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704 Foxcroft Avenue Martinsburg, West Virginia 25401 // -25

TRANSMITTAL

Project Name:	Martinsburg Readiness Center F	addition/Alteration Des	ign EOI
File No:	GE File #8734.01		
Date:	June 25, 2024	Fax Number 304-558-3970	
To:	WV Dept of Admin (Purchasing)	rax Numo	PCK 304-336-3770
	Purchasing Division		. *
	2019 Washington St. East		
	Charleston, WV 25305-0130	From: Jamie Ma	cLean
Attn:	Bid Clerk (Via Fax)	GREENWAY ENGINEERING Phone: 304-620-5111	
Copied	Mr. David H. Pauline		
	(Via email delivery)	Fax: 540-722	
		A COURT OF THE PROPERTY OF THE	
	Fed Ex U.S. Mail Other Facsimile	Courier	Pick Up
Urgent	For Your Review	As You Requested	Please Comment
Message			
To: Department of Administration, Purchasing Division 2019 Washington Street East, Charleston, WV 25305-0130			
Vendor Name: Greenway Engineering, Inc.			
Buyer: Mr. David H. Pauline, phone 304-558-0067, email <u>David,H.Pauline@wv.gov</u>			RECEIVED
Solicitation No: CEO1 0603 ADJ2400000005, Amendment 0			5501 1111 6 11 11 10 10
Project Name: Martinsburg Readlness Center Addition/Alternation Design Expression of Interest			2024 JUN 25 PM 12: 38
Bid Opening Date: June 25, 2024			W PURCHASING
Bid Opening Time: 1:30 PM EST			NA LOUCHASING
Fax Number: 304-558-3970			
			T.
Hand Delivery and Pick Ups Only:			
Date:			
Received by: Date:			
Please Print Name:			

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SERVICES | WETLANDS EVALUATIONS







Wetlands

Greenway Engineering provides Preliminary Wetland Evaluations, Wetlands and Waters Delineation, and Permitting. The Environmental Department of Greenway Engineering is educated and trained in biology, ecology, and soil science. Our staff is trained in Wetlands and Waters delineation, stream assessments, regulatory permitting, and mitigation.



Preliminary Wetlands Evaluations

These studies are a great tool and are a cost effective approach to understanding the wetland and stream restraints on a property.

Wetlands and Waters Delineations

We can provide a full wetlands and waters delineation as outlined by the US Army Corps of Engineers. Our staff has delineated over 10,000 acres in the Virginia, West Virginia, and Pennsylvania region. Our involvement early in the planning and development process can ensure your project complies with all local, state, and federal requirements.



Wetland and Waters Permitting

Greenway has extensive experience with assisting developers through the permitting process. It is important to evaluate the permitting options early in the development process to maximize the land use. As the regulatory permitting process becomes more involved, we work closely with the regulatory agencies from the beginning and throughout the process.

Wetlands Permitting

- Preliminary Wetland Evaluations
- Wetlands and Waters of the U.S. Delineations
- Jurisdictional Determinations
- Stream Assessments and Classifications
- Wetland and Stream Impact Assessments
- Environmental Constraints Analyses
- Threatened and Endangered Species Studies
- Habitat Evaluations
- Wetland and Stream Mitigation Banking
- Construction Monitoring and Administration
- Regulatory Permitting
- Compliance Monitoring
- After-the-Fact Regulatory Permits
- Existing Vegetation Surveys
- Section 401 Permitting
- Section 404 Permitting

For information regarding additional services offered by our company, please refer to the Greenway Engineering Website at:

GreenwayEng.com/wetlands-delineation

FIRM CAPABILITIES I LIST OF SERVICES

Land Planning Services

- Rezoning Services
- Residential, Commercial, Industrial, and Mixed Land Use Planning
- Development Programming
- Local and Regional Comprehensive Policy Planning
- Community Impact Analysis Assessment
- Conceptual Design Layout
- Feasibility Studies
- Master Development Planning
- · Ordinance Development
- Rural Subdivision Planning and Design
- Conditional/Special Use Permitting
- Variances/Exceptions and Appeals
- Site Analysis and Schematic Designs
- Legislation Development for Zoning and Subdivision Ordinances
- Land Use Policy Development
- Arboriculture
- · Landscape Planning and Design
- Landscape Management, Plant In ventories, Evaluations, and Contract Documents

Engineering Services

- Site Selection, Preparation, and Development
- Feasibility Studies and Layouts
- Ordinance and Subdivision Regulations Studies
- Preliminary Engineering Reports
- Conceptual Design Development and Cost Estimation
- Residential Subdivision Design: Rural and Urban

- Commercial and Industrial Site Designs
- Governmental/Institutional Site Plans
- Campus Plans/Multi-use Site Designs
- Public Improvement Plans/DOH Road Designs
- Entrance Design and Permitting
- Traffic Counts
- Speed Studies
- Intersection Analysis
- Maintenance of Traffic (MOT) Plans
- Grading (Commercial, Residential, Municipal, Recreational)
- Earthwork Studies
- Digital Terrain Modeling
- Erosion and Sediment Control Plans
- Stormwater Pollution Prevention Plans
- Stormwater Management Design/ Studies: Quantity and Quality
- Regional Stormwater Modeling
- BMP Design (Stormwater Best Management Practices)
- Floodplain Studies, CLOMR, LOMR, Elevation Certificates
- Water and Sewer System Modeling and Design, Private and Municipal
- Water Booster Station Design
- Sewer Pump Station Design
- Utility Design (Water & Sanitary)
- Construction Cost Estimating
- Construction Documents and Specifications
- Value Engineering/Constructability Review
- Permit Processing

- Parking Studies
- Pavement Design/As-built Pavement Review
- Land Disturbance Permit/Processing
- Construction Administration and Management
- House Grading Plans
- House Composite Development/ Subdivision Matrix
- Leadership in Energy and Environmental Design (LEED)

Surveying Services

- Boundary Surveys
- ALTNACSM Surveys
- House Location Surveys/Title Surveys
- As-Built Surveys
- Utility Easement Surveys
- Utility Location Plats
- Route Location Surveys
- Record Plat Preparation
- Drainfield Location Plats
- Easement Surveys
- Easement Plats
- Rezoning Plats
- Construction Stake-Out
- Road and Bridge Stake-Out
- Field-Run Topographic Surveys
- GPS/RTK Surveys
- Deed Research
- Topographic Surveys
- Right-of-Way Dedication Plats
- Digital Terrain Modeling
- LIDAR 3D Scanning
- UAVTopography and Imaging
- Underground Utility Location

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FIRM CAPABILITIES I LIST OF SERVICES

Inspection Services

- Sub-grade Inspection
- Compaction Testing for Controlled Fill Placement
- Footing Inspection with Bearing Capacity Determination
- Floor Slab and Retaining Wall Inspection
- Reinforcing Steel Inspection
- Field Concrete Sampling and Testing including Coring and Windsor Probe Testing
- HUD Permanent Foundations Inspection
- VDOT and WVDOH Concrete and Asphalt Pavement Testing
- Fireproofing with Fire Stop Inspection
- EFIS Application Inspection
- NRMCA Plant and Ready Mix Truck Inspection Certified
- Code Compliance Inspections

NDT Services

- Liquid Penetrant Testing (PT)
- Magnetic Particle Testing (MT)
- Ultrasonic Testing (UT)
- Visual Testing (VT)

GIS Services

- Aerial Photos Maps
- Real Estate Maps
- Regional Wall Maps
- Historic Maps (Replica)
- Road and Highway Maps (Existing and Proposed/Future Road Net works)
- Tourism Site Maps
- Parcel Location Maps
- Editing and Maintenance of Existing Data Files
- Marketing Maps
- Custom Mapping

Environmental Services

- Preliminary Wetland Evaluations
- Wetland Delineation and Permitting
- Wetland Construction Monitoring
- Jurisdictional Determinations
- Stream Assessments and Classifications
- Stream Water Quality Monitoring
- Wetland and Stream Impact Assessments
- Wetland and Stream Mitigation Banking
- Environmental Constraints Analyses
- Threatened and Endangered Species Studies
- Habitat Evaluations
- Existing Vegetation Surveys
- Section 401/404 Permitting
- Complete Soil and Site Evaluation for Single Lot, Subdivision Lots, Community, Commercial, and Industrial Uses (AOSE Licensed)
- Water Percolation and KSATTests
- Conventional and Alternative Wastewater Disposal Design
- On-site Wastewater Treatment and Disposal Systems Design (Single Family and Mass Drainfield Systems)
- Regulatory Permitting
- Compliance Monitoring
- Preventative Maintenance and Monitoring
- AOSS Operator Certified
- Existing Drainfield Inspections
- Drainfield Location and Camera Services

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RELEVANT PROJECT WORK EXPERIENCE

This section outlines relevant work experience by showcasing featured projects that depict Greenway's track record of success.

Each of these projects has 4 critical components in common:



Long Term Relationships

They have all been Greenway projects in recent history, as required by the RFQ. However, they are also long-term client relationships and projects that have involved planning, design, and construction.



Repeat Customers

They have all been repeat customers that have worked with Greenway over the course of their projects for their needs throughout the development cycle, starting with master planning.



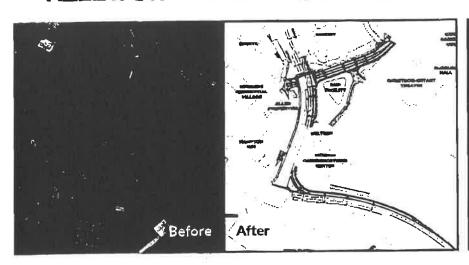
Projects That Meet Milestones and Are Constructed

They are all projects that met and continue to meet milestones and come through to fruition and construction.



Projects That Continue to Evolve with Local Partners

They are all projects that continue to grow and evolve with local partners.



Client: Shenandoah University Contact: Barry Schnoor, Physical Plant Director 1460 University Drive Winchester, VA 22601 540.336.6687

Project Summary

Greenway Engineering was contracted by Shenandoah University to facilitate the planning, design, and public approval process necessary to relocate Millwood Avenue and University Drive on the main campus. This project has allowed Shenandoah University to enhance the gateway into the City of Winchester, significantly improve safety for students and the public, and establish a contiguous campus for future growth of the University. This project featured VDOT and City abandonment of 840 linear feet of Millwood Avenue to relocate traffic through the project area, the design of a 900 linear foot continuous right turn lane and merge area; the design of a new signalized intersection and associated turn lanes for University Boulevard and 500 linear feet of divided median road internally to the campus.

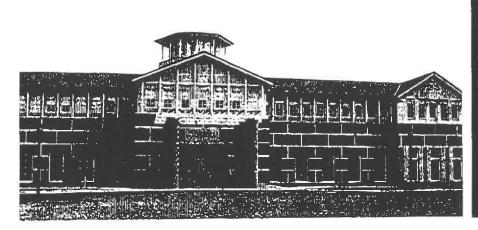
Planning Tasks

- Representative for Client for development of conceptual design and management of traffic impact analysis work
- Representative for Client for project design coordination and meetings with City staff and decision makers
- Representative for Client for public process meetings and approvals
- Representative for Client for VDOT and off-site property owner negotiations to acquire right-of-way for project

Engineering Tasks

- Public Improvement Plan for Millwood Avenue Right Turn Lane
- Intersection Design and Roadway Design for University Boulevard
- Striping and Signage Plan
- Stormwater Collection Design
- Localized Stormwater Quality Design
- Coordination of Final Design with Owner Landscape Architect and Campus Master Landscape Plan
- Dry Utility Relocation and Design Coordination
- Bid Period and Construction Administration Support
- Punch List/Asbuilt Review and Certification
- Design and Enhancement of the Green Circle Trail

- Data Acquisition for Civil Design (Asbuilt and Topography)
- Utility Location
- Plats for Recordation
- Easement Plats
- Road Construction Stakeout
- Set Property Corners



Client:
Museum of the Shenandoah Valley
Project Location:
Winchester, VA
Contact:
Need
901 Amherst St.,
Winchester, VA 22601
Need Phone Number

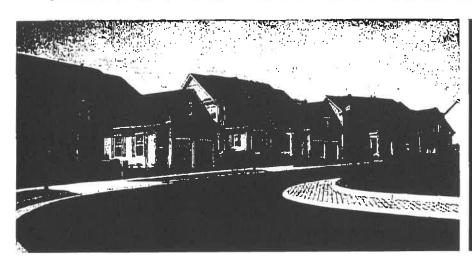
Project Summary

This project featured the infill development of a 46,600 square foot museum on the existing 72-acre Glen Burnie Home and Garden complex. Approximately 8 acres were disturbed to provide the building, an existing parking lot expansion and new parking lot development (11,000 square feet), and pervious surfaces for parking and vehicle access along with bid period and construction period services. This project also included improvements to the existing City of Winchester's water distribution system. The plan was designed around architectural plans completed by Michael Graves and Associates.

Engineering Tasks

- Civil Site Construction Plans for Project. Included Specifications
- Expansion of the Existing Parking and Development of New Parking for Museum
- Designed Site Components to Blend in with Historical Site Including Pervious Gravel Parking Areas
- Regional Stormwater Analysis
- Localized Stormwater Collection Design
- Pervious/Aesthetic Fire Access Travelways
- Lighting Photometric Plan
- Regional Water Model of the City of Winchester's Water Distribution System
- Design of 3,000 Linear Feet of New City Water Lines for
- Improved Performance
- Construction Administration Support
- Punch List/As-Built Review and Certification

- Data Acquisition for Civil Design (As-Built and Topography)
- Utility Location
- Boundary Survey
- Easement Plats
- Construction Stake-Out
- Set Property Corners



Client: Brookfield Stephenson Village, LLC

Project Location: Stephenson, VA

Contact:
Rick Dengler
8500 Executive Park Ave, Ste. 300
Fairfax, VA 22031
703.270.1409

Project Summary

Construction has commenced in late summer of 2006 with a 20 to 25 year projected time frame for anticipated full build-out of 2500 dwelling units and 250,000 square feet of commercial space.

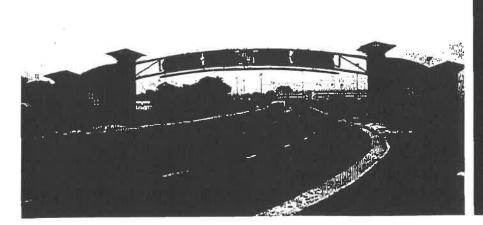
Engineering Tasks

- Design of Public Improvements for Old Charles Town Road & Snowden Blvd (Major Collector)
- Subdivision Design Plans
- Site Plans for Recreation Facilities
- House Site Grading Plans
- Sanitary Sewer Design
- Regional Stormwater Management
- BMP and LID Design

Planning Tasks

- Rezoning
- Proffer Preparation
- Master Development Planning
- Preparation of Construction Documents for Community Villages, Parks, and Natural Open Space Preservation Areas

- Boundary Survey
- GPS Control
- Construction Stakeout for Site Development
- · Subdivision Plats for Recordation
- Offsite Easement Plats
- House Sittings
- Final House Location Surveys
- Set Property Corners



Client: PNGI-Charles Town Races and Slots Project Location: Jefferson County, West Virginia Contact: Al Britton, General Manager P.O. Box 551 Charles Town, WV 25414 304.725.7001

Project Summary

Since 2001, Greenway Engineering has been serving as an on-call civil engineer to handle main construction projects as well as some day-to-day issues for their 200 acres site in Charles Town, WV.

Engineering Tasks

- Preliminary Layouts and Site Planning
- Parking Evaluations
- Construction Documents for:
 - 2 Separate Parking Decks
 - 5 Building Expansions
 - 150 Room Hotel
 - Wastewater Treatment Facility
 - Horse Track Improvements
 - Horse Barn Improvements
 - Stormwater Disposal System for CAFO Compliance
 - New Practice Track Facility with Manure Storage and Maintenance Building
- Road Design
- Water Distribution Modeling and Design
- Sanitary Sewer Collection and Pump Station Design
- Storm Sewer Collection and Design
- Stormwater Management
- Erosion & Sediment Control Plan

- Existing Topographic Survey
- Asbuilt Survey
- Construction Survey Stakeout
- Easement Plats

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PROJECT TEAM



Office Location:

704 Foxcroft Ave., Martinsburg, WV 25401

Affiliations 2005-2009- Town Planning Commission Member- Town of Strasburg, VA

Randy R. Kepler, PE, LEED AP | Director of Engineering

Email: rkepler@greenwayeng.com

Professional Profile:

Mr. Kepler is a Licensed Professional Engineer in Virginia and West Virginia. He has experience in residential and commercial development, water system design, sanitary system design, water system modeling, distribution design including storage structures, sewer collection systems and pump stations. Mr. Kepler has spent 10 years working in or with state and local governing bodies and he is a past member of the Town of Strasburg's Planning Commission. Land use planning has been a fundamental part of Randy's role as Director of Engineering since he came to Groenway in 2000. When working on projects, Randy strives to offer engineering solutions that balance the needs of the community and the client, while respecting the unique environmental aspects of each site. Randy has a keen ability to piece together the varying components of development including site feasibility, infrastructure, transportation, and sustainability.

Randy is an excellent collaborative communicator and problem solver. He is in his element when he can bring together stakeholders, whether it be county planners and engineers, citizen groups, developers, other consultants, etc. to achieve a mutual goal. Randy has 25+ years working with land use regulations with most of that time spent between the Eastern Panhandle of West Virginia and the Northern Shenandoah Valley of Virginia.

Education:

1991 - Bachelor of Science - Civil Engineering- North Carolina State University

Certifications:

2022- VDOT Advanced Work Zone Traffic Control Certification

2021 - Virginia Onsite Sewage System Operator

2009- Accredited Professional-Leadership in Energy and Environmental Design (LEED AP)

2007- Licensed Professional Engineer, West Virginia

2007- Certified Planning Commission- Citizens Planning Education Association of Virginia

1998 - Licensed Professional Engineer, Virginia

Professional Experience:

2011-Present- Director of Engineering, Greenway Engineering

2001-2011 - Project Manager, Greenway Engineering

1998-2001 - Project Manager. Anderson & Associates - Middletown, VA

1991-1998 - Professional Engineer, Division of Water Quality, Department of Environment and Natural Resources, State of North Carolina

Local Government Experience:

Randy was a member of the Town of Strasburg, Planning Commission, from 2005-2009, giving him direct experience with subdivisions and zoning ordinances of a locality. Furthermore, this experience provided him with a chance to understand the complexities of the public sector review process for land development projects.

Randy was a Professional Engineering, working in the Division of Water Quality, in the Department of Environmental and Natural Resources, in North Carolina for seven (7) years. In this capacity, Randy had the opportunity to gain a working knowledge of ordinance enforcement.



PROJECT TEAM



Office Location
151 Windy Hill Ln.,
Winchester, VA 22602

Christopher G. Blair, PLS | Vice President/Director of Surveys

Email: cblair@greenwayeng.com

Professional Profile:

Mr. Blair has been professionally involved in the Surveying and Engineering field since 2004. Specializing in land development for some of the largest residential and commercial subdivision and development projects in our region. He is leading the industry with our advanced surveying techniques which utilize the latest in UAS, GPS, 3d point cloud and laser scanning technologies.

As a Professional Land Surveyor for Greenway Engineering, Mr. Blair is responsible for preparing boundary surveys, Subdivision plats, compiling as-built topographic surveys, preliminary layout and construction stakeout of sites throughout West Virginia and Virginia.

Education:

2004 – Associate of Science: Surveying Technology – Pennsylvania State University

2002 - Associate of Science: Wildlife Technology - Pennsylvania State University

Certifications:

2016 - Licensed Private Pilot and Remote Pilot

2015 - Licensed Professional Surveyor, Maryland

2013 - Licensed Professional Surveyor, Virginia

2012 - Licensed Professional Surveyor, Pennsylvania

2010 - Licensed Professional Surveyor, West Virginia

Affiliations:

National Council of Examiners for Engineering and Surveying, (NCEES)

Experience:

2021-Present: Vice President/Director of Survey, Greenway Engineering

2020-2021 Director of Survey, Greenway Engineering

2011-2020 Land Surveyor, Greenway Engineering

2005-2011 Survey Coordinator, Urban Engineering - Winchester, VA

2004-2005 Survey Party Chief, Urban Engineering - Winchester, VA

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PROJECT TEAM



Office Location:

704 Foxcroft Ave., Martinsburg, WV 25401

Honors& Recognition

January 2022 - Civilian Service Achievement Medal

August 2022 - Civilian Service Achievement Medal

April 2024 - Civilian Service Achievement Medal

Jamie Rogers Maclean | Director of Planning

Email: imaclean@greenwayeng.com

Professional Profile:

Maclean's professional Land Planning career began in 2005, in her native West Virginia. In the nearly 20 years since that time her career has spanned the planning field, from her start with Berkeley County Planning as a local government employee, to working as a private land planning consultant managing her own business, and most recently teaching for the University of Virginia, for the Military Master Planning Institute, in Rosslyn, Virginia. Her career has also spanned the globe from her start in Martinsburg, West Virginia, to her federal government MILCON planning, in the Middle East District, for the United States Army Corps of Engineers (USACE). During her career, Maclean has worked on and managed complex multi-year, multi-disciplinary, projects, requiring extensive tracking of deadlines and a robust understanding of State, Local, and Federal Requirements.

Her background and experience have shaped her views on urban planning and formed her belief that sound decision-making informed by local stakeholder knowledge, couched in quantifiable data is the key to helping clients, stakeholders, and citizens find the highest and best use of their real property assets. Maclean looks forward to dedicating her career to continuing to use her collective professional experience, and love of lifelong learning, to explore possibilities for continued evolution of best practices in the planning and land development field; and to continue to successfully implement long range, multi- disciplinary projects, and bring them to fruition, at the highest level of quality possible.

Education:

2008 - Master of Arts - Public and International Affairs - Virginia Polytechnic Institute and State University

2005 - Bachelor of Arts - Public and Urban Affairs - Virginia Polytechnic Institute and State University

Certifications& Memberships:

2009 - Certified Floodplain Manager, Association of State Floodplain Managers, (CFM)

2009 - Certified Planning Commissioner, Citizens Planning Education Association of VA (CPEAV)

2010 - Certified Zoning Official, Virginia Association of Zoning Officials, (CZO)

2011 - Certified Board of Zoning Appeals Member, (CPEAV)

Membership, American Planning Association.

Professional Experience:

May 2024-Present - Director of Planning, Greenway Engineering, Inc.

December 2023-May 2024 - Adjunct Professor, Military Master Planning Institute, University of Virginia

July 2021-May 2024- Community Planner and Architectural-Engineering Contract Manager,

Department of the Army-U.S. Army Corps of Engineers, Middle East District

December 2017-July 2021- Director of Planning, WV, Greenway Engineering, Inc.

October 2017-December 2017 - Land Planner. Greenway Engineering, Inc.

December 2015-April 2017 - Berkeley County Planning. Plan Reviewer. Adapt Planning LLC.

July 2008-November 2012 - Development Planner, Montgomery County Planning and Zoning

Montgomery County VA



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PROJECT TEAM PARTNERS- FOUR SQUARE ARCHITECTS



Kyle Hopkins AIA, LEED AP, BD+C Owner, Four Square Architects



FOUR SQUARE ARCHITECTS

Kyle Hopkins AIA, LEED AP, BD+C | Owner

Email: kyle@foursquarearchitects.com

Professional Profile:

Before opening Four Square Architects, Kyle worked in Chicago, Illinois and Washington D.C. on a wide range of projects including: single family homes, apartment complexes, commercial build-outs, private schools, and public schools. Kyle is registered in Virginia, West Virginia, DC, and Maryland. He is NCARB certified.

Education:

Kyle completed an undergraduate degree in interior design from James Madison University.

He then earned his Masters in Architecture from Illinois Institute of Technology, in addition to winning several fellowship, he was selected as a prestigious Morgenstern Scholar.

Four Square Architects:

We are a boutique architectural and interior design firm located in the pastoral town of Winchester, Virginia. Our goal is to make the design process approachable and inclusive to everyone. We help you realize your dream by listening to you and offering suggestions instead of dominating the conversation. In addition to the traditional architecture process, we offer design consultation on an hourly basis, help with production, renderings, LEED and environmental consultation. We have a diverse background in projects and are available for services in Virginia, West Virginia, Maryland, and Washington DC.

Four Square Architects Services

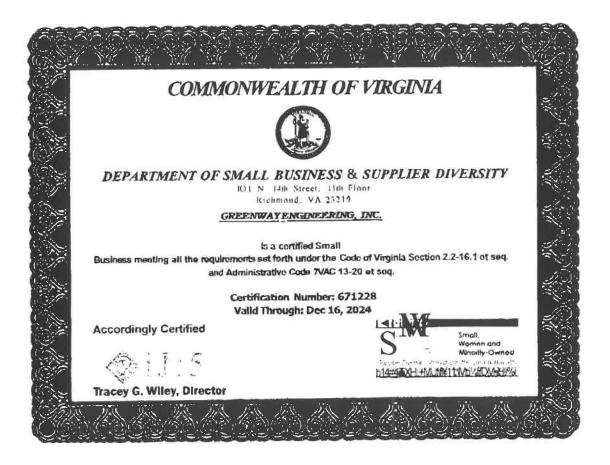
Historic Restoration Interior Design Environmental Design 3d modeling/Rendering ADA Retrofits Kitchen Design Bathroom Design Nursery Design Landscape Design

https://www.foursquarearchitects.com

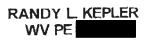


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SUBMITTAL DOCUMENTATION



West Virginia State Board of Registration for Professional Engineers



This is to certify that the above named FROFESSONAL ENGINEER has melt he requirements of the law, is duly registered and is entitled to practice engineering in the State of West Virginia.

EXPIRES December 31, 2024

SUPPLEMENTAL DOCUMENTATION



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Organization Type Company

Allas/OBA

Colorate an america

Taxpayer ID Number 541803906

Address 151 Windy Hill Lit.

ZIP Code 22602-4361 Classification Corporation

Legal Name

1099 Reportable Yes

City Winchester

Legal Name on W-9 greenway engineering

Company Name greenway engineering

Tuxpayer ID Number Type

State Vifginia

Greenway Engineering WVOASIS Vendor Number: VS0000019081

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THANK YOU

June 25, 2024

Department of Administration, Purchasing Division 2019 Washington Street East, Charleston WV 25405-0130

Re: Martinsburg Readiness Center Addition/Alteration Design - Expression of Interest

Dear Sir or Madam:

Greenway Engineering is available, at your convenience to meet to further discuss this proposal. We look forward to the opportunity to work with the WV Army National Guard, as a partner with the WV Purchasing Division. I will be the point of contact for any follow-up questions regarding the enclosed documentation. Please let me know if you have any questions.

Sincerely,

Greenway Engineering, Inc.

Jamie Rogers MacLean | Director of Planning

Winchester, VA I Ashburn, VA I Martinsburg, WV

704 Foxcroft Ave.

Martinsburg, WV 25401

Cell: 304.283.0712 Phone: 540,662.4185

Web: www.GreenwayEng.com
Email: imaclean@greenwayeng.com

