Civic Center up to the standard of today's entertainment and convention venue needs.

GAI is performing site, civil and landscape architecture for this \$75 million project. In addition, GAI's Community Solutions Group is designing a new riverfront park/amphitheater and trail connection along the Elk River that will soon connect the Civic Center to the Kanawha River and beyond.

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**LOCATION:**  
Charleston, West Virginia

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**CLIENT:**  
City of Charleston  
David Molgaard  
501 Virginia Street East, Room 101  
Charleston, West Virginia  
304.348.8000

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**GAI PROJECT MANAGER:**  
Dave Gilmore, PLA, MBA  
681.245.8867  
d.gilmore@gaiconsultants.com



## Discovery Cove at Washington County Parks

GAI Consultants created a 3,500 acre park master plan as part of an overall parks, recreation, and open space plan for Washington County. To continue the parks legacy of providing environmental education and recreation opportunities for the surrounding communities, the design team focused on upgrading and providing additional park amenities that would enhance and create opportunities for park sponsored events and programs. A few of the recommendations included streamside boardwalks, a disc golf course, group camp grounds, and an amphitheater.

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**LOCATION:**  
Washington, Pennsylvania

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**CLIENT:**  
Washington County Planning  
Commission

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**GAI PROJECT MANAGER:**  
Dave Gilmore, PLA, MBA  
681.245.8867  
d.gilmore@gaiconsultants.com



## North Shore Riverfront Park

North Shore Riverfront Park (also known as Clemente Park) sits on a 4,000 l.f. parcel of land stretching from the West End Bridge to the Fort Wayne Railroad Bridge in the City of Pittsburgh. Development took place in three phases, Esplanade West and Great Lawn (Phases I and II), and Belvedere (Phase III). A Vietnam Veterans Memorial and a memorial to law enforcement were erected during the first two phases. Phase III included design and construction of an ornamental overlook situated on an existing pier. It was designed to have an “old steel town” theme. Boat docks, lawns, gardens, piers, and watersteps accent the park.

GAI Consultants was retained to provide civil engineering and permitting services for Phases I, II, and III of this North Shore project. Each phase required walkways, lighting, utilities, and permitting. GAI’s services were again requested when structural engineering services were required for a later phase of the project. Phase IV involved designing a causeway at the park, and GAI developed a half-moon shaped pedestrian structure that extends into the river.

### Value Added Innovations

The park links the City’s two sports stadiums, Heinz Field and PNC Park, and has improved access to the Fort Duquesne Bridge pedestrian walkway that connects the North Shore area with Point State Park.

This and other efforts to develop parks, trails, and open spaces, have made Pittsburgh one of the leading cities in developing greenways for recreation and transportation.

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**LOCATION:**  
Pittsburgh, Pennsylvania

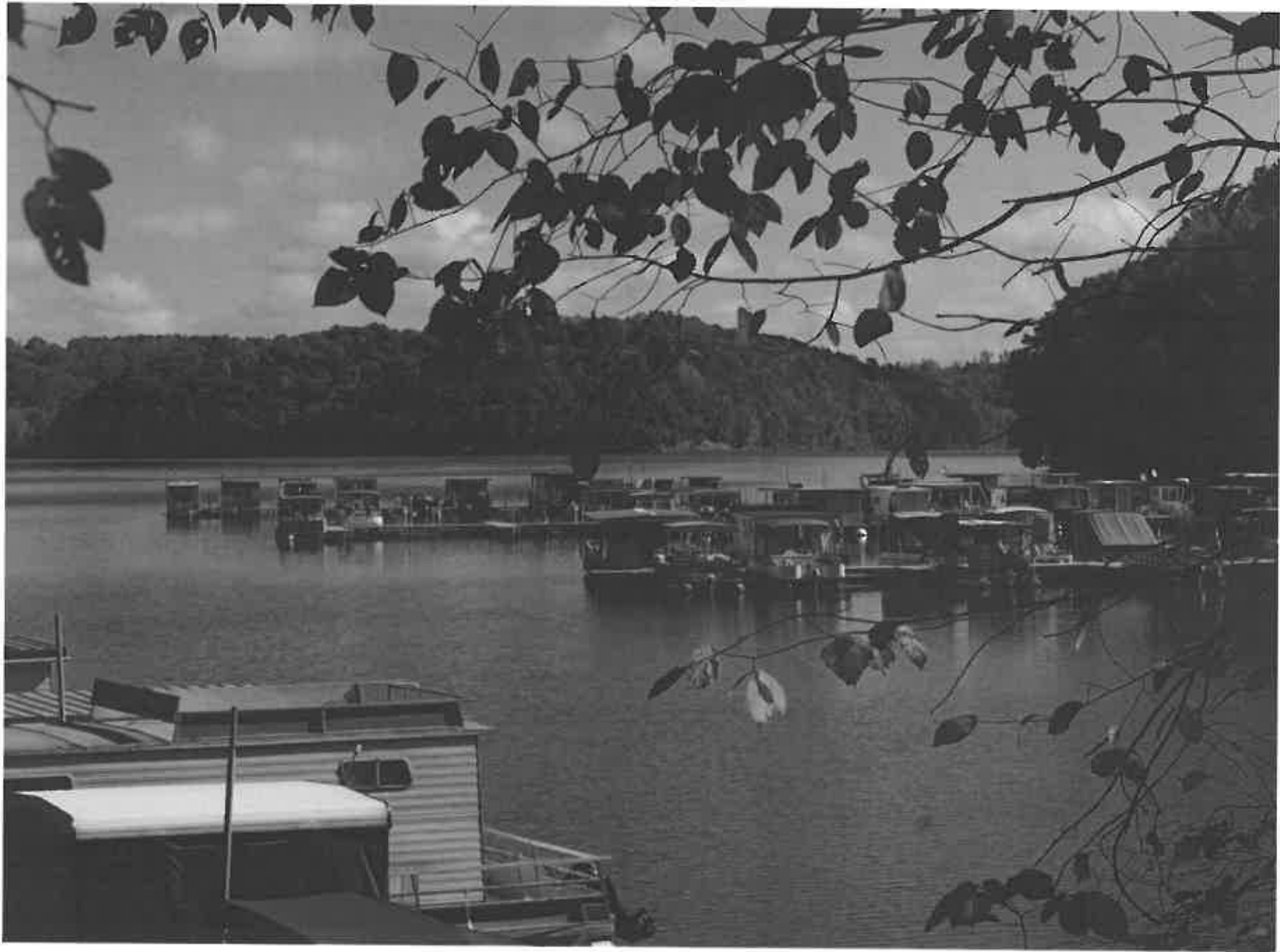
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**CLIENT:**  
EDAW Inc.  
Leslie Bartnik  
703.836.1414

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**GAI PROJECT MANAGER:**  
Patrick Gallagher, MBA  
681.245.8867  
p.gallagher@gaiconsultants.com







### Seneca, Atwood, Piedmont, Tappan, Clendenning, Pleasant Hill, and Charles Mill Lakes Docks

Boating/water access and storage for park visitors. Project included construction of over 5,100 linear feet of courtesy, rental, transient, boarding, and fishing docks over the past 4 years totaling ~\$478,000.00. Components included:

- Steel Truss Dock Frames
- Foam Filled Floats
- Composite and Southern Yellow Pine Decking

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#### LOCATION:

Seneca, Atwood, Piedmont, Tappan,  
Clendenning, Pleasant Hill, Charles  
Mill Lakes – All located in South  
Eastern Ohio

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#### CLIENT:

Muskingum Watershed Conservancy  
District  
John Olivier  
330.343.6647

---

#### AMD PROJECT MANAGER:

Marc Hannah  
800.223.3444  
marc@amdocks.com







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**LOCATION:**

Seneca, Atwood, Piedmont, Tappan,  
Clendenning, Pleasant Hill, Charles  
Mill Lakes – All located in South  
Eastern Ohio

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**CLIENT:**

Washington County Parks and  
Recreation  
Kevin Garrison  
724.207.3025  
garrisok@co.washington.pa.us

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**AMD PROJECT MANAGER:**

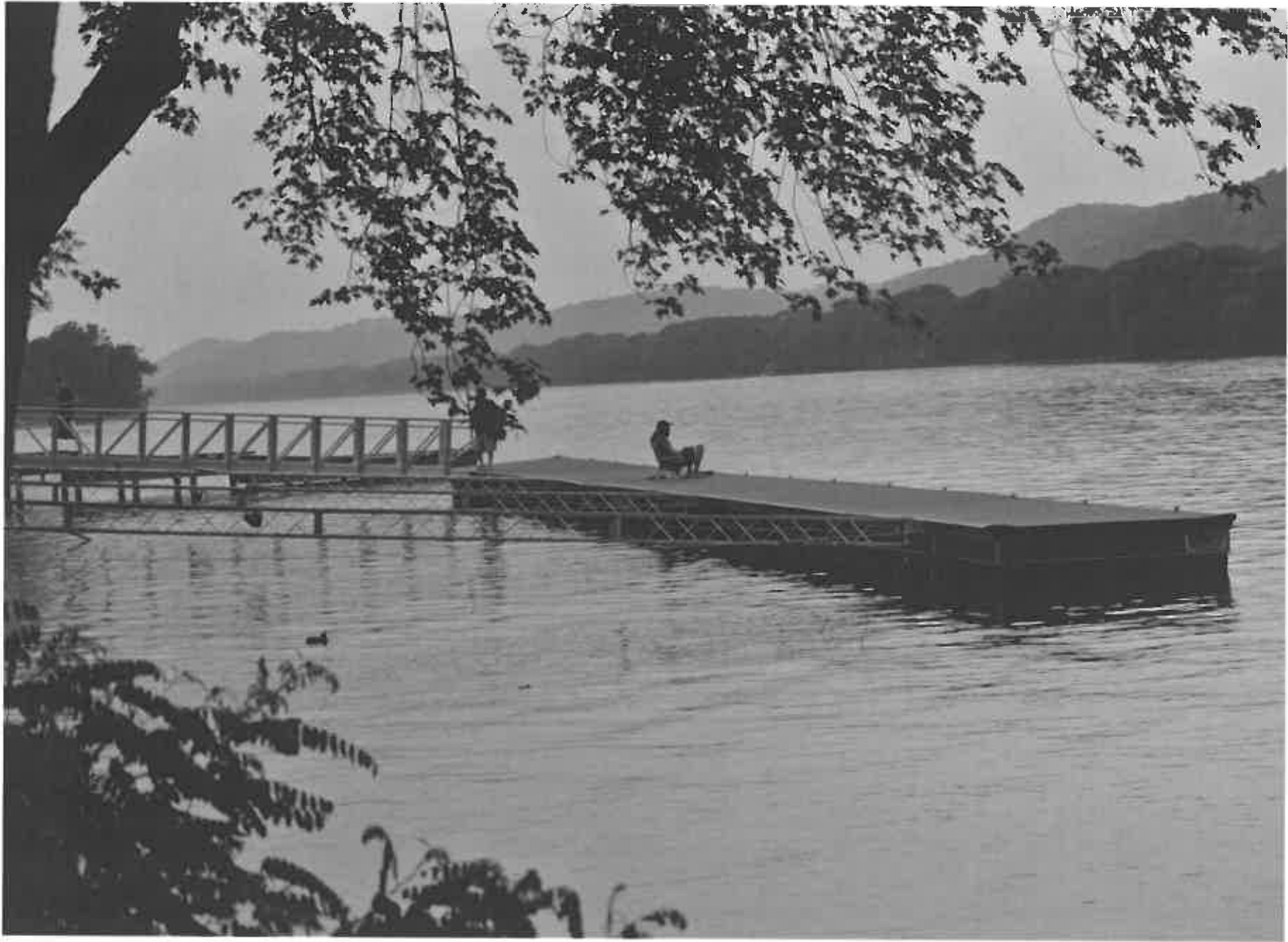
Marc Hannah  
800.223.3444  
marc@amdocks.com

## Cross Creek and Ten Mile Lakes

Boating/water access and storage for park visitors. Project included multiple docks on these two lakes consisting of courtesy, rental, boarding, low profile kayak, and fishing docks over the past 4 years totaling ~\$190,000.00. Components included:

- Steel Truss Dock Frames
- Foam Filled Floats
- Composite and Southern Yellow Pine Decking







### Transient Boat Dock on the Ohio River

Boating/water access for City visitors. Project included 8'x140' courtesy/transient dock, stiff arms, and aluminum gangway ~\$70,000.00.

Components included:

- Steel Truss
- FLASH Siding
- Composite Decking

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**LOCATION:**  
New Martinsville, West Virginia

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**CLIENT:**  
City of New Martinsville  
Beverly Gibb  
304.455.9130  
gibb4@hotmail.com

---

**AMD PROJECT MANAGER:**  
Marc Hannah  
800.223.3444  
marc@amdocks.com









### Haddad Riverfront Park –Transient Boat Dock on the Kanawha River

Boating/water access and storage for park visitors. Project included 8'x570' courtesy/transient dock, three aluminum gangways, custom Pile Caps ~\$235,000.00. Components included:

- Steel Truss
- FLASH Siding
- Composite Decking



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**LOCATION:**  
Seneca, Atwood, Piedmont, Tappan,  
Clendenning, Pleasant Hill, Charles  
Mill Lakes – All located in South  
Eastern Ohio

---

**CLIENT:**  
Muskingum Watershed Conservancy  
District  
John Olivier  
330.343.6647

---

**AMD PROJECT MANAGER:**  
Marc Hannah  
800.223.3444  
marc@amdocks.com





# Section 4 PROJECT UNDERSTANDING AND APPROACH

# PROJECT UNDERSTANDING AND APPROACH

Mr. Todd Schoolcraft, Project Manager, will lead the design process for this project. Todd brings a history of experience with boat launch facilities, riverfront developments, and West Virginia State Park and Forest projects, including the Stonewall Jackson Lake Resort Development near Weston, and the Mud River Lake Recreational Facilities, Lincoln County. Both projects included boat launch facilities, piers and/or docks, as well as parking and other necessary associated infrastructure improvements.

## Communication Plan



**CONTINUOUS DIALOGUE**

Between GAI Project Leadership team and the WVDNR Staff

**Todd Schoolcraft**  
(primary point of contact)  
Direct: 681.245.8878  
Cell: 304.561.8317  
t.schoolcraft@gaiconsultants.com

Mr. Schoolcraft will be your single point of contact during the life of the project. You will have his cell phone number for direct phone calls and text messaging, as well as his office phone, direct desk phone, and email address. As Project Principal, Mr. Dave Gilmore’s contacts will also be available as a secondary point of contact, should the need arise.

During the design process, Mr. Schoolcraft, Mr. Gilmore and others as needed from the GAI team, will hold weekly face-to-face project meetings with Mr. Sam England, Mr. Brad Leslie, and others from the WVDNR to ensure anticipated progress is being met by the design team. We can meet at the WVDNR offices in South Charleston, or host the meetings in our office on Summers Street in Charleston, whichever is preferred. Both projects

will involve the multi-disciplinary integration of various in-house professionals that we refer to as *Integrated Site Design*.

## Integrated Site Design

Our team has reviewed the detailed scope of work described in the RFQ. The proposed use areas identified appear to be well-founded locations that should carry cleanly into phase one build-out with little difficulty. We are considering the opportunities and constraints of the sites, however, depending on where vehicle and trailer parking is planned, some coordination, easements and permitting (MM-109) may be necessary with the WVDOH at the Winfield site. It is anticipated some road widening may be necessary on the narrow secondary city streets, as well, and our team has extensive experience working with the Right-of-Ways Section of the WVDOH District 1 in Charleston. We understand the need to reach out early to the US Army Corp of Engineers for the necessary 404 and Section 10 Permits. Other permits that may be necessary include the WVDEP 401 Water Quality Certification, Floodplain Development Permits, US Fish and Wildlife Service Consultation, and the WVDNR Office of Land and Streams Stream Activity Permit.

## Sustainability Objectives and Stormwater Design

Our team’s prior collaborations on similar park and infrastructure improvement initiatives has led to an integrated approach to sustainable design. At the macro scale, we recognize that the development of new boat launch facilities adds to the many parks and recreation amenities already offered by the WVDNR across the State, yet at the same time adds to an increase in potential stormwater runoff as well as the need for additional parking. A sustainable objective can be met through the site’s construction, collection and treatment of stormwater runoff, and the introduction of pervious pavement in the developed area.

Our team will identify opportunities and make recommendations based on minimizing the impact to construction costs. It is our intention to include as many sustainable components as feasible: porous paving, bio-swales / retention areas, rain gardens with indigenous landscaping, solar lighting



fixtures, in concert with Xeriscaping, and other elements that will convey the West Virginia Division of Natural Resource's dedication to environmentally-friendly design.



*Porous asphalt and pervious concrete have been used in a number of locations across WV, including Pennsboro and Cedar Grove.*

In our work for the West Virginia Division of Highways (WVDOT) on the Kanawha Boulevard Bicycle and Pedestrian Trail Improvements, visible sustainable elements were a prominent project feature. Bio-retention cells built into the greenway along the trail will help contain stormwater runoff and minimize erosion and sediment control issues all along the Kanawha River, while reducing the need for costly traditional stormwater improvements such as drain inlets, manholes and storm pipe. We believe these types of installations can be a real-time cost-saving tool.

GAI appreciates the challenges that exist at the Winfield and Huntington sites today. While bioswales will perform a much needed water quality function as well as serve as an extremely visible opportunity for public education and appreciation, the major stormwater challenge for the two boat launch facilities will be quantifying and then mitigating the proposed large vehicular and trailer parking area at each site. As is often said, "The devil is in the details", and with Todd Schoolcraft as your Project Manager, he brings a history of in-depth

knowledge and experience to the project team that may be unmatched. Mr. Schoolcraft has designed and managed through construction at least four projects that utilized pervious concrete and/or porous asphalt pavement, which includes the Pennsboro Trailhead Improvements on the North Bend Rail-Trail State Park. Any new, proposed pavement areas, either for pedestrians, or in the parking areas for the boat launch facilities could utilize this new technology.

## Bidding

Our design process will include area lighting for the parking area and the storage building. We see great potential in lighting the proposed site with LED lighting to improve safety and efficiency. Also, we recognize the need to select fixtures and place them in locations that the the Coonskin Armory Facilities Manager can access and maintain. It is our intention to make fixture recommendations to your C&FMO team and select them together to ensure they are consistent and compatible with your current inventory.

In our past collaborations, our team has developed lighting schemes that are economical and impactful. Downtown Charleston's Slack Plaza and Brawley Walkway lighting package includes pedestrian-scaled fixtures and wall-mounted units to highlight and lead users along the corridor. In addition to their function, they are recognizable from various viewpoints. Their presence from the Town Center Mall clearly demarks the path, further promoting the corridor and its neighborhood connections. We believe that lighting can serve multiple purposes – increase safety / security, as landscaping accents, and as a strong wayfinding element.

## Construction Cost Control

GAI has extensive experience in cost estimating parks and recreation developments, large parking area improvements, and associated infrastructure projects of varying scales and sizes. Though both projects are boat ramp facilities, much of this work is similar to site-civil construction estimating, a specialty of Todd Schoolcraft, who's qualifications include WVDOT Certifications in Asphalt Paving and Concrete Testing. Our team will be using past projects bid history, consultation with fabricators and contractors, and detailed estimates



*Enhanced nighttime experience on the docks of the Haddad Riverfront Park, Charleston.*

(crew size, material, equipment, hour-estimates) for proposed specialty items to provide accurate estimates for the Project. GAI works regularly with a variety of contractors, through design-build projects and design-bid-build projects, and we can tap into discipline specialists throughout the company as needed to solicit a myriad of historical cost data and expertise.

Another method GAI utilizes to control construction costs and ensure a construction contract is awarded the first time a project advertises for bids, is unit costs and additive and deductive alternates. From our recent successful bidding of the Brawley Walkway (currently in construction) and the Helios Park Improvements (currently in construction) we have the most current, applicable unit costs at our disposal for the purposes of estimating the Winfield and Huntington boat launch facilities.

## Construction Schedule Monitoring

With GAI's office location in the BB&T Building on Summers Street in Charleston, GAI can be available on-call and at either site in less than an hour. And with many of our employees living in Winfield and the surrounding area, the convenience of having them stop by the site on the way to work in the mornings, or back home in the evenings, will aid in keeping construction administration costs in check, and construction progress on schedule. In addition to construction administration services, GAI does offer full-time resident inspection services if the project scope warrants such oversight. GAI also has the latest materials testing equipment necessary to monitor and test soils compaction, asphalt compaction, concrete slump testing, pressure air testing, cylinder fabrication, and other testing.

Typically with a project of this magnitude, GAI will schedule bi-weekly meetings during construction, with a representative of the Contractor, Subcontractors, WVDNR, GAI, and the two Cities involved. This way we can maintain momentum and proactively clear obstacles that may slow construction progress. GAI also requires the Contractor submit a construction schedule for approval by the Owner and GAI at the preconstruction kickoff meeting. Also built into the bidding/contract documents is a \$500/day liquidated damages clause, and performance and payment bonds for 100% of the contract amount.



**Section 5  
REQUIRED  
FORMS**



**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.

*T. Todd Schoolcraft*

(Name, Title)

Todd Schoolcraft, Senior Landscape Architect.

(Printed Name and Title)

GAI Consultants, Inc., 300 Summers St, Ste. 1100, Charleston, WV 25301

(Address)

304-926-8100 / 304-926-8180

(Phone Number) / (Fax Number)

t.schoolcraft@gaiconsultants.com

(email address)

**CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation 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 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 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.

GAI Consultants, Inc.

(Company)

*T. Todd Schoolcraft*

(Authorized Signature) (Representative Name, Title)

Todd Schoolcraft, SENIOR Landscape Architect

(Printed Name and Title of Authorized Representative)

10-26-16

(Date)

304-926-8100 / 304-926-8180

(Phone Number) (Fax Number)

STATE OF WEST VIRGINIA  
Purchasing Division

**PURCHASING AFFIDAVIT**

**MANDATE:** Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

**EXCEPTION:** The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

**DEFINITIONS:**

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Employer default" means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

"Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

**AFFIRMATION:** By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: GAI Consultants, Inc.

Authorized Signature: \_\_\_\_\_ Date: 10.26.16

State of West Virginia

County of KANAWHA, to-wit:

Taken, subscribed, and sworn to before me this 26 day of October, 2016

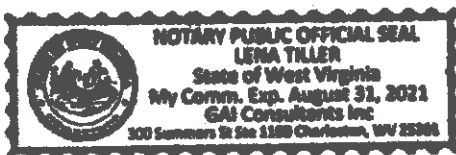
My Commission expires August 31, 2021.

**AFFIX SEAL HERE**

**NOTARY PUBLIC**

Lena Tiller

*Purchasing Affidavit (Revised 08/01/2015)*



**ADDENDUM ACKNOWLEDGEMENT FORM  
SOLICITATION NO.:**

**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 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.

*GAI Consultants, Inc.*

**Company**



**Authorized Signature**

*10.26.16*

**Date**

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