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- General Information**
- Contact
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- Document Information
- Clarification Request

Procurement Folder: 1272513	SO Doc Code: CRFQ
Procurement Type: Central Master Agreement	SO Dept: 0313
Vendor ID: 000000160928	SO Doc ID: DEP2400000009
Legal Name: CIVIL & ENVIRONMENTAL CONSULTANTS INC	Published Date: 8/25/23
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Total Bid: \$0.00	Close Time: 13:30
Response Date: 09/01/2023	Status: Closed
Response Time: 10:07	Solicitation Description: OER Brownfield Site Reuse Planning
Responded By User ID: kevinhanks	Total of Header Attachments: 1
First Name: Kevin	Total of All Attachments: 1
Last Name: Hanks	
Email: khanks@cecinc.com	
Phone: 304-933-3119	



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

**State of West Virginia  
 Solicitation Response**

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

Solicitation Closes	Solicitation Response	Version
2023-09-05 13:30	SR 0313 ESR09012300000001157	1

**VENDOR**  
 000000160928  
 CIVIL & ENVIRONMENTAL CONSULTANTS INC

**Solicitation Number:** CRFQ 0313 DEP2400000009  
**Total Bid:** 0  
**Response Date:** 2023-09-01  
**Response Time:** 10:07:37  
**Comments:**

**FOR INFORMATION CONTACT THE BUYER**

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

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

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

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

Comm Code	Manufacturer	Specification	Model #
77101700			

**Commodity Line Comments:**

**Extended Description:**

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



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

State of West Virginia  
 Centralized Request for Quote  
 Service - Prof

<b>Proc Folder:</b> 1272513			<b>Reason for Modification:</b>
<b>Doc Description:</b> OER Brownfield Site Reuse Planning			
<b>Proc Type:</b> Central Master Agreement			
<b>Date Issued</b>	<b>Solicitation Closes</b>	<b>Solicitation No</b>	<b>Version</b>
2023-08-16	2023-09-05 13:30	CRFQ 0313 DEP2400000009	1

**BID RECEIVING LOCATION**

BID CLERK  
 DEPARTMENT OF ADMINISTRATION  
 PURCHASING DIVISION  
 2019 WASHINGTON ST E  
 CHARLESTON WV 25305  
 US

**VENDOR**

**Vendor Customer Code:** 000000160928  
**Vendor Name :** Civil & Environmental Consultants, Inc.  
**Address :** 120 Genesis Boulevard  
**Street :**  
**City :** Bridgeport  
**State :** WV **Country :** USA **Zip :** 26330  
**Principal Contact :** James Christie, PLA  
**Vendor Contact Phone:** 304-933-3119 **Extension:** N/A

**FOR INFORMATION CONTACT THE BUYER**

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

Vendor  
 Signature X

FEIN# 25-1599565

DATE September 5, 2023

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



Civil & Environmental Consultants, Inc.



WEST VIRGINIA DEPARTMENT OF ENVIRONMENTAL PROTECTION

**OER BROWNFIELD SITE REUSE PLANNING  
CRFQ 0313 DEP240000009**

CEC | BRIDGEPORT  
Project 335-258  
September 5, 2023



September 5, 2023

West Virginia Department of Environmental Protection, Office of Environmental Remediation  
Attn: Joseph E. Hager III  
601 57<sup>th</sup> Street SE  
Charleston, WV 25304

Dear Mr. Hager:

Subject: Request for Qualifications - OER Brownfield Site Reuse Planning  
CEC Project 335-258

Civil & Environmental Consultants, Inc. (CEC) is pleased to present qualifications for master planning, engineering, environmental, and other related services to the West Virginia Department of Environmental Protection (WVDEP), Office of Environmental Remediation (OER). CEC is well-versed in the planning, designing, and public involvement of similar brownfield redevelopment projects. CEC will not just work for but act as an extension of the OER staff, ensuring that the project's planning, engineering, and design needs are met.

In addition to our team of experts, CEC will provide the following:

- **Clear and timely communication** – One of the most vital components of any project is understanding the client's needs and providing precise and timely communication. CEC's approach to achieving this is regularly speaking with our clients, writing correspondence, and providing timely reports.
- **Honesty** – Regardless of the message to be delivered, you can always depend on CEC to be truthful and to give you our honest assessment of items related to your project, specifically cost and schedule.
- **Quality** – CEC follows a strict quality assurance procedure to ensure our clients receive initial and direct project details. This is an integral part of our culture to provide our clients with the best service.
- **Accessibility** – WVDEP, OER is within the footprint of clients already working with CEC. We will act as an extension of your staff to support this important and needed project. CEC team members will be readily available throughout the entire process.
- **Fiscal Responsibility** – We treat your money like our money. No additional dollars will be spent without your prior knowledge or approval.

Upon reviewing our submission package, you will fully understand what CEC and our team have to offer to the OER and, ultimately, the citizens of our communities. Should you have any questions, please do not hesitate to contact Jim Christie at 304-709-2332 or Colin McCardle at 304-848-7162. We look forward to the opportunity of interviewing with you.

Sincerely,  
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

  
Jim Christie, PLA  
Principal

  
Colin McCardle  
Assistant Project Manager



# PROFESSIONAL CONSULTING SERVICES FOR OER BROWNFIELD SITE REUSE PLANNING

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## APPENDICES

- A Representative Project Experience



# 1.0 Firm Overview

In 1989, four engineers and scientists came together with a singular vision: to be a people-first company, one that promotes a culture where clients and employees enjoy working together, and that is responsive to client needs with integrated services and high-quality work for projects both complex and routine.

More than 30 years later, Civil & Environmental Consultants, Inc. (CEC) has 1,400+ team members in 31 offices nationwide. Headquartered in Pittsburgh, Pennsylvania, we are consistently ranked on Engineering News-Record's annual lists of the Top Design Firms and Top Environmental Firms in the nation.

**A culture of accountability. We own it.** At CEC, every member of our team has a personal stake in ensuring the success of our clients. Because their success is our success. As employee-owners of the firm, we are all personally accountable for building lasting relationships and delivering outstanding results. Because we don't just work at CEC. We own it.

**Being easy to work with. We own it.** At other firms, you may find one person you work well with. Here, our clients tell us they work well with all of us. It's because all of us are invested in your success. We're accessible, responsive, and operate with integrity.

**Putting people first. We own it.** At CEC, people come first. Always. Whether that's our clients, our employees, or our community. It's why we listen more and work harder to understand the unique needs of our clients. And it's why we prioritize the career development of every individual on our team. People are why we do this, and why we love what we do.

**Teamwork. We own it.** We are at our best when we work together. That means bringing together a diverse team of talented, passionate, multidisciplinary experts to work closely alongside clients to craft comprehensive solutions to complex problems. We believe that by working together, no problem is insurmountable.

**Safety excellence. We own it.** We believe all accidents are preventable and are committed to creating an accident- and incident-free workplace for employees and subcontractors through training, safe workplace practices, and processes for assessing project hazards. CEC strives for safety excellence throughout our entire organization and holds all individuals accountable for the safe performance of their work.

CEC is an expanding, multi-disciplined company that is home to:

- + Civil Engineers
- + Geotechnical Engineers
- + Transportation Engineers
- + Structural Engineers
- + Environmental Scientists
- + Environmental Engineers
- + Chemical Engineers
- + Geologists
- + Hydrogeologists
- + Hydrologists
- + Ecologists
- + Biologists
- + Wetland Scientists
- + Threatened & Endangered Species Experts
- + Agronomists/Soil Scientists
- + Emissions Testing Professionals
- + Meteorologists
- + Chemists
- + Archaeologists
- + Construction Managers and Inspectors
- + Environmental Technicians
- + Treatment Plant Operators
- + Land Surveyors
- + Landscape Architects
- + GIS Analysts and Programmers



### CEC Bridgeport

CEC's Bridgeport office is comprised of senior leaders, engineers, project managers and support staff all with significant private and public infrastructure planning, design and engineering experience. The Bridgeport office is adequately staffed with a variety of professionals to ensure appropriate staff is assigned to any task.

The Bridgeport office enjoys a positive relationship with local, regional and state regulatory officials. These relationships are critical to navigating the permitting process through the increasingly difficult regulatory environment. CEC understands the length of time required for permitting tasks and can assist the client in developing accurate project schedules. CEC also has significant experience working with local contractors on similar development, roadway, and utility projects throughout West Virginia. This knowledge of local construction techniques

and a thorough understanding of the design and operation/maintenance of public infrastructure provide a technical advantage to CEC.

CEC's team provides a balance of public and private sector experience that allows us to offer an exceptional perspective to our consulting services. Our team has proven experience in both private and public sector projects throughout West Virginia, meeting intensive schedules for projects and locally funded projects while maintaining quality work. We understand the balance and collaboration required between private site development projects and the public development process which will be critical in the success of this development.





PRACTICAL  
PRESERVATION

## AN INTRODUCTION

Practical Preservation specializes in the identification, documentation and evaluation of historic resources. Our staff has vast experience in Section 106 reviews, National Register Nominations, architectural surveys, historic tax credit evaluations, historic structure reports, grant writing and management as well as downtown revitalization.

Practical Preservation is a small, woman-owned business dedicated to documenting and preserving historic structures. Located in North Central West Virginia, Practical Preservation provides historic preservation consulting services throughout the United States.

Practical Preservation remains a strong advocate for community revitalization and as such, donates 10% of profits each year to historic preservation efforts throughout the United States.

## 2.0 CEC Capacity and Capabilities

### Project Team and Technical Experience

The project team identified to work with the City of Moundsville have extensive experience performing advisory and design services throughout West Virginia. Over 100 staff in the Bridgeport office will support the project team identified in Section 4. CEC's management staff are familiar with West Virginia conditions and have extensive experience with brownfield and site reuse/development.

### Value Engineering and Constructability

In today's economic climate, it is imperative to evaluate and minimize construction costs while maintaining quality and meeting the objectives of the project. Project costs are directly affected by constructability. Many senior professionals at CEC "cut their teeth" in the field, functioning as construction inspectors or project observers, which allows them to draw from this experience to apply construction approaches to design. CEC will work with the WVDEP to identify cost-effective alternative methods in an effort to limit the budget and schedule impacts associated with the proposed water upgrades and extensions.

### Schedule & Availability

CEC is available to begin work immediately upon authorization to proceed from the WVDEP and will work with the staff to complete the requested services. CEC anticipates having a project start up meeting within a week of project award with the staff.

### Attention to Quality

CEC performs our professional services under our corporate Quality Assurance Plan (QAP). This QAP was developed to verify the engineering, design, plans and other deliverables prepared by the project team and the various disciplines are supported by comprehensive studies and sound engineering judgment, in compliance with established policies, guidelines and standards, and contain appropriate design flexibility and cost saving measures. This QAP entails a comprehensive listing of CEC quality policies and standard operating procedures that are available on CEC's internal network. It is consistently reviewed and updated by a multi-office team of experienced professionals to ensure "Best Quality Control Practices" are uniformly applied. In support of this QAP, CEC is committed to the application of established design policies, guidelines, and processes developed and published by review and resource agencies. From a quality standpoint, technical personnel review the technical quality, accuracy and completeness of all designs, analyses, drawings, estimates, and report text. Peer-level personnel are responsible for the performance of an independent check of all calculations and project deliverables

prior to each project milestone submission.

As part of the QAP, reviews will be performed for the appropriate element throughout the design/construction process. These reviews will be completed prior to submitting reports, plans, construction documentation, or other deliverables. These reviews will verify the adequacy of the information presented and compliance with established guidance documents. The QAP also documents procedures for work procedure and equipment use, employee and project safety, project management and records and communications. The goal and objective of the QA/QC Policy is to provide a safe and consistent delivery of quality services to the WVDEP.

**Specific quality policies and standard operation procedures can be provided, if requested.**

### Commitment to Safety

Civil & Environmental Consultants, Inc. (CEC) is committed to conducting its business in a manner that sustains and protects the safety and health of its employees. CEC strives for continuous improvement in the effectiveness of its safety and health programs. We affirm that:

- Working safely is a key corporate value and a condition of employment.
- All workplace hazards can be safeguarded against by using proactive measures and actions.
- Occupational safety and health is part of every employee's total job performance.
- Each CEC employee is responsible, and is held accountable for establishing safe workplace conditions to prevent injuries and occupational illnesses.
- Training employees to work safely is essential and is the responsibility of CEC Managers and Supervisors.
- Creating and maintaining a safe workplace, combined with the prevention of personal injuries and accidents, is good business.
- An effective Safety Program is part of CEC's vision and mission.



## **3.0** CEC Services

# Environmental Audits, Assessments & Brownfields Development

**CEC performs services in a customized, phased manner focusing on key compliance and liability issues and presenting findings in terms of potential short- and long-term liability, including expected capital and operational expenditures necessary to correct problems.**

CEC offers a complete range of environmental auditing and assessment services to industrial clients, law firms, site developers and financial institutions, and is a valued advisor in complex and time-critical projects involving financial and environmental liabilities, as well as varied risk tolerances. CEC audits and assessments are customized to evaluate such aspects as regulatory compliance (existing operations, as well as to-be-acquired or divested interests) and/or whether impacts to environmental media exist that pose human health and/or ecological risks as part of real property transactions and development. When risks are identified, CEC assists with achieving compliance, mitigating risks and interacting with agencies to obtain formal regulatory closure.

## COMPLIANCE AUDITS

CEC evaluates the status of various private sector industrial clients as they relate to major environmental laws and regulations, including RCRA, CERCLA, CWA, CAA, TSCA, SDWA, OSHA, SARA Title III, and related state and local requirements. CEC focuses on identifying non-compliance issues, recommending appropriate solutions, and providing cost estimates to bring a facility into compliance. Audits support ongoing operations, as well as mergers and acquisitions, which can include unique considerations, risk tolerances, and historic/forward-looking objectives.

## ENVIRONMENTAL ASSESSMENTS

CEC routinely conducts assessments of properties to identify environmental liabilities and determine if past or adjacent land uses have resulted in environmental impacts. Assessments are designed to meet industry standards, such as ASTM and AAI, as well as client-specific and state-mandated standards when regulatory closure is the ultimate goal. CEC conducts environmental site assessments with a focus on proposed land use and a practical evaluation of likely exposure pathways so that the need for potential additional assessment is supported by sound rationale. CEC's multi-disciplined capabilities allow for a more complete assessment, inclusive of potential business environmental risks, especially in cases of greenfield development and property redevelopment involving a change in use.

## SITE INVESTIGATIONS

Site investigations may be recommended, if appropriate, to evaluate whether impacts to environmental media are present or to further study the extent and degree of known impacts. CEC uses current technologies for representation of data, including three-dimensional visualization of geologic and hydrogeologic information. CEC specializes in site characterization; groundwater modeling; soil, waste and water sampling; human and ecological risk assessment; regulatory liaison; site remediation; cleanup verification; cost allocation; and expert testimony. CEC completes an efficient and knowledgeable study of the most complex sites ranging from large industrial sites and landfills under state and federal jurisdiction to the corner gasoline station and neighborhood dry cleaner.





Civil & Environmental Consultants, Inc.

# Environmental Audits, Assessments & Brownfields Development



## **BROWNFIELDS DEVELOPMENT**

CEC has used our expertise in environmental assessments and site characterization to build a large and diverse brownfields redevelopment capability. CEC has successfully taken numerous idle industrial sites through the redevelopment/reuse process, with a particular emphasis on old metals manufacturing and related facilities. Our licensed professionals have successfully completed assessment and remediation at many locations across the United States, in many cases supporting acquisition of various liability protections available through state voluntary remediation programs. As a full-service, multi-disciplined firm, CEC brings a holistic approach to brownfield redevelopment where our engineers and environmental specialists work together to provide synergistic solutions that optimize reuse of a property through the site design process and the use of practical engineering and institutional controls.

# Master Planning

**CEC combines master planning experience with site development engineering capabilities to enable innovative, practical solutions to the most complex land planning challenges.**

CEC provides master planning services that identify creative, coordinated solutions to leverage the greatest return on each business opportunity in today's competitive economic environment. Services include:

- Economic Master Plans
- Business Attraction Strategies
- Site Selection Studies
- Site Capacity Studies
- Business/Industrial Park Master Plans
- Infrastructure Master Plans
- Facility Master Plans
- Brownfield Redevelopment Plans

Our Master Planning perspective gives us access to a wide range of principles, practices, and technologies to increase innovation and flexibility in land development solutions.

**BUSINESS ATTRACTION STRATEGIES** identify market rationale and specific market targets, helping to accelerate project marketing success.

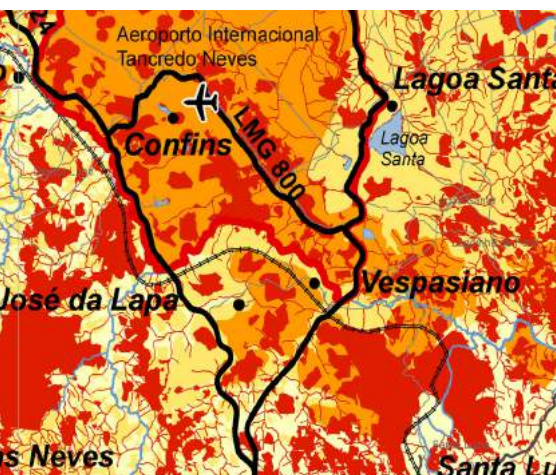
**INTEGRATED SITE DEVELOPMENT ENGINEERING** produces coordinated, practical land development solutions to reduce time-to-market and overall project costs.

**ORGANIC SUSTAINABILITY SOLUTIONS** are generated naturally from project opportunities and constraints to increase plan saleability to customers, communities, and regulators, and to reduce up-front and operational costs.

**PRACTICAL IMPLEMENTATION METHODOLOGIES** are organized as an integral part of master plan development to increase options for effective project financing and return on investment.

## MARKETS SERVED

- Economic Development
- Aerotropolis/Airport City/Aviation
- Technology Manufacturing
- Development Feasibility
- General Industrial
- Office/Corporate
- Commercial/Retail
- Life Sciences/Higher Education





# Landscape Architecture & Planning

**CEC provides a diverse range of landscape architecture design services for site and land development, master development planning, feasibility studies, stormwater management, landscape design, green infrastructure and irrigation.**

CEC provides landscape architecture services to architects; developers; institutional, commercial and businesses owners; and public agencies, and is recognized for leadership in applying sustainable design practices to projects seeking LEED® certification.

## **SITE AND LAND DEVELOPMENT**

CEC landscape architects prepare feasibility studies, site concept plans and master development plans for commercial office and retail sites, industrial and residential developments and institutional/academic campuses. Preliminary site planning services address utility and roadway infrastructure, vehicular accessibility and circulation, in some cases rail access, municipal zoning and land development requirements, and state and federal regulations, as well as site planning flexibility.

CEC takes into consideration floodplain issues, topographic constraints, existing and proposed infrastructure, stormwater management, preservation of natural site features such as existing vegetation and water courses, and review of wetlands and other environmental considerations. CEC can include the design of ponds and other water features such as bioswales, rain gardens, and creative stormwater treatment measures to limit water resource impacts.

## **LANDSCAPE AND IRRIGATION DESIGN**

CEC can prepare landscape design and planting plans that address local municipal ordinance requirements and the client's program objectives, LEED, and construction budget constraints. CEC also can prepare irrigation plans and construction documents to include commercial systems, groundwater and surface water supply irrigation systems, increased water efficiency, fountains and other water amenity features.

## **GRAPHIC RENDERINGS AND PHOTO MANIPULATION SERVICES**

CEC prepares large-scale color renderings, photo manipulation services and 3-D modeling for presentation quality drawings and 3-D visualizations. CEC combines computer accuracy with an artistic by-hand touch to create realistic renderings and 3-D models. With technology to overlay proposed design solutions on photos of existing site conditions, CEC can communicate a photo-realistic effect of what the final design solution may look like, which is very effective for public meetings. Hand-drawn and computer-imaged renderings include: black and white and color perspectives, realistic detailed sections and elevations, 3-D models, and color presentation boards presenting both conceptual and final master plans.



# Civil Engineering & Site Development

**CEC provides civil engineering and site development consulting services to assist with the development of cost-effective designs to meet regulatory and client requirements.**

CEC has extensive experience preparing regulatory permits and managing the design, approval, and on-site construction processes associated with the site development of multi-building campuses, commercial, industrial and retail developments, institutional and educational facilities, and residential developments. CEC has developed a reputation for developing high-quality, sustainable and “buildable” design solutions within construction budgets.

## PREDEVELOPMENT SITE INVESTIGATIONS

CEC provides predevelopment investigation services to evaluate sites for specific uses, addressing site layout, zoning adherence for parking and setbacks, site access, wetlands and other environmental considerations, geotechnical concerns, grading/earthwork, and utility availability and capacity.

## CIVIL DESIGN AND PERMITTING

CEC has extensive design experience and a proven track record of successfully obtaining local, state, and federal erosion and sedimentation control (E&S) permits and/or regulatory approvals and has a working knowledge of the various state and federal E&S and National Pollutant Discharge Elimination System (NPDES) regulations and requirements. Civil design and permitting services include:

- Site Grading/Earthwork Analysis
- Erosion and Sedimentation Control/NPDES Permitting
- Stormwater Management/Water Quality Design
- Utility Design/Coordination
- Roadway Design and DOT Permitting
- Sustainability Planning and Design

## LANDSCAPE ARCHITECTURE AND PLANNING

CEC provides a diverse range of landscape architecture design services for site and land development, master development planning, feasibility studies, landscape design, green infrastructure and irrigation. CEC is recognized for leadership in applying sustainable design, green infrastructure and low-impact design solutions. CEC’s services include the preparation of graphic renderings, photo manipulation services and 3-D modeling visualizations.

## GEOTECHNICAL ENGINEERING

CEC provides geotechnical engineering services to determine foundation and retaining wall design parameters, develop site grading requirements, design pavements, and investigate slope stability, mine subsidence, landslides, and foundation failures.

## CONSTRUCTION SERVICES

CEC routinely monitors the construction of earthmoving operations, the installation of erosion control measures and building construction. CEC provides certified technicians for testing of soils, concrete, masonry, steel and fireproofing. Technicians are certified to meet International Building Code (IBC) Special Inspection requirements and provide construction quality assurance and construction management services for a wide range of civil, geotechnical, environmental and waste management projects.





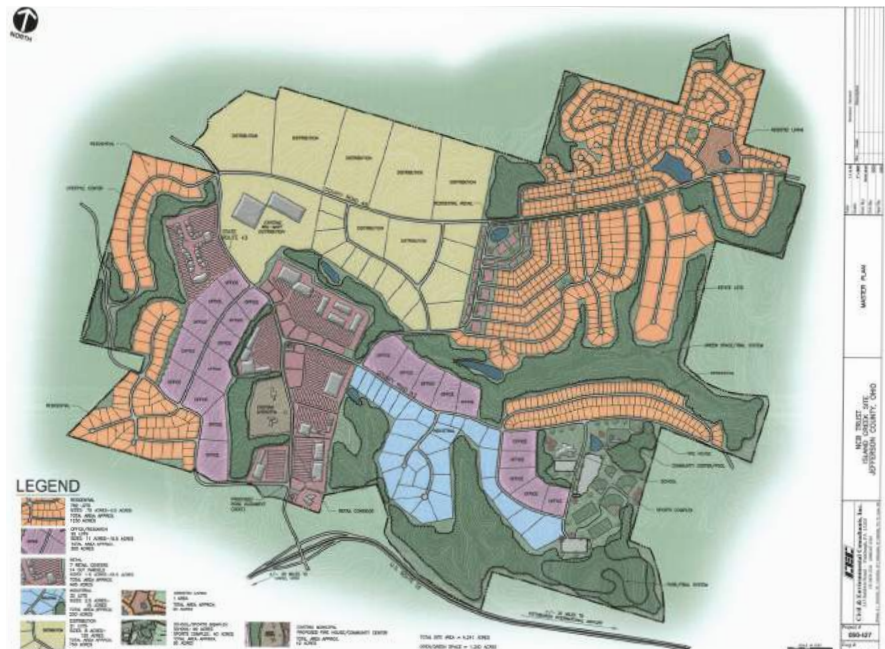
# Civil Engineering & Site Development



## SITE INFRASTRUCTURE MAINTENANCE AND REHABILITATION SERVICES

CEC engineers, construction managers and field superintendents perform infrastructure assessments, develop recommendations to correct concerns, and deliver cost-effective repair, rehabilitation and maintenance services for site infrastructure, including stormwater facilities, site utilities, landscaping, parking lots and pavement.

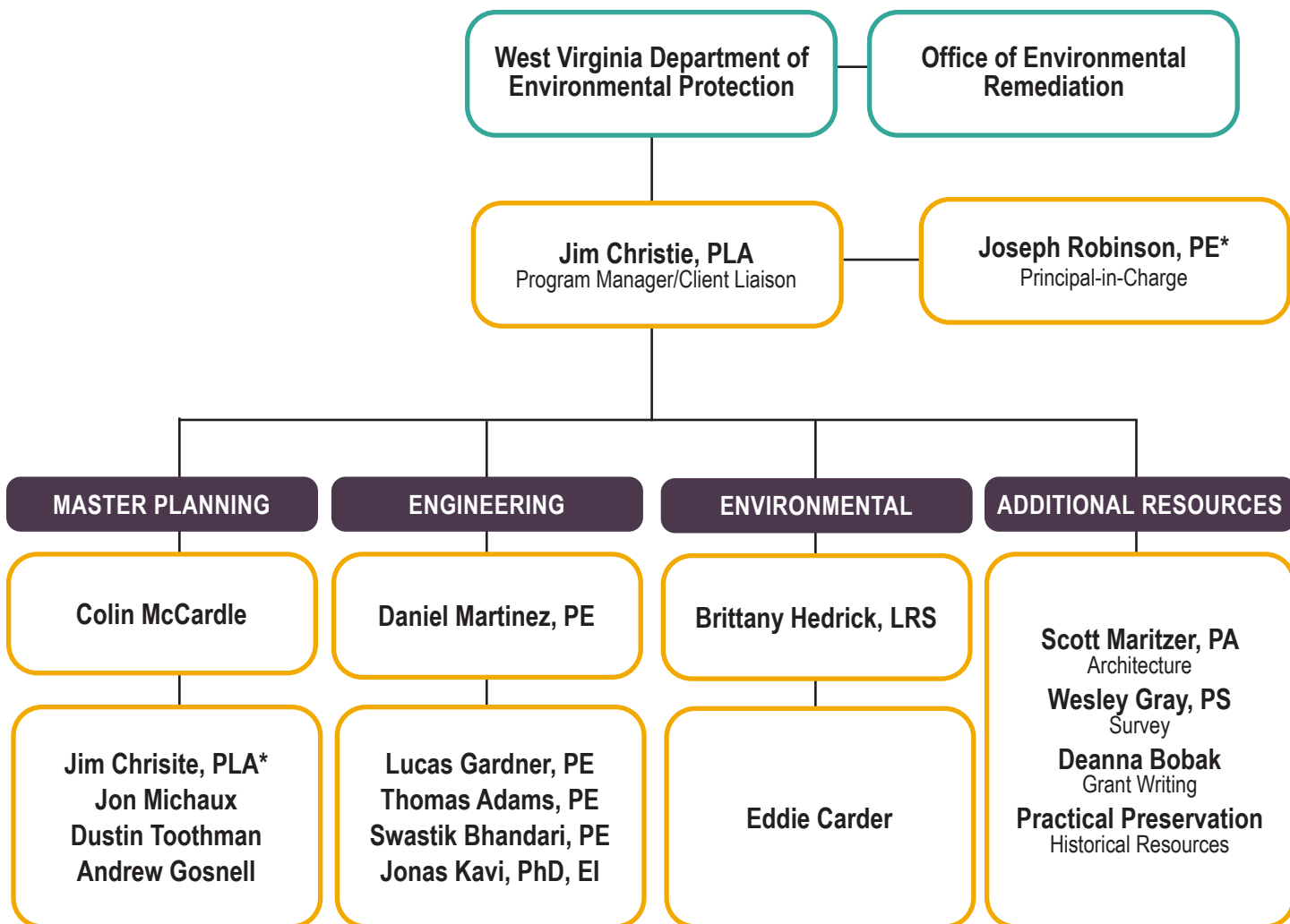
CEC inspects, monitors, maintains, restores, repairs and improves property infrastructure. The need for such services can arise from damage, age, poor maintenance of systems, and/or changing regulatory requirements.



# 4.0 Project Team

CEC has assembled a strong, proven team of professionals for WVDEP. Our team is comprised of highly experienced and respected leaders and experts in their fields who are committed to delivering quality work while striving to meet agreed-to project schedules and financial constraints.

Based on the scope of services presented in the RFQ, we have assembled the following team to provide technical services as needed. Abbreviated education, technical training, and experience for key personnel in each discipline have been included below. Full resumes for principal staff members can be found on the preceding pages. Additional personnel resumes can be provided upon request. Please see the following organizational chart.



# James Christie, P.L.A.

Principal



## 25 YEARS OF EXPERIENCE

### EDUCATION

B.S., Landscape Architecture, West Virginia University, 1998

### REGISTRATIONS

Registered Landscape Architect

- CO 747
- WV 414
- MD 4176

Bridgeport Development Authority - Board Member

- 2019 - Present

West Virginia Council of Trout Unlimited - immediate Past Chair

- 2017-2021

Jim is a Principal and licensed Landscape Architect in the Civil department. In his capacity, he is responsible for complete project management within CEC. He is responsible for site design, landscape architecture, site development entitlement services, construction documents, client management, personnel supervision, and construction administration on numerous municipal, commercial, and institutional projects. Jim is a detail-oriented, highly-creative Landscape Architect with 24 years of dedicated experience in designing and implementing projects to support client needs and meet business objectives. His wide range of project experience ranges from landscape design to destination resort design in multiple regions both within the United States and internationally. As a native West Virginian, Jim has a passion for the redevelopment of underutilized property in West Virginia and surrounding states.

### PROJECT EXPERIENCE

**Upper Kanawha Valley Recreational Tourism Study, Kanawha County Commission, Charleston, WV**

**The Tracks Resort and ATV Trail System Masterplan, The Shott Foundation, Bluefield, WV**

**Palatine Park and Boat Ramp Masterplan, Marion County Commission, Fairmont, WV\***

**Brooke Hills Park Masterplan, Brooke Hills Park, Wellsburg, WV\***

**Grand Vue Park Masterplan, Omni Associates, Moundsville, WV**

**Grand Vue Park RV Park, Omni Associates, Moundsville, WV**

**Wave Pool Masterplan, MCPARC, Pleasant Valley, WV\***

**Fairmont Connectivity Plan, Mainstreet Fairmont, Fairmont, WV,\***

**Fairmont Cross Town Connector Trail, City of Fairmont, Fairmont, WV**

**Norwood All-Inclusive Park, Fairmont Park and Recreation, Fairmont, WV**

**Treetops Treehouse Village Concept Plan, Treetops LLC, Fayetteville, WV**

**Bridgeport Rec Center Masterplan, Omni Associates, Bridgeport, WV**

**Stonewall Resort RV Park and Camping Master Plan, Stonewall Resort Roanoke, WV**

**Stonewall Resort Passive Park, Stonewall Resort, Roanoke, WV**

**Tomlinson Run State Park ADA Fishing Access Concept Plan, WVDNR, New Cumberland, WV**

**Mountain State Jellystone Resort Master Plan, RLI Inc., Charleston, WV**

**Bee Run Adventure Park Master Plan, Braxton County Development Authority, Flatwoods, WV\***

**Vienna Park and Recreation Master Plan, City of Vienna, Vienna, WV**

**Loch Lynn Heights Wetland Boardwalk Trail, Loch Lynn Heights, Loch Lynn Heights, MD\***

**The Eastern Continental Divide Loop Trail Master Plan, Garrett Trails, Garrett County, MD\***

**Allegany County Bicycle and Pedestrian Master Plan, Cumberland Area MPO, Allegany County, MD\***

**Parkersburg Trail Signage Plan, City of Parkersburg, Parkersburg, WV\***

**Friendsville Bicycle and Pedestrian Masterplan, Town of Friendsville, Friendsville, WV\***

**Friendsville Trailhead and Boater Parking, Town of Friendsville, Friendsville, WV\***

**Great Allegheny Passage Mile Markers, Allegheny Trail Alliance, Homestead Allegheny County, PA\***

**The River Park at Canal Place Feasibility Study, Cumberland, Maryland, Allegany County, MD**

*\* Work performed prior to joining CEC*

### PROFESSIONAL AFFILIATIONS

Immediate Past Chair of the Trout Unlimited West Virginia Council

American Society of Landscape Architects



Civil & Environmental Consultants, Inc.

# Joseph D. Robinson, P.E.

## Vice President



### 19 YEARS OF EXPERIENCE

#### EDUCATION

B.S., Civil Engineering, West Virginia University, 2004

Mr. Robinson is a Vice President with nineteen years of diverse experience in civil, geotechnical, water resources, structural engineering, Oil & Gas site & pipeline design and residential/commercial site design. He has designed various projects including site layouts, grading plans, sanitary sewer, storm water management, impoundments, roads, sediment control measures, segmental retaining walls, flood plain analyses and concrete design projects. Mr. Robinson has currently been responsible for the Bridgeport civil practice, construction management of WVDNR and Oil & Gas Sites, design lead on AMLER funded developments, actively managing the AML Contract 8 and Special Inspector of Record for the Texas border wall projects.

#### PROJECT EXPERIENCE

##### Civil Site Design Experience

##### Site Development Projects, Timberbrook Condos\*

Responsible for grading, quantities and design plan production.

##### Site Development Projects, Bridgeport BUMC Parking Lot, Bridgeport, WV\*

Responsible for grading, quantities, design plans and construction.

##### Site Development Projects, Energy Plaza Partners, WV\*

Site Grading Project along Rt 50 Responsible for grading, quantities, design plan production and survey stakeout.

##### EPP Experience, Energy Plaza Partners, WV

Project management and design of one site for future development. Project included civil site design for rough grading, E&S controls, surveying, as-built and concept site layouts.

##### Site Development Projects, 200 Orchard Street\*

Segmental Retaining Wall Project Responsible for site layout, segmental retaining wall design, design plan production, survey stakeout and construction.

##### Site Development Projects, Mon General\*

Segmental Retaining Wall Redesign Project Responsible for segmental retaining wall design, design plan production and construction.

##### Health Care Facility Design\*

UHC Project - Jerry Dove Drive, Bridgeport, WV Responsible for final site grading, drafting and segmental retaining wall design & construction. Physicians Office Building - Jerry Dove Drive, Bridgeport, WV Responsible for final site grading, drafting and construction oversight.

#### EXPERTISE

Project planning, coordination and permitting of Site Development projects in WV

Diverse experience in civil, geotechnical, water resources, structural engineering, and site design

#### REGISTRATIONS

Professional Engineer

- WV 19756
- OH 77637
- MD 45171
- VA 0402053304
- PA 083558
- TX 139413



## 4.1 Additional Personnel



### Colin McCardle

Colin is an Assistant Project Manager in the Civil department. In his capacity, he is responsible for assisting the Project Manager within CEC. With nine years of experience spanning a diverse background in land development master planning, he brings a wealth of knowledge to CEC. His collaborative nature shines through his ability to engage effectively with clients, municipalities, and authoritative bodies. This talent ensures seamless alignment between project goals and regulatory standards. Adept at enhancing project efficiency through strategic problem-solving, Colin guides projects from inception to completion. Colin has provided his expertise on detailed local projects focused within the states of West Virginia, Virginia, Maryland, Pennsylvania, and Ohio. Colin has dedicated his career to providing excellent client relations, maintaining project goals, and enriching local communities within the region.

**Education** B.S., Landscape Architecture, West Virginia University



### Jon Michaux

Jon studied regional planning under Ian McHarg the inventor of scientific ecologically sound planning principals. He has applied these principals on large scale planning projects regionally in West Virginia, Pennsylvania, New Jersey and New York. Most recently Jon completed "The Tracks" which is a regional tourism based economic development project located in Mercer County, West Virginia. This project included a regional study and road map to change the economic outlook of the region utilizing recreation as the base and change the area from extraction industry to hospitality. As a Senior Consultant at CEC Jon has provided design services to many clients. The projects have ranged across a wide variety of scopes, including park design up to 7000-acre regional recreational master plans.

**Education** B.S., Landscape Architecture, West Virginia University  
M.A., Landscape Architecture and Regional Planning, University of Pennsylvania



### Dustin Toothman

Mr. Toothman is a graduate from the dual master of architecture, master of landscape architecture program at the University of Tennessee. His experiences throughout design school have made him extremely passionate about architecture and landscape architecture and their connection and influence on the world around us. His main interest has been the relationship between architecture and landscape architecture and the importance of the two profession working together in order to approach design in a more holistic way. He also has been given the opportunity throughout his education to serve as a teaching assistant. He has always been passionate about teaching others what he learned and the power of design education.

**Education** B.S., Architecture, Fairmont State University  
M.A., Architecture, University of Tennessee  
M.A., Landscape Architecture, University of Tennessee



### Andrew Gosnell

A graduate of West Virginia University's Landscape Architecture program, Mr. Gosnell has 3 years of landscape designer experience. He has been involved with master planning projects at a variety of scales, ranging from regional tourism masterplans to site specific mixed use masterplans. In addition, Mr. Gosnell has played a role in the design and development of streetscapes, park and recreation facilities, housing developments, trail planning, site signage development, RV park development, playground design, and landscape planting design. As a part of the design process, Mr. Gosnell develops artistic and photorealistic renderings of masterplans, section elevations, perspectives, and other related graphics to assist clients in showcasing their projects to receive grant funding and attract potential developers.

**Education** B.S., Landscape Architecture, West Virginia University



**Lucas Gardner, PE**

Mr. Gardner is a registered professional engineer in West Virginia and has contributed to the growth and success of CEC's civil / site practice in the Bridgeport office by providing high quality civil engineering design services. His experience includes performing design of site layout and grading, stormwater management systems, and erosion and sedimentation controls for various markets and clients including architects, real estate developers, municipalities, oil and gas companies, and non-profit organizations. Lucas manages and contributes to multiple phases of projects from conceptual designs and cost estimates to creation of final construction plans and permitting documents.

**Education** B.S., Civil Engineering Technology, Fairmont State University

**Registration:** Professional Engineer (WV)



**Thomas Adams, PE**

Mr. Adams has experience as a project engineer and project manager in completing site development projects including commercial, residential, industrial, oil & gas, and municipal. Design experience includes site layout, grading, storm water management, erosion and sediment control, water and wastewater design, utility coordination, and NPDES permitting. Mr. Adams has an excellent understanding of construction cost estimating, permitting requirements, and bid documents preparation.

**Education** B.S., Civil Engineering, West Virginia University, M.S., Civil Engineering, West Virginia University

**Registration:** Professional Engineer (WV)



**Swastik Bhandari, PE**

Mr. Bhandari is a Project Consultant at Civil & Environmental Consultants, Inc. He has a Master's Degree in Civil Engineering (Water Resources). He has been involved in analysis and design of various stormwater management structures in the field of civil/site, oil & gas, and transportation engineering. He has performed hydrological and hydraulic analysis for small to large-scale watersheds in the states of West Virginia, Virginia, Pennsylvania, and Texas. He is proficient in several design software such as ArcGIS, Civil3D, HEC-RAS, HEC-HMS, HydroCAD, and HY-8. Mr. Bhandari has diverse experience in river analysis, stormwater detention, retention, BMPs design, and hydraulic/hydrologic modeling. In addition, he has been involved in quantity estimation, erosion and sediment control plans, NPDES permitting, creating impoundment reclamation and construction plans and conducting field investigations.

**Education** M.S., Civil Engineering, Southern Illinois University, B.S., Civil Engineering, Tribhuvan University

**Registration:** Professional Engineer (WV)



**Jonas Kavi, PhD, EI**

Jonas Kavi has 6 years of structural engineering experience in the design, inspection, and evaluation of highway bridges, buildings, and miscellaneous structures. He is experienced in the use of various structural materials, including timber, structural steel, reinforced/prestressed concrete, and fiber reinforced polymer in designs. He has extensive experience in nondestructive testing and evaluation of in-service structures, including testing the quality of fiber reinforced polymer rehabilitations of transportation infrastructure.

**Education** Ph.D., Civil and Environmental Engineering, West Virginia University

M.S., Civil and Environmental Engineering, West Virginia University

B.S., Civil Engineering, Kwame Nkrumah University of Science and Technology





**Brittany Hedrick, LRS**

Mrs. Hedrick has 10 years of experience working as an environmental consultant for natural gas, mining, and manufacturing industries, as well as, municipal entities and financial institutions. She has worked on projects for the public and private sectors. She has designed asbestos abatement projects, as well as, performed multiple asbestos inspections and asbestos air clearance monitoring. Brittany has served as a project manager on multiple West Virginia Voluntary Remediation Program projects assisting clients in navigating the regulatory framework of the program. Mrs. Hedrick's specialty is soil remediation and she enjoys studying contaminant migration through a soil profile. She is very familiar with groundwater sampling, modeling, and remediation techniques.

**Education** M.S., Agronomy, West Virginia University  
B.S., Environmental Science, West Virginia University

**Registration:** Licensed Remediation Specialist



**Eddie Carder**

Mr. Carder brings 24 years of Environmental, Permitting, Regulatory Compliance and Project Management experience to CEC's Bridgeport Office. He is experienced in managing the various aspects of permitting and compliance activities in the oil and gas, construction, and utility industries. Mr. Carder has managed the permitting activities of multiple projects including well pads, well roads, pipelines, and impoundments. He has extensive experience effectively communicating with consultants, engineers, contractors, regulators, local governments, landowners, and the general public.

Mr. Carder is experienced in Asbestos, Lead Based Paint, Indoor Air Quality, Phase I Site Assessments, Soil and Groundwater Sampling and Waste Profiling.

**Education** B.S., Biology, Glenville State College, 1997  
A.S., Environmental Science, Glenville State College



**Scott Maritzer, RA**

Mr. Maritzer offers 20 years of architectural design and project management experience. He is experienced in architectural design from complicated renovations, restorations, additions and new construction. His solid understanding of the Civil, Structural, Mechanical, Electrical and Plumbing trades offers a well-rounded ability to assess all building types. He is using his skills to identify building deficiencies and ADA concerns during Property Condition Assessments (PCAs). CA's are general in nature and designed to identify significant problems with an associated high cost of repair. These reports comply with ASTM E2018-15. Scott intertwines and creatively mixes architecture, real estate and development. Mr. Maritzer is experienced in Property Condition Assessments and generating reports regarding the same.

**Education** B.Arch., Architecture, Thomas Jefferson University

**Registration:** Registered Architect (WV)



**Deanna Bobak**

Ms. Bobak is a seasoned water resources professional, with over 20 years of experience in watershed planning and water quality improvement projects. Ms. Bobak assists many municipal and conservation-minded clients, such as County Engineer Offices and Soil and Water Conservation Districts, in the pursuit of implementation funding through grant preparation, and she has helped clients secure over \$5.6M from federal and state funding sources since 2017. She is well-versed in grant administration and reporting, having managed over \$13M in federally-funded programs throughout her career.

**Education:** MBA, Organizational Leadership, University of Toledo

M.S., Geology, University of Toledo

B.S., Geology, University of Toledo



**Daniel Martinez, PE**

Daniel Martinez brings 9 years of diverse experience in the fields of transportation engineering and analysis, site development, stream restoration, structural drafting and evaluation, and hydraulic and hydrologic modelling. Since joining Civil & Environmental Consultants, Inc., Mr. Martinez has performed county and state road improvements and widenings for over 16 miles of roadway. He has managed and designed an additional 29 miles of rural roadways and associated infrastructure for the federal sector. His roles have been in the capacity of project management, road corridor and typical section improvements, ADA compliant sidewalk and ramp replacements, road widening to accommodate various AASHTO design vehicles and their turning movements, engineer's estimates, erosion and sediment control designs and plans, Hydraulic analysis and reporting, floodplain permitting, culvert design, producing bid documents and conducting field investigations.

In addition to transportation design, Mr. Martinez also performs bridge safety inspections according to FHWA NBIS methods. He has produced complete structural plans and quantities for prestressed concrete and steel bridge replacements, widenings and rehabilitation.

Prior to his involvement in stream restoration, Mr. Martinez performed survey data processing and boundary line/lease reconciliation for the natural gas industry. He generated and submitted horizontal well plats, lateral sketches, hardline maps, and other permitting/design documents. He also designed well pads, impoundments, and access roads for various oil and gas companies in West Virginia.

**Education:** B.S., Civil Engineering Technology, Fairmont State University

**Registration:** Professional Engineer (WV, PA, AZ)

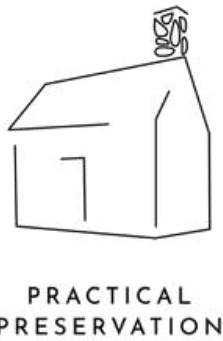


**Wesley Gray, PS**

Mr. Gray has over 24 years of experience in the survey field. He is knowledgeable in the field procedures of many types of surveys some of which include: Alta, Boundary, Construction Staking, Hydrological, Topographical, and GPS Control Surveys. He also has experience in the Oil and Gas Industry which includes: Pipeline As-builts, Pipeline Staking, and Pipeline Routing, and the production of Well Plats. He also has worked in the collection of Terrestrial Lidar Scanner data. Mr. Gray's specialty is high accuracy survey layout on large facility construction type projects.

**Education:** B.S., Engineering Technology - (Civil Emphasis), West Virginia University Institute of Technology  
A.S., Civil Engineering Technology, West Virginia University Institute of Technology

**Registration:** Professional Surveyor (WV)



Sandra Scaffidi is the owner and principal architectural historian of Practical Preservation. Sandra has over 20 years experience working with engineering firms, architectural design studios, non-profits and municipal governments and provides a comprehensive approach to historic preservation. With experience working with Section 106 Surveys, National Register Nominations, Historic Tax Credits and Historic Resource Reports, Sandra is passionate about using historic preservation to revitalize small towns and communities. See selected past projects (some completed prior to the establishment of Practical Preservation while employed at other firms):

## NATIONAL REGISTER NOMINATIONS

Mount Zion Baptist Church, Fairmont, WV. Researched and composed a comprehensive history of the Mount Zion Baptist Church, the first church in Fairmont established for Black Baptists in 1904. The church was redesigned in 1928 by Carl E. Barnett, the third Black architect registered in West Virginia. Nominated under Criterion A: Ethnic and Social History and Criterion C: Architecture for its Neo-Gothic Revival design.

Valley Furnace, Barbour County, WV. Conducted archival research and documented ca. 1855 iron furnace. Nominated under Criterion D: Non-Aboriginal Archaeology.

Waiteville School, Monroe County, WV. Conducted archival research and documented ca. 1950 school building in rural Monroe County. Nominated under Criterion A for its association with the development of Post War educational facilities in West Virginia.

## ARCHITECTURAL SURVEY (SELECTED)

Three-County Survey, Mineral, Morgan and Hardy Counties, WV. Practical Preservation. Responsibilities included surveying each county to identify historic properties that retain integrity as well as compose a short historic context for each county. Includes approximately 450 historic resources.

Historic Survey, Paw Paw, Morgan County, WV. Practical Preservation. Responsibilities included the documentation of five historic properties.

Architectural Survey, Bellevue Borough, Allegheny County, PA. Practical Preservation. Responsibilities included the composition of a historic context, documenting approximately 2,000 resources using a GIS based system, evaluating each resource for NRHP Eligibility and the delineation of NRHP districts.

National Register District Update, Philippi, Barbour County, WV. Practical Preservation. Responsibilities included the documentation of historic properties within the existing historic district as well as North Philippi and coordinating the original addresses with the updated 911 addresses.

Historic Resources Report for the Proposed 303-642 Route 2 Road Waste Site Along Coon Run, Marshall County, WV. Practical Preservation for Apogee. Completed architectural documentation and provided an eligibility recommendations and documentation for 25 resources.

Viewshed Analysis of the Workman Branch Mine, Boone County, WV. Practical Preservation for Apogee. Completed architectural documentation, composed narrative and provided an eligibility recommendation on a mid-20th century residential community.

Historic Resources Report for the Proposed Bump Bridge Replacement Project Along Proctor Creek Road, Wetzel County, WV. Practical Preservation for Apogee. Completed architectural documentation and provided an eligibility recommendations and documentation for 3 resources.

Documentation of the Removal of a Decommissioned Radio Tower on Grey's Reef Light Station, Lake Michigan, MI. Practical Preservation. Responsibilities included photographically documenting the removal of the antenna according to a Memorandum of Understanding between the Advisory Council on Historic Preservation and the US Coast Guard.

Cacapon Resort State Park. Practical Preservation. Responsibilities included surveying the historic resort, photographically documenting the resource, evaluating its significance and complying with the Memorandum of Understanding to create a pictorial display of the historical transformation of the park.

Canaan Valley State Park. Practical Preservation. Responsibilities included surveying the historic resort, photographically documenting the resource and evaluating its significance .

## SECTION 106 COMPLIANCE

Hampshire Memorial Hospital Determination of Eligibility and Effect Report, Romney, WV. Practical Preservation. Completed survey, documentation and evaluation of post-war hospital. Provided eligibility recommendations and an effect analysis as well as a Memorandum of Agreement.

Historic Documentation of the Lodge at Cacapon Resort State Park, Morgan County, WV. Paradigm Architecture. Responsibilities included researching the history of the lodge, documenting the structure on a WV Historic Property Identification Form, assessing the eligibility of the structure and the effect of the project on the resource.

## HISTORIC STRUCTURE REPORT

Judge Joseph Barker House, Washington County, OH. Practical Preservation. Documented ca. 1828 Federal style dwelling and developed a treatment plan.

## HISTORIC TAX CREDIT APPLICATION

Former Fairmont YMCA Tax Credit Application, Marion County, WV. Practical Preservation. Conducted architectural and archival investigation to document historic YMCA/ Fraternal Lodge. Project included applying for Part I and Part II for the Rehabilitation Tax Credit.

## MUNICIPAL PROJECTS/GRANT WRITING

WV SHPO Development Grant Application, Mullens Community Development Corporation, Mullens, WV. Successfully applied for \$40,000 grant to rehabilitate the former historic Wyoming Hotel .

WV SHPO Development Grant Application, Mount Zion Baptist Church, Fairmont, WV. Applied for \$40,000 grant to rehabilitate the Mount Zion Baptist Church.

## PROJECTS COMPLETED WHILE EMPLOYED AT OTHER FIRMS

### NATIONAL REGISTER NOMINATIONS

Emporia Historic District, Emporia, Virginia. KCI Technologies, Inc. Completed archival research, photographic and architectural documentation, composed narrative.

Capon Chapel, Old Pine Church, Kuykendall House, Yellow Spring Mill, French's Mill, Fort Mill Ridge, Hampshire County, WV. Mills Group. Completed archival research, photographic and architectural documentation, composed narrative and presented argument to WV Archives and History Commission. Successfully nominated each site individually to the National Register of Historic Places.

### ARCHITECTURAL SURVEYS

Oglebay and Wheeling Parks Reconnaissance Survey, Wheeling, WV. Mills Group. Documented approximately 100 resources in two municipal parks and evaluated their integrity for inclusion for listing in the NRHP.

Historic Survey Reports, Multiple Counties, GA. KCI. Inventory and evaluation of numerous bridges and historic resources throughout the state as part of a proposed highway widening project.

Historic Bridge Management Plan for MD State Highway Administration. KCI. Inventory and evaluation of numerous bridges throughout the state which included field survey and the preparation of a brief report for each structure in addition to an engineering component.

West Market Street Improvement Project, Summit Co, OH. KCI Completion of a Phase I History/Architecture Survey along main corridor in Akron, Ohio.

Recordation of Standing Historic Resources, Ocean City, Maryland. KCI. Completed an architectural survey and co-wrote Determination of Eligibility Study for a proposed bridge replacement.

SR 23, EIS, Lancaster County, PA. KCI. Conducted background research, survey, documented and evaluated over 1000 historic resources. Co-composed determination of Eligibility Report and Historic Context Report for Environmental Impact Statement.

Historic/Architectural Documentation of the Highland Drive Veterans Hospital, Allegheny County, PA. Mills Group. Completed archival research, photographic and architectural documentation, composed narrative and provided an eligibility recommendation on a mid-20th century psychiatric hospital prior to demolition.

Benjamin Schofield House, Bucks County, PA. KCI. Conducted background research, survey, documented and evaluated ca. 1820 historic resource. Composed Determination of Eligibility Report and Historic Context Report.

Statewide Historic Bridge Survey, Charleston, WV. KCI Technologies, Inc. Participated in an inventory and evaluation of approximately 3,000 bridges built prior to 1965 to update the WV Historic Bridge Survey. Responsibilities include preparation of the historic context report.

Historic/Architectural Survey of Grant County, WV. Mills Group. Identified, documented, and evaluated approximately 700 structures within Grant County. Prepared survey forms, a historic context, and provided project management.

Historic/Architectural Documentation of the Woodburn Historic District, Monongalia County, WV. Mills Group. Identified, documented, and evaluated approximately 400 structures within Morgantown. Prepared survey forms, a historic context, publicly presented findings and provided project management.

## HISTORIC STRUCTURE REPORTS

Historic Structure Assessment and Rehabilitation Plan of the Old Inn at Cacapon Resort State Park, Morgan County, WV. Mills Group. Researched and documented the Old Inn, evaluating its historic integrity, and developed rehabilitation plan. Conducted materials testing on chinking and daubing materials.

Blue Sulphur Springs Pavillion, Greenbrier County, WV. Mills Group. Completed an in-depth architectural study of the Blue Sulphur Springs Pavilion, a circa 1835 structure listed in the NRHP. Project included archival research, physical documentation and material analysis.

The Rogers House, Monongalia County, WV. Mills Group. Completed an in-depth architectural study of the Rogers House, a 19th century building listed in the NRHP to plan for future renovation and expansion.

Development of a Maintenance Manual, Independence Hall, Wheeling, WV. Mills Group. Detailed procedures for the care and preservation of a mural inside the Custom House.

## HISTORIC REHABILITATION TAX CREDIT

Boury Warehouse Loft Rehabilitation Tax Credit Application, Wheeling, WV. Mills Group. Conducted architectural and archival investigation to document historic complex and plan restoration into residential units. Project included preparing Part I and Part II applications for the Rehabilitation Tax Credit.

Lynnside Historic Structure Report/Rehabilitation Tax Credit Application, Monroe County, WV. Mills Group. Conducted architectural and archival investigation to document historic complex that was destroyed by a devastating fire in 1933. Project included applying for Part I and Part II for the Rehabilitation Tax Credit.

## MUNICIPAL GRANTWRITING

WV DHHS Grant Application, City of Fairmont, WV. Successfully applied for \$106,000 grant to ensure water safety.

WV Department of Highways Grant Application, Fairmont, WV. Successfully applied for \$400,000 grant to ensure safety by designing a sidewalk.

EPA Brownfields Assessment Grant Application, City of Fairmont, WV. Successfully applied for \$200,000 grant to evaluate and reevaluate 7 sites.

WV Department of Highways Grant Application, Fairmont, WV. Successfully applied for \$400,000 grant to ensure safety by designing a sidewalk.

WV Division of Culture and History, Masonic Temple Roof Replacement, Fairmont, WV. Successfully applied for \$45,000 grant to replace the former tar and pebble roof.



PRACTICAL  
PRESERVATION

John Pitman is a Preservation Assistant and designer with Practical Preservation. John has over twenty years of civil engineering experience in addition to his passion for historic preservation. Bringing an engineer's meticulous focus to every project, John is responsible for the graphic design, GIS mapping and assisting with data collection. He has provided his expertise on numerous projects for engineering firms, architectural design studios, non-profits and municipal governments. John appreciates the history and craftsmanship of historic properties.

John earned a BA degree in engineering from West Virginia University.

## NATIONAL REGISTER NOMINATIONS

Wright-Hunter Cemetery, Raleigh County, WV. Prepared National Register Nomination form for historically black cemetery. Work included historic research, documentation, and GIS mapping (in progress).

Mount Zion Baptist Church, Marion County, WV. Assisted in the documentation of the resource including developing mapping as well as conducting historic research (in progress).

Waiteville Community Center, Monroe County, WV. Assisted in the documentation of the resource including taking measured drawings, photographs, developing mapping as well as conducting historic research.

Old Iron Furnace, Barbour County, WV. Assisted in the documentation of the resource including developing mapping as well as conducting historic research.

## ARCHITECTURAL SURVEY

Tri-County Survey, (Mineral, Morgan and Hardy Counties), WV. State Historic Preservation Office. Responsibilities included documenting 450 resources, composing a historic context and evaluating resources for the National Register of Historic Places.

Historic Survey, Paw Paw, Morgan County, WV. Practical Preservation. Responsibilities included the graphic design to be included in five historic property inventory forms.

Architectural Survey, Bellevue Borough, Allegheny County, PA. Practical Preservation. Responsibilities included documenting approximately 2000 resources using a GIS based system, evaluating each resource for NRHP Eligibility and the delineation of NRHP districts.

National Register District Update, Philippi, Barbour County, WV. Practical Preservation. Responsibilities included the documentation and graphic design of approximately 400 historic properties within the existing historic district as well as North Philippi and coordinating the original addresses with the updated 911 addresses.

## HISTORIC STRUCTURE/ EFFECT REPORTS

Historic Structure Report, Newport Township, Washington County, OH. Practical Preservation. Responsibilities included documenting ca. 1828 Federal style dwelling and developing a rehabilitation plan.

Hampshire Memorial Hospital Determination of Eligibility and Effect Report, Romney, WV. Completed survey, documentation and evaluation of post-war hospital. Provided eligibility recommendations and an effect analysis.

# 5.0

## Project Experience





Civil & Environmental Consultants, Inc.

# REDEVELOPMENT AUTHORITY OF WESTMORELAND

## OWNER/CLIENT

Westmoreland County  
Redevelopment Authority & Land Bank

## LOCATION

Greensburg, PA  
Vandergrift, PA  
Jeanette, PA  
Latrobe, PA

## CEC SERVICES

Property Condition Assessments

## OWNER OBJECTIVE

The Westmoreland County Redevelopment Authority & Land Bank (WCRA) is looking at several properties in the county and evaluating which properties to purchase and make an investment in restoring. The county is working to reduce blight and promote development within the communities, particularly in urban areas that can have a significant impact to the local economy and neighborhoods. The process will be a tiered process with the first tier of assessment requiring a site visit preparing, preliminary findings and developing costs associated with stabilizing the property and cost ranges for future development. WCRA will then determine which properties meet the goals and financial feasibility for further investigation and negotiation with current ownership and stakeholders.

## CEC APPROACH

The purpose of the Preliminary PCA is to observe and report, to the extent feasible, on the physical condition of the property, including the building's architectural material systems and components, as well as its electrical, mechanical, and structural systems. The assessment specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions. These reports were edited down to highlight the buildings deficiencies and include a summary of what best reuse for the property and provide an opinion on costs to achieve those goals. The costs were broken down to immediate costs anticipated by the WCRA to stabilize the property and future developer costs to complete the project. Site locations were at 1 North Main Street, 20 East Otterman, 205 S Pennsylvania, 39 North Main Street, 109 Alwine Street, 114 South Main Street, 161 Columbia Avenue and 225 South Main Street all located in Westmoreland County. The buildings are typically vacant buildings with no owners to provide history on the property, maintenance documents or drawings. The buildings usually represent failed developments by previous owners.





# PCDA BROWNFIELD CLEANUP GRANT

## OWNER/CLIENT

Paden City Development Authority Inc

## LOCATION

Paden City, WV

## CEC SERVICES

Erosion & Sedimentation Control/NPDES Permitting

Ecological Risk Assessment & Land Restoration

Brownfield Redevelopment Services

Environmental Management Systems Development

Groundwater Monitoring and Assessment

NPDES Permitting Support

RCRA/CERCLA

Risk Assessments

Site Characterization

Soil/Groundwater Remediation Systems

Stormwater Sampling and Permitting

## OWNER OBJECTIVE

The Paden City Development Authority (PCDA) is a group of community volunteers whose goal is to promote the development of Paden City through economic growth and development. The already small town of Paden City has seen an 11 percent drop in its population over the last 10 years. The PCDA is currently focused on remediating the 8.6-acre Paden City Industrial Park. This industrial park can house many manufacturing and office needs for small businesses. The site is located along the Ohio River two blocks from State Route 2 and is 45 miles from both Parkersburg and Wheeling, WV.

To revitalize the industrial park and prepare it for light industrial businesses, the PCDA needs funding from the U.S. Environmental Protection Agency (EPA). This funding will help clean up contaminated and abandoned industrial and commercial properties and will improve the quality of the land by removing potentially hazardous waste. For more than 75 years, the site was used by the Paden City Pottery and Corning Glass Works companies to manufacture dinnerware. The process of making pottery from clay and applying the glaze led to the site being contaminated with polycyclic aromatic hydrocarbons and heavy metals. The PCDA was awarded a \$500,000 Brownfields Cleanup Grant for the site as well as community outreach activities.

## CEC APPROACH

PCDA is requesting CEC's services for program oversight, community involvement, remediation and reuse planning, and oversight of site cleanup. There are a multifold of steps that go into achieving each of these tasks. Just in a couple of months, CEC has already assisted the PCDA in setting up their credentials in the Assessment, Cleanup and Redevelopment Exchange System (ACRES), an online database setup for Brownfields Grantees to submit data directly to EPA. CEC has also submitted a quarterly report on behalf of the PCDA.

To continue to ensure industry standards are met, CEC is now leading the site through the West Virginia Voluntary Remediation Program (VRP). The VRP encourages companies, communities, and other stakeholders to voluntarily remediate sites and return them to productive use so that undeveloped land remains pristine. Parties that remediate sites through the VRP use risk-based cleanup standards that consider site-specific conditions and future land use. Completion of this project will bring increased economic development for Paden City.



# BCDA BROWNFIELD ASSESSMENT GRANT

## OWNER/CLIENT

Braxton County Development Authority

## LOCATION

Sutton, WV

## CEC SERVICES

Landscape Architecture/Land Planning

Sustainability Planning/Design

Brownfield Redevelopment Services

Environmental Management Systems Development

Groundwater Monitoring and Assessment

Phase I & II Assessments

RCRA/CERCLA

Site Characterization

Environmental Monitoring/Compliance

Site Selection and Characterization

## OWNER OBJECTIVE

The Braxton County Development Authority (BCDA) is dedicated to improving the lives of the residents of Braxton County in central West Virginia. One of these improvements includes further developing the 180-mile-long Elk River and its surrounding areas that wander through forests, farmlands, and small towns. The EPA awarded a brownfield assessment grant to the BCDA to assess dilapidated structures and potentially contaminated sites in communities and on properties adjacent to or near the Elk River and newly proposed Elk River rail trail, primarily in Sutton and Gassaway.

The Elk River Valley is what the U.S. Environmental Protection Agency (EPA) classifies as a brownfield. A brownfield is a property where the expansion, redevelopment, or reuse of which may be complicated due to the presence, or potential presence, of a hazardous substance, pollutant, or contaminant. Cleaning up and revitalizing brownfields often results in substantial economic growth such as employment increases, utilizing existing infrastructure, taking development pressures off of undeveloped open land, and both improving and protecting the environment. These improvements are crucial as Braxton County has seen more than a 14 percent drop in its population over the last ten years. The BCDA also wishes to further develop the new Elk River Rail trail, which will continue to support business growth and development in the struggling communities along the trail.

## CEC APPROACH

Not only are there complications from working on an EPA Brownfield site, but the BCDA also faces a big challenge in the lack of public involvement for this project. Getting responses from property owners is difficult as they do not fully understand the benefits of the program. CEC has held several meetings to inform property owners of the benefits of conducting an Environmental Site Assessment (ESA) on their property.

Beyond this, CEC compiles all data to generate final reports and present conclusions, recommendations, and action plans for site cleanup to both federal and local organizations. This guidance helps spark the economic development that Braxton County needs. Multiple Phase I ESAs have been completed, and field sampling plans have been developed and submitted to the EPA for Phase II site assessment activities. The Quality Assurance Project Plan, proposed and written by CEC, was approved by the EPA. The project is ongoing and will continue until 2023.





National Park Service  
Paul Bruhl Grant/  
Saving Historic Places  
Grant Monitor

Statewide, WV

Preservation Alliance of  
West Virginia

Danielle LaPresta  
Executive Director, PAWV  
dlapresta@pawv.org  
1-304-624-0693

The Preservation Alliance of West Virginia hired Practical Preservation to oversee the statewide grant monitoring of the National Park Service's Paul Bruhl Grant. Ms. Scaffidi served as the primary point of contact to ensure that work completed with grant funds complied with the Secretary of the Interior's Standards and that the sites went through the Section 106 process.

Work included site visits and assessments, assisting in writing scopes of work, legal advertisements, contracts, providing contractor oversight and serving as an advocate and liaison for the Preservation Alliance of West Virginia.

Projects included roof replacement, window repair, masonry repointing, structural reinforcement, gutter rehabilitation and installation, drainage installations, etc.

2022 grant sites include:

- The former Dairy Barn at the West Virginia School for the Deaf and Blind, Hampshire County
- Arthurdale Schools, Preston County
- Hinton Hardware Building, Summers County
- The former Virginia Court of Appeals Library, Greenbrier County
- Logan House, Randolph County
- Cold Metal Building, Brooke County
- Wheby Grocery, Mercer County



PRACTICAL  
PRESERVATION

## Decommission of Light Station

Lake Michigan, MI

Tetra Tech  
661 Andersen Dr #200,  
Pittsburgh, PA 15220

304-314-3773

[www.Practical-Preservation.com](http://www.Practical-Preservation.com)

## Grays Reef Light Station



A former light station situated in the middle of Lake Michigan was to be decommissioned in order to meet a requirement as mandated by a memorandum of understanding between the Advisory Council for Historic Preservation and the US Coast Guard.

This project involved traveling for 4 hours on a tug boat to the light station in the middle of the Great Lake. Photo-documentation was conducted from the tug boat and barge due to hazardous materials located at the light station.



PRACTICAL  
PRESERVATION

Hampshire Memorial  
Hospital  
Determination of Eligibility  
and Effect Reports  
Romney, WV

# Hampshire Memorial Hospital



The Hampshire County Development Authority (HCDA) hired Practical Preservation to conduct a historic survey of the former Hampshire Memorial Hospital in Romney, WV. The HCDA desired to apply for a U.S. Environmental Protection Agency (EPA) Brownfields Clean-up Grant to abate hazardous materials inside the historic structure. Additionally, the Hampshire County Development Authority applied for CDBG funds (which is a program from the U.S. Department of Housing and Urban Development) for demolition of the building. In order to meet the requirements of the two grants, an assessment of the resource's eligibility is necessary under Section 106 of the National Historic Preservation Act of 1966.

After conducting a site visit and historic research, Practical Preservation recommended the former Hampshire Memorial Hospital is eligible for the National Register of Historic Places under Criterion A for its association with the development of post-war community hospitals as part of a national building campaign resulting from the Hill-Burton Act.

As a result of the State Historic Preservation Office concurring with the eligibility recommendation, Practical Preservation also authored a Determination of Effect report which recommended the project would have an Adverse Effect on the historic building. As such, Practical Preservation worked with the client and the SHPO to recommend mitigation strategies.

304-314-3773

[www.Practical-Preservation.com](http://www.Practical-Preservation.com)

## 6.0 References

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*“CECs experience allows us to make practical decisions regarding distressed and abandoned properties. The reports they provide to us are clear and concise, which, when examining buildings in Rust Belt communities, helps us be a more proactive public agency.”* [Brian Lawrence](#)





## A. Miscellaneous 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.

(Printed Name and Title) James Christie, PLA - Principal

(Address) 120 Genesis Boulevard, Bridgeport, WV 26330

(Phone Number) / (Fax Number) 304-933-3119 / 304-933-3327

(Email address) jchristie@cecinc.com

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

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

Civil & Environmental Consultants, Inc.

(Company) 

(Signature of Authorized Representative)

James Christie, PLA - Principal - September 5, 2023

(Printed Name and Title of Authorized Representative) (Date)

304-933-3119 / 304-933-3327

(Phone Number) (Fax Number)

jchristie@cecinc.com

(Email Address)

ADDENDUM ACKNOWLEDGEMENT FORM  
SOLICITATION NO.: DEP240000009-2

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

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

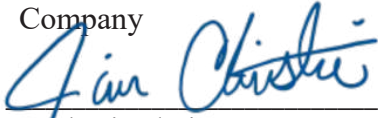
Addendum Numbers Received:  
*(Check the box next to each addendum received)*

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

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

Civil & Environmental Consultants, Inc.

Company



Authorized Signature

September 5, 2023

Date

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



Civil & Environmental  
Consultants, Inc.

120 Genesis Boulevard | Bridgeport, WV 26330 | [www.cecinc.com](http://www.cecinc.com)