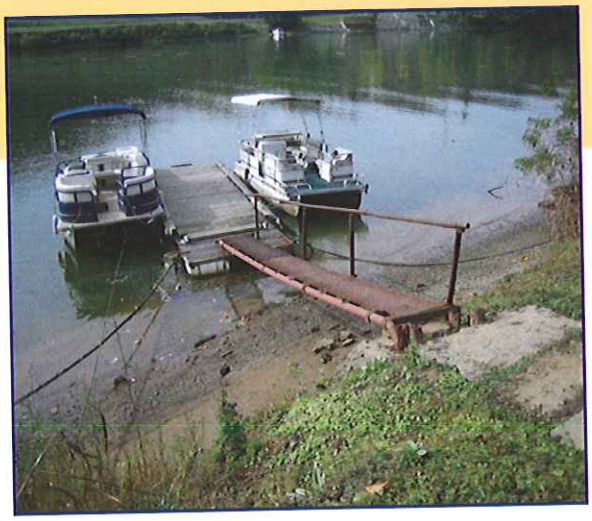
KCI

Expression of Interest

BLENNERHASSETT ISLAND LANDING CONSTRUCTION

DNR121041



Prepared for

West Virginia Division of Natural Resources

Prepared by

KCI Technologies, Inc.
October 18, 2011

KCI TECHNOLOGIES

ISO 9001:2008 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

48 Donley Street, Suite 502 • Morgantown, WV • Phone 304 296 3611 • Fax 304 296 8046

October 18, 2011

Mr. Frank Whittaker
Department of Administration
Purchasing Division
Building 15
2019 Washington Street, East
Charleston, WV 25305

Subject: Blennerhassett Island Landing Construction
DNR121041

Mr. Whittaker,

KCI Technologies, Inc. (KCI) is pleased to submit this proposal to provide the West Virginia Division of Natural Resources (WVDNR) with professional architectural and engineering services to design, construct, and/or specify improvements to marine facilities operated by the WVDNR at Blennerhassett Island State Park. KCI is currently providing professional services at Cacapon Resort State Park and Canaan Valley Resort State Park. Through this experience we have a thorough understanding of similar sites and the expectations of WVDNR.

Our full-service capabilities enable us to provide the WVDNR streamlined and efficient deliverables. The KCI team maintains a strong technical staff with extensive experience in providing planning and engineering design services and construction management/inspection services. With approximately 850 registered engineers, scientists, and planners, KCI's staff possesses the diverse expertise necessary to provide comprehensive technical services in support of the improvements at Blennerhassett Island State Park. The strength of our staff lies in its commitment to generating creative and practical solutions to the issues within a project. Work required will be performed with the highest degree of coordination, efficiency, and quality.

The project will be managed from KCI's Morgantown, West Virginia office, ensuring a rapid response to any of WVDNR's requests. We appreciate your consideration of the KCI team, and we look forward to working with WVDNR on this important project.

Sincerely,

John W. Rudmann, PE, RLA, LEED AP

Direct Line: (304) 296-3611
Email: john.rudmann@kci.com

RFQ No. DRN212041

STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

West Virginia Code §5A-3-10a states: No contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and the debt owed is an amount greater than one thousand dollars in the aggregate.

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

"Debtor" means any individual, corporation, partnership, association, limited liability company or any other form or business association owing a debt to the state or any of its political subdivisions. "Political subdivision" means any county commission; municipality; county board of education; any instrumentality established by a county or municipality; any separate corporation or instrumentality established by one or more counties or municipalities, as permitted by law; or any public body charged by law with the performance of a government function or whose jurisdiction is coextensive with one or more counties or municipalities. "Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceed five percent of the total contract amount.

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

Under penalty of law for false swearing (***West Virginia Code*** §61-5-3), it is hereby certified that the vendor affirms and acknowledges the information in this affidavit and is in compliance with the requirements as stated.

WITNESS THE FOLLOWING SIGNATURE

Vendor's Name: KCI Technologies, Inc.

Authorized Signature: _____ Date: 10/14/2011

State of Maryland

County of Carroll, to-wit:

Taken, subscribed, and sworn to before me this 14 day of October, 2011.

My Commission expires 7/19, 2015.

AFFIX SEAL HERE

NOTARY PUBLIC _____

KCI Technologies, Inc.

As one of the nation's leading multi-discipline, full-service engineering firms, KCI is consistently ranked among the top 100 consulting engineering firms in the country by *Engineering News Record.*

With a professional staff of engineers, planners, scientists, surveyors, and construction managers, we offer a broad range of engineering services, including civil, structural, transportation, environmental, hazardous waste, mechanical, electrical, telecommunications, and soils. We also provide cultural and environmental resource management services, land planning and landscape architecture, geology, hydrology, ecology, surveying, and construction management and inspection.

The professional staff is supported by CADD (Computer-Aided Drafting and Design) designers, BIM (Building Information Modeling) designers, GIS (Geographic Information Systems) experts, and database analysts, programmers, and technicians; as well as state-of-the-art computer, field, and lab equipment. KCI's computer network supports the firm's core production systems, including BIM, CADD, GIS, three-dimensional visualization/animation tools, document processing and desktop publishing, and project management. The firm's integrated approach to automating design, drafting, documentation, and presentation minimizes costs, facilitates coordination among engineering disciplines, and expedites the production of high-quality products.

At KCI, we believe that our broad technical expertise, combined with our unique commitment as employee owners, has enabled us to emerge as industry leaders whose customers can count on excellent service time and again.

Point-of-Contact

John Rudmann, PE, RLA, LEED AP
48 Donley Street, Suite 502
Morgantown, WV 26501
Phone: (304) 296-3611
Fax: (304) 296-8046
john.rudmann@kci.com

KCI has been working throughout the state of West Virginia for more than 20 years and is familiar with the conditions and infrastructure of West Virginia. Our local office has a wide range of experience working with various state agencies, as well as private developers and contactors. We have engineers who understand and advocate for the needs of the state of West Virginia as well as rural communities and public service districts. Our backgrounds range from WVDOH to USDA Rural Development. KCI has the knowledge to aid our clients in all aspects of this project including but not limited to preliminary study, preliminary design, funding assistance, final design, bidding services, construction administration, construction inspection, or any other service needed to complete these types of projects.

Experience with Parks and Recreational Facilities

From athletic fields and golf courses to regional parks and hiking trails, KCI creates quality recreation areas that blend aesthetics and functionality with an existing environment to preserve, enhance, and protect open space.

We provide planning, design, construction, and resource management services to enhance public assets and improve quality of life. Our projects often incorporate natural and cultural resources, as well as alternative recreational amenities such as boat access, boardwalks, and skateboard ramps. Our experience includes thousands of acres of recreational facilities.

Currently, KCI is providing engineering and landscape architecture services for the Tygart Lake State Park Beach Facility Renovations Project, the Canaan Valley Resort State Park Improvement Project, and the Cacapon Resort State Park Improvement project, which includes the Robert Trent Jones style golf course, water and wastewater collection and distribution, and the resort addition.

In addition, the WV Division of Culture and History recently selected KCI to provide engineering at Camp Washington-Carver.

Key Personnel

Mr. John Rudmann, PE, RLA, LEED AP will serve as KCI's Project Manager for this contract with WVDNR. Mr. Rudmann is a licensed civil engineer, a licensed landscape architect, and a LEED Accredited Professional. Focused on both the practical and aesthetic concerns, Mr. Rudmann is adept at successfully delivering projects which are both functional and sustainable.

The Project Manager and staff members assigned to this project have the experience and forethought to complete this project within the designated timeline. The resources of the entire team are at the disposal of WVDNR should the need arise. Personnel have been provided for in key disciplines identified for this contract, with qualified backup staffing available should additional tasks be added or accelerated schedules be required. To meet project deadlines, team management simply has to draw from the employees company-wide which are available for engineering, landscape architectural, environmental, construction management, and technical support. KCI's strategically located offices share resources and personnel when necessary. It is our customary practice to shift personnel and resources between offices to meet the staffing and scheduling requirements of a particular project.

The KCI team has been assembled to more than meet the anticipated workload of this contract. Each team member has been selected primarily for their expertise, but also because their schedule permits maximum utilization under this contract.

The KCI team is committed to providing quality engineering services to WVDNR. Key to the success of any task is the provision of experienced personnel, like those identified in the resumes that follow. These key staff members form a strong team, having worked together on previous task assignments. Additionally, the resources of the entire company are at the disposal of WVDNR should the need arise.

Key Staff Organization

PROJECT MANAGER
John Rudmann, PE, RLA, LEED AP

CIVIL ENGINEERING
Daniel Garcia, PE
Richard Butt, PE, LEED AP

LANDSCAPE ARCHITECTURE
Eric Lord, RLA

STRUCTURAL ENGINEeRING
Kenneth Dill, PE

ENVIRONMENTAL
Joseph Pfeiffer, PWS

ARCHAEOLOGY
Margaret Parker
Marcia Kodlick

John Rudmann, PE, RLA, LEED AP

Project Manager

Education
BS / Civil Engineering
BS / Landscape Architecture

Registration
PE / WV / 14779
Also PE in MD, PA
RLA / WV / 341
Also RLA in MD, OH, PA
LEED AP

Total Years with KCI: 4
Total Years of Experience: 17

Mr. Rudmann is a licensed civil engineer, a licensed landscape architect, and a LEED Accredited Professional. His responsibilities have included being a Project Manager, a Senior Civil Engineer, and a Senior Landscape Architect for many park improvement projects, community redevelopment, and transportation enhancement projects. As a designer, his design tasks have included beach renovation design, streetscape design, site master planning, stormwater design, utility design, grading, access road design, erosion and sediment control design, pedestrian plaza design, site permitting, golf course design, and completing project specifications. He has incorporated LEED sustainable principles in to the design process and has completed all the necessary credit paper work for projects to achieve LEED Certification. He has more than 17 years of experience working in the industry and understands design standards, requirements, and processes. Relevant project experience includes:

Tygart Lake State Park Engineering Beach Facility Renovations. Grafton, WV. Site/Civil Engineer. The project involves the renovation of a sand beach, bathhouse, and the surrounding grounds. Mr. Rudmann is responsible for completing the overall design of all site/civil services, which includes the sand beach, sidewalks and ADA compliant routes, access road and parking lot upgrades, outdoor gaming areas, picnic locations, minor stormwater drainage, grading plans, landscaping, erosion and sedimentation control, and permitting. The outdoor pedestrian area behind the bathhouse will have views opened up to maximize the aesthetic beauty of the lake from the patio, outdoor games, picnic areas, and gazebo. KCI also provided the topographic survey.

Cacapon Resort State Park Lodge Expansion and Park Improvement. Berkeley Springs, WV. Site/Civil Engineer. For the lodge facility, Mr. Rudmann is responsible for completing the overall design of all site/civil services, which included sidewalks and ADA compliant routes, access roads and parking lot, utility lines, drainage, stormwater retention, grading plans, landscaping, erosion and sedimentation control, and permitting. The outdoor plaza area is being designed to enhance the pedestrian experience and maximize views. The pavement will be a mixture of stamped/colored concrete and scored/colored concrete. There will be numerous benches, seating walls, fire pits, and will be heavily landscaped.

Canaan Valley Resort State Park. Davis, WV. Project Manager. KCI is a subconsultant for the Canaan Valley Resort State Park Improvement Project, providing engineering and surveying services for the lodge expansion and facility improvements. Mr. Rudmann is responsible for completing the overall design of all site/civil services, which included sidewalks and ADA compliant routes, access roads and parking lot, utility lines, drainage, stormwater retention, grading plans, landscaping, erosion and sedimentation control, and permitting. KCI is also providing landscape design to enhance the aesthetic appeal of the resort.

Morgantown Event Center and Garage. Morgantown, WV. Project Manager. Mr. Rudmann was responsible for the overall design of all site/civil services, which included local stormwater permitting, stormwater retention, grading plans, landscaping, erosion and sedimentation control, access roads and parking lot, ADA accessible ramps and crosswalks, and utility lines. While this building is not seeking LEED certification, Mr. Rudmann designed the site to maximize sustainable sites and water efficiency credits. The stormwater quantity control was achieved through oversized storage collection pipes and quality through a series of filters.

Daniel Garcia, PE
Civil Engineer

Education
BS / Civil Engineering

Registration
PE / WV / 17912
Also PE in MO, OH

Total Years with KCI: 3
Total Years of Experience: 18

Mr. Garcia is a senior designer with more than 18 years experience in the design of municipal projects, including water, sewer, stormwater, and environmental services. His experience includes solid waste landfills; public drinking water supply, treatment, storage, and distribution; wastewater collection, treatment, and disposal; and site development. Activities on these projects include proposal and cost estimating, modeling and analysis, design, advisory and review of plans, construction observation, construction quality assurance, inspection and troubleshooting operations, and regulatory relations. Relevant project experience includes:

Tygart Lake State Park Engineering Beach Facility Renovations. Grafton, WV. Civil Engineer. The project involves the renovation of a sand beach, bathhouse, and the surrounding grounds. Design includes the sand beach, sidewalks and ADA compliant routes, access road and parking lot upgrades, outdoor gaming areas, picnic locations, minor stormwater drainage, grading plans, landscaping, erosion and sedimentation control, and permitting. The outdoor pedestrian area behind the bathhouse will have views opened up to maximize the aesthetic beauty of the lake from the patio, outdoor games, picnic areas, and gazebo. KCI also provided the topographic survey.

Cacapon Resort State Park Lodge Expansion and Park Improvement. Berkeley Springs, WV. Civil Engineer. Project involved the overall design of all site/civil services, which included sidewalks and ADA compliant routes, access roads and parking lot, utility lines, drainage, stormwater retention, grading plans, landscaping, erosion and sedimentation control, and permitting. The outdoor plaza area is being designed to enhance the pedestrian experience and maximize views.

Canaan Valley Resort State Park. Davis, WV. Civil Engineer. KCI is a subconsultant for the Canaan Valley Resort State Park Improvement Project, providing engineering and surveying services for the lodge expansion and facility improvements. The site work involved with the lodge expansion will involve roadway expansion to allow for larger vehicles and increased number of users, reconfiguring the existing parking lot, providing a pedestrian network to link lodge facilities with parking and drop-off areas, and the multi-use recreational features. A revised loading dock with dock lifter will also be designed.

Morgantown Event Center and Garage. Morgantown, WV. Civil Engineer. Project involved the overall design of all site/civil services, which included local stormwater permitting, stormwater retention, grading plans, landscaping, erosion and sedimentation control, access roads and parking lot, ADA accessible ramps and crosswalks, and utility lines.

WVU Downtown Student Housing Project. Morgantown, WV. Civil Engineer. Project involved overall site design, plaza, utility lines, sidewalks, drainage, stormwater quality and retention, grading plans, erosion and sedimentation control plans, and the site/civil permitting for the New Honors Dormitory located on West Virginia University's downtown campus. KCI provided a design for the plaza area using stamped concrete patterns, in conjunction with strategically placed patio's and pergolas. The plaza was designed to create a warm friendly environment.

USDA Building Design/Build. Sabraton, WV. Civil Engineer. This LEED certified project involved site/civil engineering and landscape architecture design services. The parking lot was designed to hold 154 spaces with 24 spaces in a secured area. To maintain ADA compliance and efficiently fit the parking lot into the existing terrain, the parking lot was designed at a 5% running slope with a 2% cross slope.

Richard Butt, PE, LEED AP
Civil Engineer

Education
BS / Civil Engineering
BA / History

Registration
PE / MD / 31089
Also PE in DC, DE, PA

Total Years with KCI: 7
Total Years of Experience: 16

Mr. Butt is a Senior Project Engineer with more than 16 years experience in plans and specification development, cost estimates, quality control review, and management for projects involving recreational, educational, and municipal facilities; residential subdivisions; and roads and highways. These projects have involved site development plans, stormwater management, drainage, erosion and sediment control plans, grading, and utilities. His experience also includes the permit processing. Relevant project experience includes:

Truxtun Park Boat Ramp and Pier Replacement. Annapolis, MD. Civil Engineer. Project involved design services for the renovation of the Truxtun Park public boating facility. The design elements for the project included removal and replacement of an existing "L" shaped timber dock with a floating dock; removal and replacement of two existing concrete boat ramps; removal and replacement of two existing piers and construction of an additional pier associated with the boat ramps, including one pier which is ADA compliant; parking lot improvements; evaluation of existing storm water culvert and modification as necessary; evaluation of shoreline and recommend stabilization where required; demolition and disposal of existing facilities; and obtaining all permits for the project including Critical Area Commission requirements.

Dundee/Saltpeter Creeks Park. Baltimore County, MD. Civil Engineer. Dundee/Saltpeter Creeks Park is an existing 530-acre park at the headwaters of Dundee Creek and Saltpeter Creek. Phase I construction of the park included park access, a bus and automobile parking area, a nature center, and trails through the forested areas to the waters of the creeks. Elements of the phase II expansion, for which KCI prepared plans and specifications, included a new storage building for canoes, a wooden walkway through a forested area connecting the canoe building to a floating dock, an expansion of the existing automobile parking area and an access road to the canoe building, design of the new parking area lighting and providing electricity and lighting to the canoe building, and redesign of a pedestrian/bicycle path and pedestrian bridge.

Chesterwood Park. Dundalk, MD. Civil Engineer. Project involved landscape architecture and engineering services to the Baltimore County Department of Recreation and Parks as construction documents are developed to revitalize and expand an existing 20-acre County-owned Park in Dundalk. Formerly a County maintenance facility, Chesterwood Park was established for passive recreation, including picnicking and fishing, on one of the few remaining sites available for open space development in the region. Park development included the rehabilitation of existing pavilions and trails, expansion of the recreational activities to include an athletic field, parking lot, restroom and concession buildings, and the addition of a second fishing pier for greater pedestrian access to the Bullneck Creek. Other improvements included a new water system, a boat ramp for County and State use in removing derelict boats, new lighting for the parking lot and athletic field, and additional landscaping.

Western Regional Park. Cooksville, MD. Civil Engineer. KCI provided full-service architectural, engineering, and environmental services for the development and implementation of the park's Master Plan for this 190-acre rural park property in Howard County, Maryland. The multi-phase project included mass grading of the site, roadway and pavement design, potable water (well), sanitary sewer and septic design, storm drain and stormwater management. Stormwater management for the project ranged in type from grass channel disconnect to bio-retention to wet and dry ponds. Design also included erosion and sediment control for the entire site. Prior to preparing the construction documents the design team prepared multiple environmental reports including wetland impacts, geotechnical conditions, flood studies, and groundwater impacts.

Eric Lord, RLA
Landscape Architect

Education
BS / Landscape Architecture

Registration
RLA / WV / 338
Also RLA in MD, PA

Total Years with KCI: 1
Total Years Experience: 15

Mr. Lord has more than 15 years of experience in the planning, execution, design, and project management of a wide array of landscape architecture related projects. These projects include numerous transportation enhancements related projects involving streetscape beautification/revitalization and various pedestrian and bicycle facility projects, planning studies, and streetscape and trail design guideline development. Additionally, he has spent a considerable amount of time in the public involvement of these projects as well as preparing presentation graphics. Mr. Lord is one of KCI's proficient graphic designers providing valuable skills developing hand renderings, photo-simulation computer generated images displaying before and after concepts, as well as 3-D animations, modeling, and fly-throughs. Relevant project experience includes:

Tygart Lake State Park Engineering Beach Facility Renovations. Grafton, WV. Landscape Architect. The project involves the renovation of a sand beach, bathhouse, and the surrounding grounds. Design includes the sand beach, sidewalks and ADA compliant routes, access road and parking lot upgrades, outdoor gaming areas, picnic locations, minor stormwater drainage, grading plans, landscaping, erosion and sedimentation control, and permitting. The outdoor pedestrian area behind the bathhouse will have views opened up to maximize the aesthetic beauty of the lake from the patio, outdoor games, picnic areas, and gazebo. KCI also provided the topographic survey.

Cacapon Resort State Park Lodge Expansion and Park Improvement. Berkeley Springs, WV. Landscape Architect. For the lodge facility, Mr. Lord is responsible for completing the overall design of all landscape and pedestrian facility services, which includes sidewalks and ADA compliant routes, landscaping, erosion and sedimentation control, and permitting. The outdoor plaza area is being designed to enhance the pedestrian experience and maximize views from the lodge. Project amenities include stamped/colored concrete and scored/colored concrete, as well as numerous benches, seating walls, fire pits, and plant material.

Canaan Valley Resort State Park. Davis, WV. Landscape Architect. KCI is a subconsultant for the Canaan Valley Resort State Park Improvement Project, providing engineering and surveying services for the lodge expansion and facility improvements. Mr. Lord is responsible for developing the landscape plans to enhance the aesthetic appeal of the resort, including estimates and specifications for the project while ensuring to address the ecological sensitivity of the plant communities of Canaan Valley which are unique in the world, ranked as high as "G1" (Globally Critically Imperiled), which is the highest conservation priority ranking a plant community can receive.

Potomac Street Corridor Improvement Project. Harpers Ferry, WV. Landscape Architect. KCI is providing design services to the Town for improvements along Potomac Street between Hog Alley and the railroad crossing, approximately 1,140 LF. This project will include seamless transitions for the improvements within the historic district and adjacent private and National Park Service (NPS) properties. This project will include close coordination with the NPS and SHPO. Mr. Lord is involved in the development of the proposed facilities and amenities which include undergrounding all utilities, mini parks, creation of outdoor dining areas, incorporating the Armory Wall foundation in the design, replacement sidewalks, replacement of curb and gutter, period lighting, ADA compatibility, and crosswalk improvements. He will also be responsible for the development of traffic calming measures and additional site amenities such as benches/seat walls, wayfinding, and informational kiosks.

Kenneth Dill, PE
Structural Engineer

Education
AA / Civil Technology

Registration
PE / WV / 17747
Also PE in DE, MD, PA, VA

Total Years with KCI: 5
Total Years of Experience: 41

Mr. Dill is the Regional Practice Leader for KCI's Building Structures discipline. With more than 41 years of experience, he is a senior structural engineer with expertise in the design of steel, concrete, and wood structures for commercial, industrial, residential, governmental, recreational, and institutional clients. His project experience has involved design of multiple story buildings, building condition assessments, project and construction management, cost estimates, preparation of contract documents and specifications, and presentations to clients and stakeholders. Project experience includes:

Truxtun Park Boat Ramp and Pier Replacement. Annapolis, MD. Structural Engineer. Project involved design services for the renovation of the Truxtun Park public boating facility. The design elements for the project included removal and replacement of an existing "L" shaped timber dock with a floating dock; removal and replacement of two existing concrete boat ramps; removal and replacement of two existing piers and construction of an additional pier associated with the boat ramps, including one pier which is ADA compliant; parking lot improvements; evaluation of existing storm water culvert and modification as necessary; evaluation of shoreline and recommend stabilization where required; demolition and disposal of existing facilities; and obtaining all permits for the project including Critical Area Commission requirements.

Jones Point Park Improvements. Alexandria, VA. Structural Engineer. As part of the Woodrow Wilson Bridge Project, the 60-acre Jones Point Park located in the southeast corner of Alexandria, Virginia will undergo various improvements. The national park includes historic sites, buildings, and artifacts above and below the ground. The Jones Point Park improvement project encompasses various tasks including the comfort station structural design; the lighthouse structural inspection, repair design, and well cover design; the fishing pier and floating canoe launch; lighthouse masonry wall rehabilitation; historic boat rudder display support and foundation; and shoreline stabilization.

On-Call Engineering and Land Surveying Consultant Services. Prince George's County, MD. Structural Engineer. Project involved site/civil engineering, surveying, and landscape architecture services to the Maryland-National Capital Parks and Planning Commission. Mr. Dill has provided structural assessment and renovation services for historic buildings including the Darby Store and Poole's General Store and Residence. He has also provided investigation and rehabilitation designs for Wheaton and Meadowbrook Stables, ensuring proper foundation and loading capacities while accounting for aesthetic considerations.

Chesterwood Park. Dundalk, MD. Structural Engineer. Project involved landscape architecture and engineering services to the Baltimore County Department of Recreation and Parks as construction documents are developed to revitalize and expand an existing 20-acre County-owned Park in Dundalk. Park development included the rehabilitation of existing pavilions and trails, expansion of the recreational activities to include an athletic field, parking lot, restroom and concession buildings, and the addition of a second fishing pier for greater pedestrian access to the Bullneck Creek. Other improvements included a new water system, a boat ramp for County and State use in removing derelict boats, new lighting for the parking lot and athletic field, and additional landscaping.

Architectural and Engineering Open-End. West Virginia University, Morgantown, WV. Structural Engineer. KCI was awarded an open-end contract to provide West Virginia University with a variety of services including site/civil, structural, mechanical, electrical, plumbing, fire protection, geotechnical, and environmental engineering as well as landscape architecture and surveying. Mr. Dill performed structural investigations, analysis, and design on existing structures including the Summit Hall parking garage, the Evansdale Library, the Percival Hall pedestrian bridge, and others.

Joseph Pfeiffer, PWS
Environmental Engineer

Education
MA / Environmental Planning
BS / Natural Science
AA / Wildlife Management

Registration
PWS / 927
Rosgen Levels I–IV
Certified Drinking Water Inspector / MD

Total Years with KCI: 23
Total Years of Experience: 27

Mr. Pfeiffer is responsible for coordinating all aspects of environmental/engineering projects for both public and private clients. He uses his diverse background to integrate engineering and environmental planning to develop a comprehensive project approach facilitating effective working relationships among stakeholders and design teams. He has been responsible for wetland/stream restoration, bioengineering design, NPDES permit processing, and BMP identification and development. His experience includes GIS database development and analysis, water quality analysis, biological inventories, and wetland delineation, mitigation, and permitting. Relevant project experience includes:

Ecosystem Restoration Services at Grand Lake St. Marys. Mercer County, OH. Project Manager. KCI has recently been selected to work with Mercer and Auglaize Counties to help clean up the Grand Lake St. Marys. The health of the lake in recent years has felt the drastic cumulative effects of gradual land use changes, reflected to both growth and development surrounding the immediate lake area and the agricultural industry boom within the surrounding watershed. KCI has compiled the consolidated work plan and worked with Grand Lake St. Marys Restoration Commission to formulate a strategic plan, providing a framework and timeline for utilizing various projects and economic management tools to implement solutions for current and future lake improvements and revitalization.

James H. Kerr Reservoir Shoreline Stabilization. James H. Kerr Reservoir, NC. Project Manager. The State Construction Office of North Carolina selected KCI to design and oversee construction of a $4.5 million shoreline stabilization program for Kerr Lake State Recreation Area. The project area encompassed 71 sites, comprising 25,500 LF of eroded shoreline in seven state parks. A littoral analysis of the lake was conducted to determine the natural stressors effecting the shoreline erosion and determine the degree of severity (energy) impacting the system. This information was evaluated in context with the recreational needs of the adjacent park facilities to develop a suite of restoration options to achieve needs of the parks in context with the engineering requirements and environmental sustainability. Shoreline stabilization options ranged from re-establishment of littoral communities to structural/bioengineering techniques. Mr. Pfeiffer provided management, design, technical oversight, and construction management services for the execution of bioengineering, biotechnical, and structural stabilization of five miles of eroding shoreline on Kerr Lake.

Sylvan Lake Dam and Lake Restoration. Montgomery Township, NJ. Project Manager. This design/build project consisted of a historic dam restoration and removal of accumulated sediment from pond. Project involved a field assessment, H&H analysis, public involvement, conceptual/final design, and construction for the reconstruction of the dam with step pool structure and lake dredging. The dam is a historic structure approximately 270 feet in length and 12 feet in height.

I-70 Six Points Road Stream Monitoring. Indianapolis, IN. Principal-in-Charge. Project involved comprehensive stream monitoring for the relocation of 2.5 miles of stream channel. The project consisted of the development of as-built data, water quality monitoring, habitat monitoring, sediment and erosion control, and agency coordination. Mr. Pfeiffer was responsible for the design and construction of the relocated stream channels and three temporary stream diversions. Work included agency coordination, intensive field studies (hydrology and hydraulic/sediment transport), and plans, specifications, and estimates. Also provided construction inspection and stream monitoring services.

Margaret Parker
Architectural Historian

Education
BA / History
Coursework / Historical Preservation Planning

Total Years with KCI: 19
Total Years of Experience: 22

Ms. Parker, KCI's senior architectural historian, oversees cultural resources investigations in accordance with NHPA Section 106 and NEPA requirements. She has expertise in the documentation and analysis of historic properties, including rural, urban, industrial, agricultural, and transportation resources, as well as historic and cultural landscapes. Additional responsibilities include coordination with state and federal agencies, and completion of project reports, environmental documents, Section 106 public involvement plans, and Section 4(f) evaluations. Ms. Parker has worked closely with project engineers and scientists to undertake cultural resources studies as part of the larger environmental studies and then to integrate the results of the studies into the appropriate NEPA documentation. Relevant project experience includes:

Statewide Historic Bridge Survey (WVDOT). Statewide, WV. Project Manager. Inventory and evaluation of approximately 3,000 bridges built prior to 1965 to update the West Virginia Statewide Historic Bridge Survey. Responsible for oversight of budget and schedule, coordination with client and subconsultants, and completion of technical tasks and reports.

Parsons Bridge Replacement Project. Tucker County, WV. Architectural Historian. West Virginia Department of Transportation, Division of Highways (WVDOH) contracted KCI to provide cultural resource studies for the proposed Parsons Bridge Replacement in Tucker County, West Virginia. The proposed bridge replacement is intended to address safety concerns associated with the current condition of the bridge. Coordination with the public, environmental resource agencies, local government officials, and transportation agencies occurred throughout the project planning process. This approach has integrated public and agency concerns to provide transportation improvements to meet the identified project need. Ms. Parker is responsible for oversight of budget and schedule, coordination with client, and preparation of Determination of Eligibility and Determination of Effect Report.

Route 10, Man to Logan. Logan County, WV. Architectural Historian. KCI conducted a reconnaissance survey of West Virginia Route 10 from Man to Logan, to identify and document standing structures 50 years or older. The survey identified approximately 700 structures and three potential historic districts. To aid the Division of Highways in refining its design plans for this project, KCI videotaped portions of the Route 10 corridor to illustrate the type, variety, condition, and integrity of structures 50 years old or older that may be affected by proposed improvements to Route 10. The video is divided into segments that show streetscapes and individual structures in communities within the Route 10 study area. Each segment presents representative examples of structures located within specific communities, along with the types of structures within the study area in general. To complement the video, KCI produced a written narrative and a set of maps using 400-scale base mapping provided by the client. The maps illustrated the route travelled during taping, identified segments of the route videotaped, and showed the locations of specific structures and neighborhoods photographed during the taping session.

White Clay Creek State Park Improvements. New Castle DE. Architectural Historian. KCI performed surveying and engineering services to improve Smiths Mill Road. Work consisted of providing a long term plan to improve local roadways to facilitate park users (pedestrian, vehicular, and bicycles) access and safety within White Clay Creek State Park with connections to New Castle County's Middle Run Natural Area. Ms. Parker performed archival research, graphic and photographic documentation of historic nine-foot wide concrete road prior to restoration.

West Virginia Division of Natural Resources
Blennerhassett Island Landing Construction

Marcia Kodlick
Archaeologist

Education
MA / Art History
BS / Art & Design

Total Years with KCI: 16
Total Years of Experience: 23

Ms. Kodlick is responsible for planning and directing all phases of prehistoric and historic archaeological research undertaken by the Cultural Resources Unit at KCI in accordance with NHPA Section 106 and NEPA requirements, as well as the overall management of environmental resources and compliance documents for transportation projects. Her project management expertise includes coordinating with state and federal agencies, supervising the completion of technical reports and environmental documents, and development and supplements for Section 106 public involvement plans. As an archaeologist, Ms. Kodlick has more than 23 years of experience in archaeological investigations and surveys throughout the Mid-Atlantic Region. She is also dually responsible for the development of technical and price proposals, supervising the direction of field excavations and laboratory analysis; coordinating with technical specialists, authoring technical reports, and managing cultural resource staff. Relevant project experience includes:

Route 10, Man to Logan. Logan County, WV. Archaeologist. KCI conducted a reconnaissance survey of West Virginia Route 10 from Man to Logan, to identify and document standing structures 50 years or older. The survey identified approximately 700 structures and three potential historic districts. To aid the Division of Highways in refining its design plans for this project, KCI videotaped portions of the Route 10 corridor to illustrate the type, variety, condition, and integrity of structures 50 years old or older that may be affected by proposed improvements to Route 10. The video is divided into segments that show streetscapes and individual structures in communities within the Route 10 study area. Each segment presents representative examples of structures located within specific communities, along with the types of structures within the study area in general. To complement the video, KCI produced a written narrative and a set of maps using 400-scale base mapping provided by the client. The maps illustrated the route travelled during taping, identified segments of the route videotaped, and showed the locations of specific structures and neighborhoods photographed during the taping session.

Parsons Bridge Replacement Project. Tucker County, WV. Archaeologist. West Virginia Department of Transportation, Division of Highways (WVDOH) contracted KCI to provide cultural resource studies for the proposed Parsons Bridge Replacement in Tucker County, West Virginia. The proposed bridge replacement is intended to address safety concerns associated with the current condition of the bridge. Coordination with the public, environmental resource agencies, local government officials, and transportation agencies occurred throughout the project planning process. This approach has integrated public and agency concerns to provide transportation improvements to meet the identified project need.

Gettysburg Commons Archaeology. Adams County, PA. Archaeologist. Ms. Kodlick was responsible for participating in the recovery of historic artifacts from five areas surveyed at the Gettysburg Commons Development project, home of the 1863 battle of Hunterstown. A total of 112 artifacts were recovered from the metal detecting and the shovel testing. Artifacts recovered consisted of ceramics, glass, slag, dietary bone, and a number of iron and lead objects.A primer or a type of explosive cap recovered from area three and one from area five as well as a possible lead pistol ball appear to be the only military items.

Watkins Regional Park. Largo, MD. Archaeologist. Ms. Kodlick was responsible for the phase I identification survey, artifact analysis, and report author for two historic sites associated with late 18th century Chelsea Plantation.

Tygart Lake State Park Engineering Beach Facility Renovations

Grafton, WV

Client
WV DNR Division of Parks and Recreation

Year Complete: In Progress

KCI was recently selected to provide engineering, landscape architecture, and survey services for the Tygart Lake State Park Beach Facility Renovations Project. The project involves the renovation of a sand beach, bathhouse, and the surrounding grounds. The design includes the sand beach, sidewalks and ADA compliant routes, access road and parking lot upgrades, outdoor gaming areas, picnic locations, minor stormwater drainage, grading plans, landscaping, erosion and sedimentation control, and permitting. The outdoor pedestrian area behind the bathhouse will have views opened up to maximize the aesthetic beauty of the lake from the patio, outdoor games, picnic areas, and gazebo. KCI also provided the topographic survey.

West Virginia Division of Natural Resources

Blennerhassett Island Landing Construction

Cacapon Resort State Park

Berkeley Springs, WV

Client
WV DNR Division of Parks and Recreation

Year Complete: Ongoing

KCI is a subconsultant for the Cacapon Resort State Park Improvement Projects. The project involves engineering and landscape architecture services for improvement to the golf course including ponds and associated site drainage, upgrades to the Park's water and wastewater system, and an addition to the existing resort building. KCI also provided coordination and support of surveying and geotechnical investigation.

The golf course improvements were commensurate with a Robert Trent Jones style course. In order to improve the quality of the course and correct drainage problems, storm pipes were designed within bunkers, stormwater ponding eliminated through grading and other measures, and pond bank stabilization design provided. KCI completed the Site Registration Application Form, WV/NPDES General Permit Construction Stormwater (Three Acres or Greater). This application has been submitted and approved. Pond upgrades include removing the silt that had accumulated over the years, adding rip rap to the pond banks to stabilize the erosion, and replacing sub-standard drainage pipe.

KCI managed and performed tasks for water and wastewater system improvements in order to improve the potable water distribution throughout the Park and upgrade the wastewater collection system. Specifically, KCI performed water supply, treatment, and distribution studies and made recommendations for system improvements. The water supply study included field evaluation and documentation survey of water wells and using conclusions to plan water treatment plant upgrade, improvements to existing wells, and possible new wells. Water distribution system studies included domestic demand and pressure measurements and hydrant flow testing for fire flow and carrying capacity evaluation.

KCI also provided site/civil engineering and landscape architecture services to accommodate the addition to the resort addition. KCI was responsible for the necessary infrastructure upgrades including utility lines, drainage, stormwater retention, and grading and erosion and sediment control plans. KCI also provided permitting assistances. New access roads, sidewalks, and parking lots were designed. The outdoor plaza area was heavily landscaped and designed to enhance the pedestrian experience and maximize views. It includes numerous benches, seating walls, and fire pits.

Canaan Valley Resort State Park Lodge Expansion

Davis, WV

Client
WV DNR Division of Parks and Recreation

Year Complete: In Progress

KCI is a subconsultant for the Canaan Valley Resort State Park Improvement Project. KCI is providing engineering, landscape architecture, and surveying services for the lodge expansion and facility improvements.

The surveying scope involved aerial photogrammetry for approximately 4,400-acres with supplemental ground survey.

The site work associated with the lodge expansion will involve roadway expansion to allow for larger vehicles and increased number of users, reconfiguring the existing parking lot, providing a pedestrian network to link lodge facilities with parking and drop-off areas, and the multi-use recreational features. A revised loading dock with dock lifter will also be designed. KCI is also providing landscape design to enhance the aesthetic appeal of the resort.

Truxtun Park Boat Ramp and Pier Replacement
Annapolis, MD

Client
City of Annapolis

Year Complete: 2009

The Truxtun Park boating facility is a major water access point for recreational boaters and anglers in Annapolis, Maryland and surrounding areas, providing direct access to the harbor of historic downtown Annapolis and Spa Creek which leads to the mouth of the Severn River and the Chesapeake Bay. The existing facilities at the site were two concrete boat ramps with one timber boarding pier, plus a fixed timber pier for boarding. The parking area was unpaved and could only accommodate 50 vehicles with trailers. Due to the limited boating access in the region, this facility is heavily used. On average, 400 boats are launched weekly between Memorial Day and Labor Day. In general, the existing facilities at this facility were described as in poor condition and inadequate for the current and future demands of projected use. The proposed upgrades were necessary to keep the Truxtun public boating facility safe and accessible.

KCI provided design services for the renovation of the Truxtun Park public boating facility. The design elements for the project included the following:

- Removal and replacement of an existing "L" shaped timber dock with a floating dock.
- Removal and replacement of two existing concrete boat ramps.
- Removal and replacement of two existing piers and construction of an additional pier associated with the boat ramps, including one pier that is ADA compliant.
- Parking lot improvements including the addition of handicapped parking spaces, reconfiguration of parking spaces, improved signage, security lighting, automated fee collection system, and direct dial emergency phone.
- Evaluation of an existing stormwater culvert and necessary modifications.
- Evaluation of shoreline and recommendation for stabilization where required.
- Demolition and disposal of existing facilities.
- Obtaining all permits for the project including Critical Area Commission requirements.

Jones Point Park Improvements
Alexandria, VA

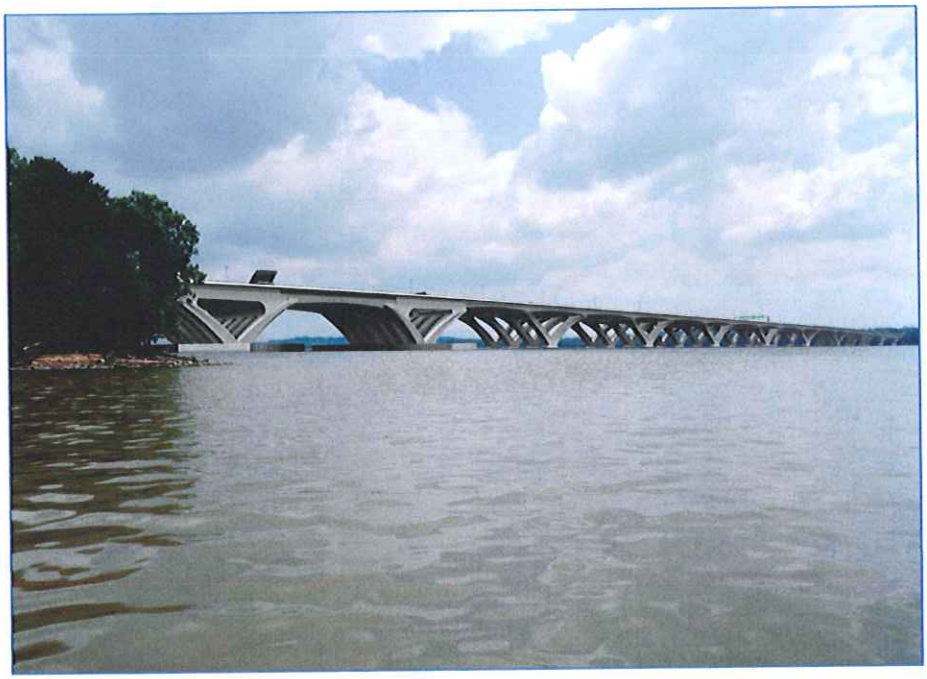
Client
HNTB Corporation

Year Complete: Ongoing

As part of the Woodrow Wilson Bridge Project, the 60-acre Jones Point Park located in the southeast corner of Alexandria, Va., will undergo various improvements. The national park includes historic sites, buildings and artifacts above and below the ground. The Jones Point Park improvement project encompasses various tasks including: comfort station structural design, lighthouse structural inspection, repair design, and well cover design, fishing pier and floating canoe launch, lighthouse masonry wall rehabilitation, historic boat rudder display support and foundation, and shoreline stabilization.

Fishing Pier and Floating Canoe Launch
A wooden fishing pier and a floating Canoe/Kayak Launch are proposed as part of the improvement of Jones Point Park. The fishing pier is to be approximately 16 feet by 31 feet and is to have a top elevation of approximately 5.50 feet projecting from a proposed bulkhead along the shore of the Potomac River beneath the Woodrow Wilson Bridge. The river bottom is at approximately Elev. -20.0 below the pier. The pier is to have a wooden railing system along the three sides projecting into the river. The Canoe/Kayak Launch Floating Dock is to consist of a floating dock approximately 12 feet by 35 feet with an eight-foot wide gangway connected to a 30-foot by eight-foot top landing. It is assumed that the upper landing will be of timber construction similar to the fishing pier.

KCI is conducting current flow research to determine the design flow for the areas where the piers are to be located and determine the lateral stream flow pressures from AASHTO methods. KCI is also evaluating the Geotechnical Report and investigating the effect of subsurface conditions on pile driving and lateral support available from the existing materials. KCI is responsible for plans based on commonly used timber design parameters and research into the commonly available floating docks and appurtenances.



Boat Dock Facility and Wharf Renovation

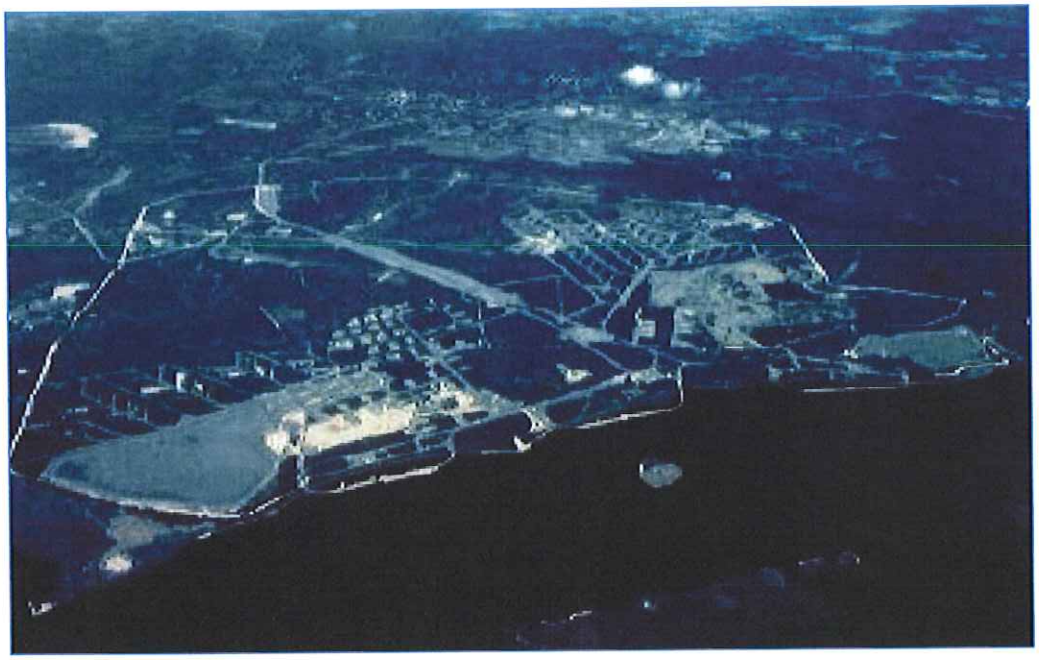
Sunny Point Military Ocean Terminal (MOTSU), NC

Client
US Army Corps of Engineers

Year Complete: 2006

As part of several upgrade projects in the MOTSU wharf area, KCI was asked to provide the necessary engineering for a new floating dock area to accommodate patrol boats assigned to the installation. After obtaining careful input from the users, civil and structural engineering, field investigations, plumbing, mechanical and electrical design commenced for the renovation and repair of the existing operations buildings at North and South wharf facilities. The buildings were associated with loading military materials on ships. Design work included complete renovation of all plumbing, mechanical and electrical systems, roof replacement and new fire protection and sprinkler system for each building, approximately 5,300 SF in size. Design work included new fire alarm system, radio system for remote monitoring, and coordination with base fire/emergency communications system.

Construction was phased to minimize the impact to the daily operations at MOTSU.



Goose Creek Boat Launch Facility
Beaufort County, NC

Client
North Carolina Division of Parks and Recreation

Year Complete: 2001

Under this open-end contract, KCI provided surveying, civil engineering, and environmental services to the North Carolina Division of Parks and Recreation, under a joint proposal with a local architectural/engineering firm. KCI provided a scope of work and cost estimate, and once approved, provided planning and design support to infrastructure development in state parks. All work was conducted in strict conformance to standards of the North Carolina State Construction Manual Boat Launch Facility, Goose Creek State Park. KCI designed of a boat launch facility at Goose Creek State Park. Work involved a site survey, environmental screening, and civil engineering design.

The design included a concrete dual ramp boat launch to accommodate small boats (Class I up to 26 feet in length), the design of a parking lot for 15 car/trailer combinations with suitable turnaround space and reasonable directing of ramp traffic (including asphalt design) and parking space dimensions, the design of a ramp protection system to protect the concrete ramp against erosion and subsequent undermining, a summaries of quantities plan sheet, including quantities of materials to be removed from site, confirmed conformance of design with current design standards as established in guidelines by the North Carolina Wildlife Resources Commission, and the designation of a dredge area.

Shaw's Discovery Residential Community
Baltimore County, MD

Client
Bauers Farm, LLC

Year Complete: 2008

KCI provided planning and engineering services for a 187-acre, 144-unit development along the Back River in eastern Baltimore County. The existing site is composed of several environmentally sensitive areas including tidal wetlands, large forested tracts, and a shoreline destroyed by Hurricane Isabel, as well as complicated zoning that requires a majority of the site be left in preserved conditions. In addition, chromium waste tailings were discovered on the property and remediation was necessary in order to make the site developable. This low-density, gated development will include a mix of townhouses, villa townhouses, and single-family residences, as well as site amenities including a community boat ramp and parking, several fishing piers, and a trail system with integrated exercise stations. This project is also unique in that approval was obtained through a complicated, newly revised PUD process recently adopted by the county.

Thames Street Reconstruction Project
Baltimore, MD

Client
Cianbro

Year Complete: 2005

The Living Classrooms Foundation was developing the site as an educational and museum facility to focus on Baltimore's maritime history and restoring the existing 19th century coffee warehouse. The property is listed on the National Register of Historic Places as part of the Fell's Point Historic District, and the Maryland Historical Trust (Trust) holds a preservation easement on the property. The project is located along Baltimore's historic waterfront, and previous investigations on the property uncovered archaeological remains related to the history of the area. Because the proposed project included ground-disturbing activities, a treatment plan for addressing unexpected archaeological discoveries that may arise during construction was required. The developer, Cianbro, followed the treatment plan and thereby avoided the need for additional consultation and potential delays.

CNX Marine Terminal Open-End

Baltimore, MD

Client
Consol Energy/CNX Marine Terminals, Inc.

Year Complete: Ongoing

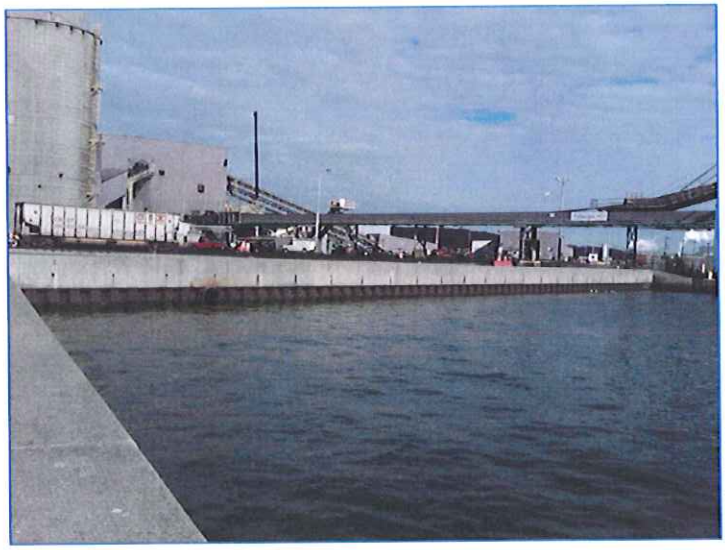
The CNX Marine Terminal (CNX) is a subsidiary of Consol Energy, Inc. and located in the Baltimore Harbor. It is situated on 200 acres of waterfront property with eight piers and six wharf structures. The main function of the facility is the export of coal, and it is the only East Coast terminal served by two rail lines. The terminal features ground storage for more than 1.1 million tons of coal and features high-speed, high-capacity equipment that can provide coal transshipment directly from rail cars to ocean-going vessels. Within the last 30 years, the waterfront structures have been neglected and need immediate rehabilitation. Therefore, KCI has provided numerous underwater diving and engineering services to CNX as well as other multidiscipline services.

General Underwater Inspections: The KCI dive team, led by a PE diver, provided underwater inspection services for all of CNX's waterfront structures: a 1275-foot long open-piled pier, wharves, steel and timber pile bulkhead walls, and concrete and timber relieving platforms. KCI has performed NDT on these structures including ultrasonic measurements of the steel pipe and H-piles, timber pencil core extractions, and a diver held sonar inspection. Because of the zero visibility of the water, diver-held sonar was used to provide a visual representation of the in-service/out-of-service piles and a 400-foot long by 25-foot wide suspended mass found under Pier 2.

Structural Analysis of Pier 2: The KCI dive team, led by a PE Diver, removed six random, five-foot sections of timber piles and took 44 pencil cores from under Pier 2, which were analyzed (by a subconsultant) for their remaining structural properties. This information was used to develop a 2D frame model of a representative section of the pier using the STAAD-PRO structural analysis software to determine the axial loads on the timber piles and determine the maximum live load which can be placed on the pier. Estimated pile capacities were computed and live loads analyzed for HS-25 truck and a mobile crane loading. In addition to the vehicular loading, the pier was investigated for a maximum uniformly distributed load that could be placed on the pier without exceeding the capacity of the piles as determined from the test results referenced above.

Underwater Quality Control Inspection: The KCI dive team, led by a PE Diver, conducted quality assurance/quality control underwater inspection services on the two underwater construction projects at the facility. Both contracts involved steel preservation of the in-service steel pipe and H-piles using a fiberglass jacket wrap filled with epoxy.

Other services KCI has provided CNX include program management, feasibility studies for installation of a 1,500-foot long culvert for additional yard storage and a drainage/water-reuse study, hazardous and field systems compliance services, topographic and bathymetric surveying, dredging maintenance plan, utility location services, environmental and land development permitting, yard lighting design, construction management, and construction inspection. KCI has completed a master plan for the facility that would allow them to double their coal export. The plan is currently being presented to the local agencies for mitigation requirements and commitment.



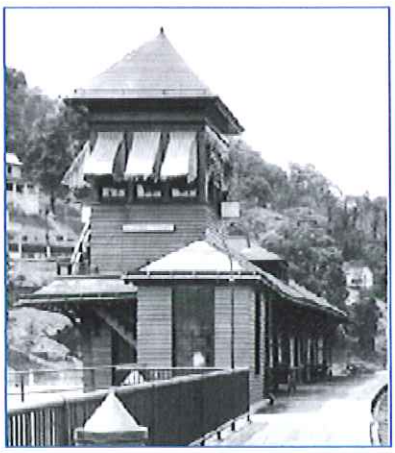
Harpers Ferry National Park Historic Train Station

Harpers Ferry, WV

Client
National Park Service

Year Complete: 2006

KCI provided electrical, site/civil, and structural engineering support services for this design/build historic preservation project. KCI's design team worked with the general contractor and National Park Service (NPS) to redesign the train station's parking lot and pedestrian pathway; restoring the historic nature of the site and improving safety and accessibility.



The existing parking lot lighting included several different historic fixtures that date at least to 1931, as well as contemporary, maintenance grade fixtures. None of the fixtures provided adequate lighting levels. The parking lot's historic lighting, as well as historic railings, have either disappeared or have fallen into disrepair. Since the historic railing provides a visual and physical barrier for vehicles and pedestrians from the steep slope along the armory side of the parking lot, replacing the railing is paramount from a safety standpoint.

Pedestrian access to the parking lot from Potomac Street was either via a dilapidated wood foot bridge or the vehicular access road, neither of which afford accessibility or an adequate degree of safety. Several years ago the National Park Service created a temporary gravel parking area on top of an abandoned remnant of a rail line that was part of the 1890s track realignment. The temporary parking lot was created to the east of the main parking lot in an effort to sustain the number of parking spaces during the Train Station renovation. KCI worked with NPS to remove the temporary parking lot and restore the historic rail remnant after the construction project was over.

In addition to addressing the maintenance, safety, and accessibility issues identified above, improving the general appearance of the parking lot was also a major concern from the onset of the project. Included in these general improvements were: improving the pedestrian and vehicular circulation, addressing water ponding and drainage issues, improving the appearance of the Train Station and parking lot from the street, and reducing the overall impact to resources. Other issues that were identified during the design process included the impact of the parking lot construction to rail commuters and visitors to Harpers Ferry, the impact to local business, and the overall impact to the Town of Harpers Ferry. Since the Town of Harpers Ferry has been encouraging tourism and the development of more business along Potomac Street, a more attractive and safer parking lot that provides better access is expected go a long way to help support their goals.

Approach

Project Organization

Mr. John Rudmann, PE, RLA, LEED AP, will be the Project Manager and will serve as primary point-of-contact with the WVDNR. Mr. Rudmann is a licensed professional engineer, registered landscape architect, and LEED AP, with an understanding of local codes, policies, and procedures. Mr. Rudmann will be responsible for coordinating and overseeing all contract activities. He has a proven track record of successfully managing multiple projects simultaneously from initial stages through completion with innovative and cost-effective solutions to site design challenges. All work performed by KCI's staff will be performed under Mr. Rudmann's direct supervision.

Project Understanding and Approach

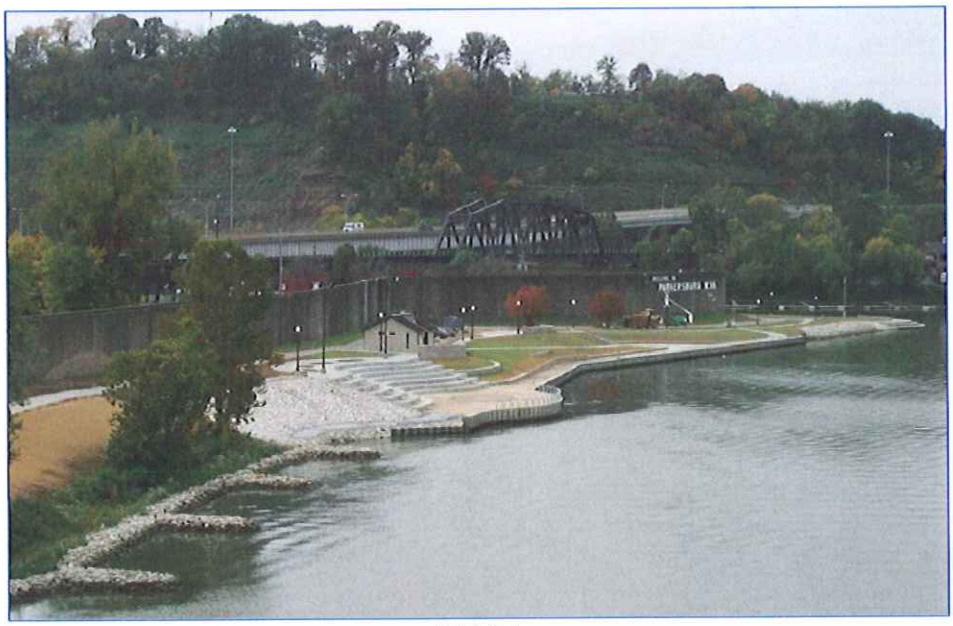
The goal of this project is to provide budget appropriate professional engineering and related services to design and construct certain improvements and repairs to the marine landing facilities at Blennerhasset Island State Park. There will be an emphasis on effective cost efficient design principles throughout the design process. KCI will evaluate the existing conditions and present several alternative concepts to WVDNR.

The contract will involve the production of bidding documents, construction contract administration, and associated permits. KCI is prepared and has the staff capable of completing necessary environmental and other regulatory approvals and permits as required from such agencies as the Division of Culture and History, Land and Water Conservation Fund (LWCF), Department of Health and the Division of Environmental Protection, and if necessary, from the US Army Corps of Engineers, and any other related environmental and or regulatory permit.

Based on some preliminary research, it appears the Island was listed in the National Register of Historic Places (NHRP) in 1972. We assume it is still considered a significant property and remains listed in the NRHP. With regard to historic structures, the proposed work would have to be reviewed by the West Virginia State Historic Preservation Office (WVSHPO) and it would be important to coordinate with them, as well as WVDNR and local groups that may be considered consulting parties under Section 106.

We understand that at least part of the property was purchased or improved with LWCF money, and therefore KCI would need to coordinate with WVDNR and the National Park Service to conduct a Section 6(f) analysis if any part of the property will be converted from recreational use to another use. This process is often complex and usually requires early coordination and plenty of time to get through the analysis. However, it appears that some recent improvements have been made on the Island, so we would assume that WVDNR has gone through the process recently. This experience will help simplify the process.

Currently, Point Park is closed for construction and all users are directed to Ohio to access the island from their boat launch facility. Once construction is completed at Point Park, the sternwheeler will be able to dock at this park and users will be able to gain access to the island from the West Virginia side instead of being forced to drive over the bridge and into Ohio. There is a USACE flood control wall behind the park and the pedestrian trail is currently being paved.



Point Park

Ohio Boat Launch Facility

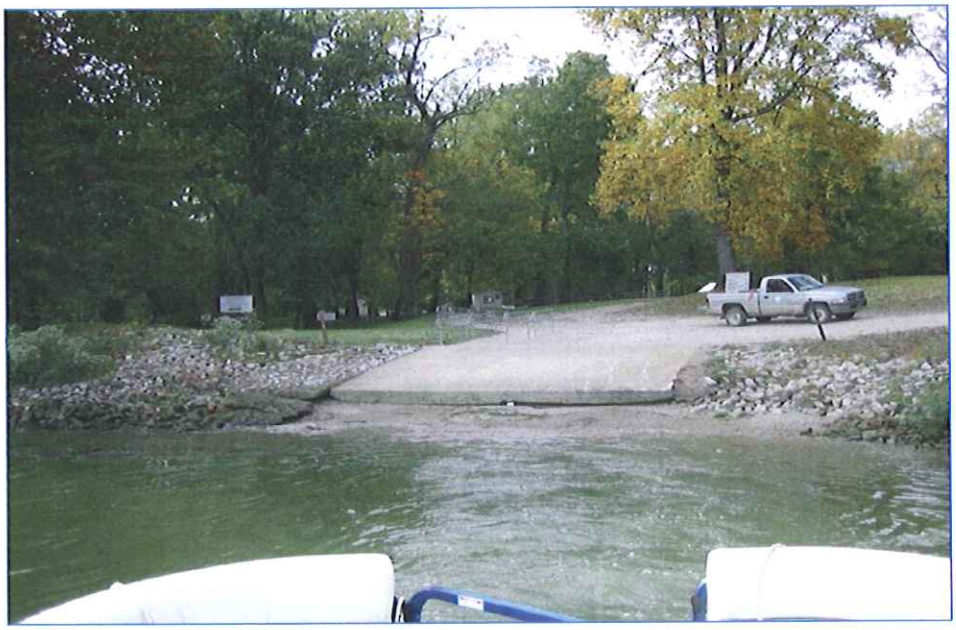
West Virginia Division of Natural Resources

Blennerhassett Island Landing Construction

Blennerhasset Island is in the Ohio River with West Virginia on one side and Ohio on the other. The island is owned by the WVDNR. From the tip of the island, the main marina boat docking facility is located on the right side and there are two maintenance boat dock facilities on the left. From the main dock facility on the right, one can see Marietta, Ohio. From the left side, one can see Parkersburg, West Virginia.

This is the eastern most end of the island. This will be the first view of the island as passengers travel from Point Park to Blennerhassett Island.

This is the location on the south side of the island for the sternwheeler storage. There are control problems with the boat dock/barge during high and low water periods. It is currently anchored by large ropes and there is sufficient concern about it floating away. As a result, the Park Service moves the barge up the Little Kanahwa River to a fuel yard for proper storage.



This location, on the north side of the island, is traditionally the main location for the ferry boats to dock. There could be a consolidation of the existing boat docks in one location. The existing boat docks do not allow for proper winter storage of the sternwheeler. As a result, the sternwheller is normally taken to Huntington or Catlettsburg, Kentucky during the winter. Also, the boat captains have asked for proper water and electric hookups be provided at the renovated facility.

The ADA ramp at the main docking location seems adequate and in good shape. The handrails appear to be ADA compliant and there are no signs of unsafe grade changes.

There is one overhead light that seems inadequate and in the wrong location. Additional lighting is recommended.

This is the location for maintenance boat docking.