Qualifications for

SULLIVAN TRACT MASTER PLAN AND DESIGN SERVICES

State of West Virginia | CEOI #0603 ADJ1700000005

March 23, 2017

gai consultants

COMMUNITY SOLUTIONS GROUP

TABLE OF CONTENTS

March 23, 2017

Jessica Chambers
Senior Buyer
2019 Washington Street, East
Charleston, West Virginia 25305

gaiconsultants.com/communitysolutions

Sullivan Tract Master Plan Design Services | CEOI #0603 ADJ1700000005

Dear Ms. Chambers,

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

GAI is a 900+ person engineering, landscape architecture, planning, and environmental consulting firm with over 55 years of experience delivering innovative engineering solutions to our clients. Through engineering expertise and broad, deep knowledge of regulatory processes, we transform ideas into reality with solutions that make a real difference to our clients. We are extremely proud of the legacy of work that we have championed in West Virginia over the last 27 years, and we look forward to the opportunity to continue that relationship for the next quarter of a century and beyond.

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

As you will see in our qualifications, we have completed multiple projects from across the region involving similar, if not identical services to the ones identified in your request for qualifications. Locally, GAI has completed a master plan, and then further developed detailed design and construction documents for Valley Park (the wave pool) in Putnam County. GAI recently accepted bids for construction of approximately $7.5 million in parks and recreation improvements for Valley Park, and expect ground-breaking and construction to begin in March. Also, GAI recently completed the Economic Development Feasibility and Marketing Plan for the 25,500-acre Rock Creek Development Park (former Hobet surface mine site) near Danville, for the West Virginia Development Office (WVDO). This was Governor Earl Ray Tomblin's final economic development initiative to help diversify the southern coalfields of West Virginia, and most likely will be the largest economic development project of its kind in the State's history. This project has given us the benefit of exposure to many of the Federal, State, and local public and private partners engaged in reinvesting in West Virginia's future as the nation seeks out alternate energy sources beyond fossil fuels. The GAI team met weekly and communicated daily with Commerce Secretary Keith Burdette, Deputy Commerce Secretary Joshua Jarrell, West Virginia Business and Industrial Development Director Kris Hopkins, Special Projects Coordinator Sean Hill, and Landscape Architect Jim Marshall, as we developed an economic plan and market strategy for the development of Rock Creek. GAI will utilize these strong ties with the staff at the State Capitol to better position the Sullivan Tract for future economic growth and development.

Our past history and familiarity with the WVDO combined with our intimate knowledge of the West Virginia National Guard (I am a retired WVARNG Major, last serving as a Combat Engineer with the 111th Engineer Brigade), will prove to be a valuable asset to the citizens of Beaver, and the greater Beckley and Raleigh County area, and will ensure the successful completion and implementation of this important commercial business and industrial park improvements project. This continued relationship demonstrates our capability to work corroboratively with our clients—Concept to Construction—advancing vision into tangible projects that will surely benefit the community of Beaver and the citizens of West Virginia and elsewhere that will use the Sullivan Tract facilities to live and work on a daily basis.

Because our employees are also citizens of West Virginia, we feel we are also stakeholders in all economic development and infrastructure improvement projects we are asked to be involved in. We value the relationship we have built with the West Virginia National Guard and the WVDO and take the trust that we are given by you very seriously. We look forward to speaking with you further about our qualifications and how the GAI team can help turn all of your potential projects into a reality. Please feel free to contact me at any time with questions at r.schoolcraft@gaiconsultants.com or 304.926.8100.

Sincerely,
GAI Consultants, Inc. / Community Solutions Group

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

Section 2
TEAM OVERVIEW

55+ YRS
SUPERIOR
CLIENT SERVICE

110
ENR TOP 500
DESIGN FIRMS

100%
EMPLOYEE
OWNED FIRM

Streamlining Solutions

GAI is a 900+ person engineering, landscape architecture, planning, and environmental consulting firm with over 55 years of experience delivering innovative engineering solutions. Through engineering expertise and broad, deep knowledge of regulatory processes, we are *transforming ideas into reality* with solutions that make a real difference to our clients.

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

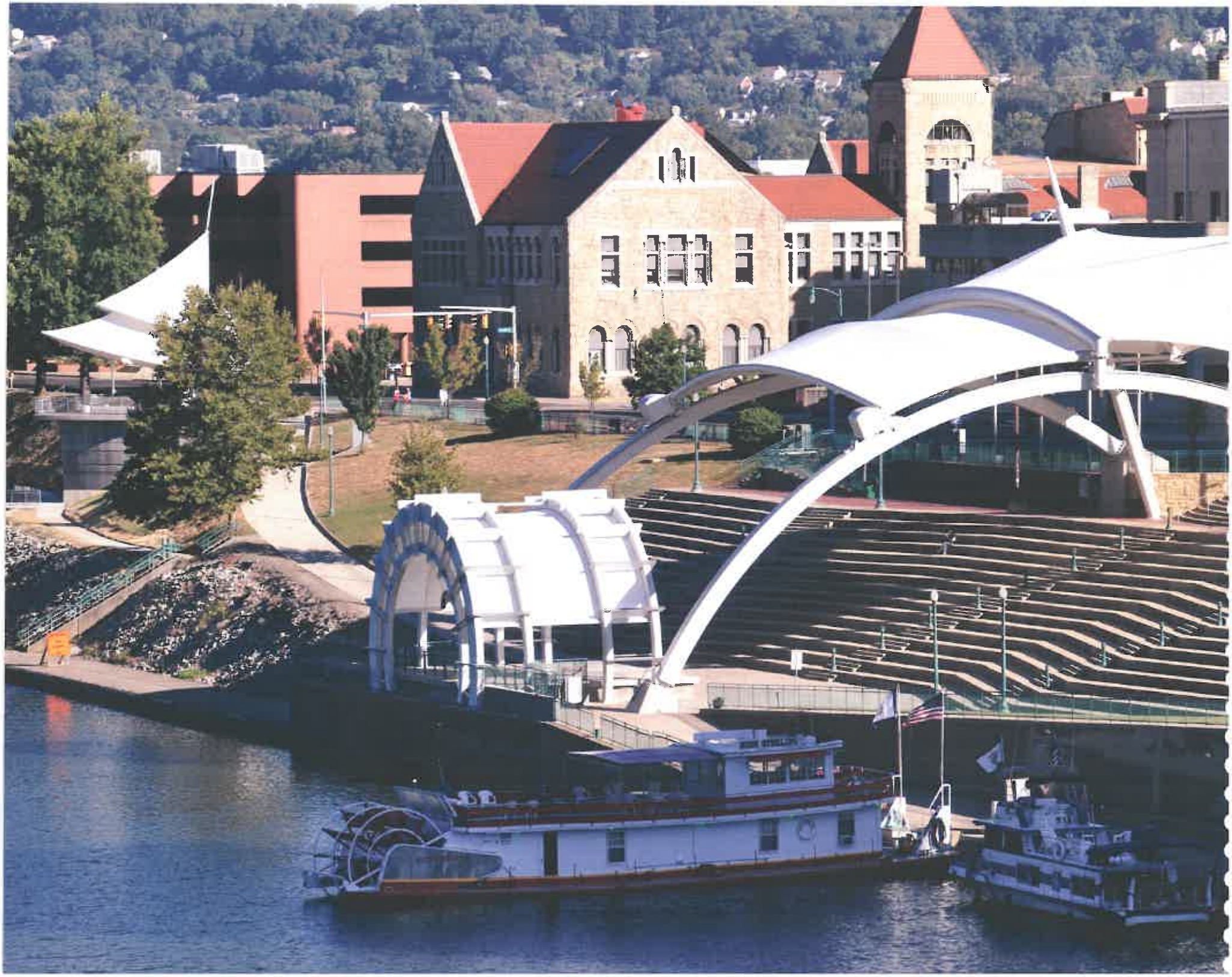
Our work in the following disciplines provides innovative and cost-saving solutions for clients in municipal, as well as energy, transportation, water, government, real estate, and industry.

Adding Value

- Government engineering and design services
- Real estate and economic advisory services
- Land development and landscape architecture
- Environmental engineering and studies
- Transportation planning and design
- Cultural resources management
- Geotechnical and structural engineering
- Transmission line engineering
- Surveying/GIS/GPS
- Mechanical and electrical engineering
- Construction management, inspection, and testing
- Water resources and wastewater management
- Utility management consulting
- LEED engineering and planning
- Design-build delivery system

gaiconsultants

COMMUNITY SOLUTIONS GROUP



OFFICE LOCATIONS

Office Locations

GAI was established in Pittsburgh, Pennsylvania in 1958, and currently has 24 offices in 11 states. GAI's strategic location in Charleston, West Virginia places it within reach of multiple GAI offices that can provide capabilities, expertise, and support throughout the duration of the project.

The GAI office location and point of contact that will directly administer this contract is:

GAI – Charleston, WV

R. Todd Schoolcraft, PLA, ASLA, LEED GA
Project Manager
300 Summers St., Suite 1100
Charleston, WV 25301
T 304.926.8100
r.schoolcraft@gaiconsultants.com

www.gaiconsultants.com/communitysolutions

Master Planning + Community Development

GAI CONSULTANTS AND ITS **COMMUNITY SOLUTIONS GROUP**

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

COMMUNITY SOLUTIONS GROUP

A GAI Consultants, Inc. Service Group

Planning | Urban Design
Landscape Architecture
Economics | Real Estate

What We Are

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

Who We Are

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

What We Do

Our work centers on finding resolution to place-based problems by implementing context-sensitive, sustainable solutions that are economically and fiscally beneficial and implementable. We engage diverse community groups to affect positive outcomes with shared benefits through integrated solutions. Consequently, our clients include governments, agencies, institutions, and developers who share an equal need to address complex and inter-related challenges. We work from planning to policy and concept to construction across the scales of region, city and campus; neighborhood, street, and site.

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

Economics + Strategy
Urban Design + Planning
Landscape Architecture + Design

Economics + Strategy

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

This knowledge enables our clients to choose critically between alternatives and implement a strategy or master plan that is flexible, cost effective, sustainable, and marketable, attributes sought by both our public and private clientele.

Urban Design + Planning

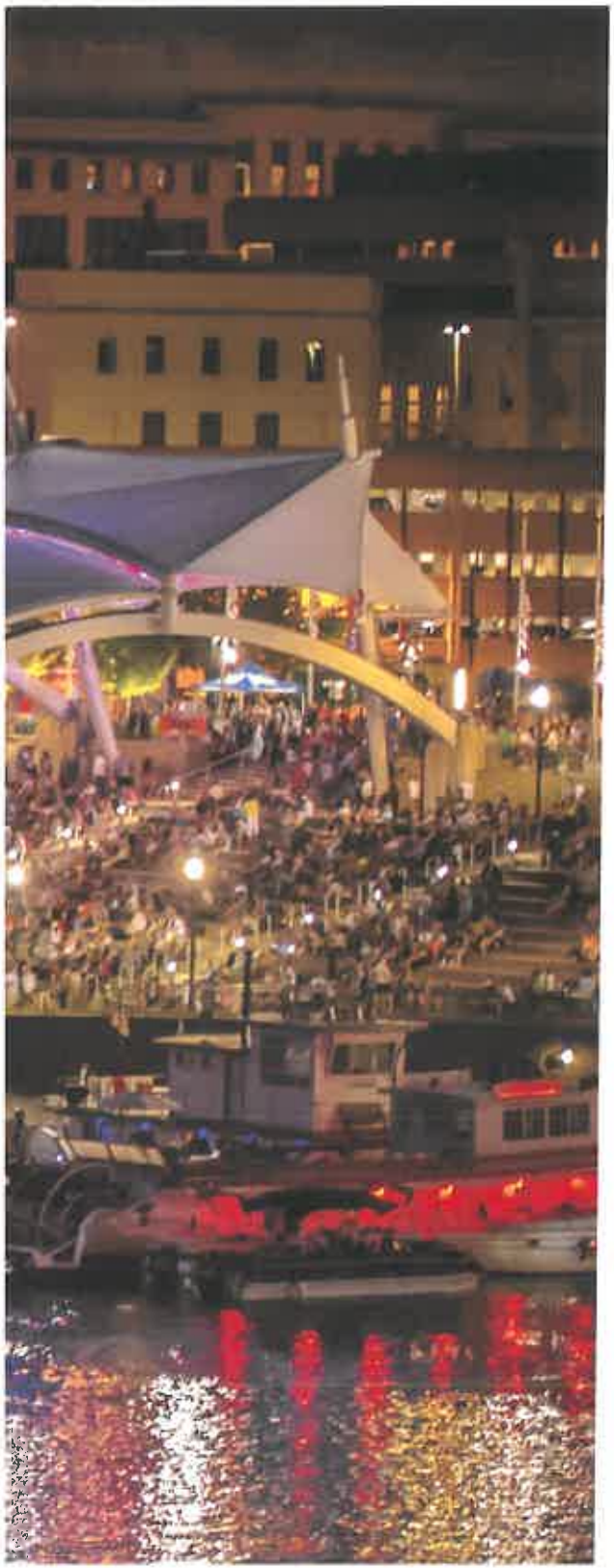
The Community Solutions Group's Urban Design + Planning practice focuses on crafting plans that create livable places of lasting value for communities that require context-sensitive, sustainable solutions. We prioritize close collaboration with clients through an approach that emphasizes plans that reflect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

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

Landscape Architecture + Design

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


96%
OVER
5 DECADES
REPEAT WORK
WITH LOYAL CLIENTS



Engineering | Civil

Engineering | Civil

Municipal Engineering

- Sanitary sewer design
- Water main design
- Feasibility studies, reports, and estimates
- General development coordination
- Mapping
- Development reviews
- Capital improvement program development

Construction Related Services

- Pre-construction meetings
- Contract administration
- Construction observation
- Materials testing
- Record drawings

Stormwater Management

- Comprehensive stormwater management plans
- Detention /retention facilities
- Stormwater conveyance
- Stormwater utility development
- Floodplain zoning and administration
- Ordinance development
- FEMA submittals
- Water quality analysis and design
- Environmental permits

Sanitary Sewer Evaluation and Rehabilitation (SSER)

- Sanitary sewer smoke testing
- Flow monitoring
- Dye water flooding
- CCTV of sewer main and laterals
- Home inspection
- Pilot studies
- Cured-in-place pipe lining
- Sewer relaying

Survey Services

- Preliminary/final platting
- Boundary survey
- ALTA survey
- Construction staking
- Topographic and utility surveys

Wastewater Collection/ Treatment

- Facilities planning
- Wastewater collection and treatment
- Industrial pre-treatment
- Operator training / start-up services
- Infiltration/inflow studies
- Sewer system evaluation studies
- Lift stations
- Sanitary sewer design

Water Supply/Distribution

- Master planning and systems analysis
- Water distribution and treatment
- Water booster stations
- Water supply and storage
- Rate analysis
- Hydrogeology and wells
- Water main design

McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

McKinley & Associates, Inc. was founded in 1981. We are a multi-discipline full service Architecture & Engineering firm, offering comprehensive in-house professional services in Architecture, Engineering, Interior Design, Construction Administration, HVAC Commissioning, Historic Preservation, Graphic Design, Planning, and more. Our staff also includes LEED Accredited Professionals specializing in Building Design and Construction (LEED AP BD+Cs) and will incorporate energy efficient ("green") aspects into your project. Our corporation is conveniently located in Charleston, West Virginia, Wheeling, West Virginia, and Washington, Pennsylvania. We have a broad range of skill and experience for projects involving governmental, industrial, commercial, emergency service, and much more.

McKinley & Associates is a privately held corporation. We are a 100% ESOP Company (Employee Stock Ownership Plan), which is a benefit plan that gives our employees stock ownership in our company. Therefore, we believe our strength lies in the quality of the people we employ. Our seasoned staff has an unsurpassed knowledge of the business and the dedication it takes to make each project a success. At McKinley & Associates, we are structured for efficiency. Our architects, engineers and technicians are all in-house, creating optimum communication and collaboration, which results in outstanding service to our clients. As a 36-year old firm, we also take pride in the individual stability of our workforce. The average longevity of our current Licensed Architects and Engineers is 14.5 years, and all have been at McKinley & Associates for over 12 years!

Ernest Dellatorre is the President of McKinley & Associates, and is charged with the corporate and administration functions of the Firm. Tim E. Mizer, PE, RA, QCxP is our Director of Operations; his presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space. Our Director of Architecture, Gregg P. Dorfner, AIA, NCARB, oversees the professional architects and designers, as well as our interior design department.

McKinley & Associates has been honored to be a partner with the West Virginia Army National Guard for multiple projects, and we wish to continue our service with you on this project as well. Most recently, we just finished up the design of an HVAC and electrical upgrade at the AASF#1 hangar in Williamstown. We have completed multiple Professional Engineer certifications of Environmental Equivalence as well as Spill Prevention, Control and Countermeasure Plan (SPCC) amendments. We also recently designed all the MEP Systems for the West Virginia Army National Guard on both the Multipurpose Building and the ChalleNGe Learning Center at Camp Dawson in Kingwood; both of these buildings have been recognized and been awarded either merit or honor award from the West Virginia AIA. We are ready to begin immediately and will meet all your Goals and Objectives.

McKinley & Associates has experience with various industrial park and high-tech business park projects, such as the Millennium Centre Technology Park, Celeron Plaza Office Park, Wetzel County Industrial Park, and multiple structures at the Highland Development among others. We have designed over 1,000,000 SF of commercial space in the past 10 years. We also have experience with various clear-span buildings, pre-engineered metal buildings, maintenance buildings/shops, flex spaces, offices, warehouses, distribution centers, and other "big box" users.

We have worked with many similar projects, where we worked with our clients to create the exterior shell of their building, created flex space so the interior could easily be modified and exterior could easily expanded in the future, and fit the various program/space requirements into the building and maximize the use of the space.




McKinley & Associates knows innovative design and the newest technology, and we know how and when to apply it effectively. We have completed two LEED Certified and multiple LEED Registered projects, designed the first Chilled Beam HVAC System in West Virginia, a Variable Refrigerant Volume / Air-Cooled DX Multi-zone System that reduce operating costs by 30% over conventional systems.

McKinley and Associates has been honored to have won some very notable awards and to have received some very prestigious nominations over the years. We have won multiple State and National design awards and recognitions, such as Building of America's Gold Medal Green Building Award, WV Department of Environmental Protection's Clean Energy Environmental Award, West Virginia AIA Honor Award, 3 West Virginia AIA Merit Awards, and 2 U.S. Department of Education Green Ribbon Schools among many others!

Sustainable Design is a fastly growing and supported philosophy. Buildings designed today will need to meet the demands of the future; McKinley & Associates identifies the changes necessary in the design of today and to meet these demands. This approach helps to retain the buildings' long-term profitability and value, which achieves the buildings' sustainability. We approach ecological design from a business perspective, offering proactive solutions to complex problems such as indoor air quality, energy efficiency, resource depletion, and water quality among others. With governmental and commercial project experience, the McKinley Team can provide sustainable design and construction guidance.

Our Philosophy is to provide our clients with experienced leadership as well as state-of-the-art and innovative design expertise to accomplish the goals of your projects. Function, economics and versatility, in addition to the development of strong aesthetic appeal, are crucial elements in our design process. We also believe that enhancement of the physical environment in which each individual lives and works should add significantly to the enjoyment of life. Our firm has dedicated our professional skills to attain these goals.

The Maxwell Centre - Suite 100 / Thirty-Two Twentieth Street / Wheeling, West Virginia 26003
Phone 304-233-0140 / Fax 304-233-4613 / edellatorre@mckinleyassoc.com

Key Staff Bios |

Select Projects

- East End Community Park, Charleston, WV
- Haddad Riverfront Park, Charleston, WV
- Kanawha Boulevard Greenway and Bike Trail, Charleston, WV
- Charleston Civic Center, Charleston, WV
- John Slack Green Master Plan, Charleston, WV
- Lee Way Park, Charleston, WV
- Greenbrier Street, Charleston, WV

Dave Gilmore, PLA, MBA

Director, Landscape Architecture

Dave brings more than 28 years of experience on a diverse range of projects covering all aspects of landscape architectural design in both the public and private sector. His experience includes, but is not limited to, public outreach and programming, construction document and technical specification preparation, site analysis, schematic design, construction administration, master and land use design (campus, riverfronts, resorts, parks, recreational, residential, industrial, and commercial), streetscape and municipality improvements, landscape and hardscape design, and graphic presentation drawing.

Select Projects

- Hobet/Rock Creek Economic Development Plan, Boone and Licoln Counties, WV
- Brooke-Hancock County Veterans Memorial Park Weirton, WV
- Kanawha and Putnam County Bicycle and Pedestrian Master Plan, South Charleston, WV
- Wellsburg – Bethany Scenic Byway Corridor Management Plan, Brooke County, WV
- West Side Community Revitalization Plan, Charleston, WV
- Downtown Nitro Streetscape and Pedestrian Master Plan, Nitro, WV
- Greenbrier River Rail-Trail Improvements, Greenbrier County, WV
- Helios Park, Richwood, Nicholas County, WV

Todd Schoolcraft, PLA, ASLA, LEED® GA

Senior Landscape Architect

Todd has over 26 years of experience in the fields of landscape architecture and land planning, with over 33 years of experience in the building and construction industry. Todd has extensive experience managing complex projects and leading multi-disciplined teams of professionals resulting in the successful delivery of numerous quality projects on-time and on-budget. Major areas of specialty include commercial development, military installation design, land planning, public development, site planning and design, park and recreation design, trails and greenways, streetscape design and urban planning, and residential subdivision layout.

Select Projects

- Village Streetscapes and Park Master Plan, Wauwatosa, WI
- Downtown Waterfront Master Plan, St. Petersburg, FL
- InVision Tampa, City of Tampa, Tampa, FL
- Clermont Downtown and Waterfront Master Plan, Clermont, FL
- Orlando Health Downtown Master Plan, Orlando, FL
- Campus Master Plan, Central Michigan University
- West River Redevelopment Master Plan, Tampa, FL
- Kissimmee Lakefront Park Master Plan, Kissimmee, FL

Peter Sechler, PLA

Senior Director, Community Solutions Group

Pete specializes in urban design, campus planning, and landscape design projects in the Eastern United States for public, private, and institutional clients. His focus has been to work inclusively, identifying the community context and mission, understand economic potential, and thereby position specific initiatives to support broader goals, enhanced livability and sustainable success. Pete has been involved in the following types of projects: citywide regional visioning, community redevelopment, transit-oriented urban development, main street and urban walkability projects, medical, educational and office park campuses, urban public parks and trails, and neighborhood planning and enhancements.

Select Projects

- Washington County Comprehensive Parks and Recreation Plan, Washington County, PA
- City of Johnstown Economic Analysis, Johnstown, PA
- Economic Adjustment Strategy for Areas Affected by Steel Plant Closures, Weirton, WV
- Financial Impact of Blight, Pittsburgh, PA
- Strategic Urban Renewal Plan for Downtown Charleston and Near West Side Districts, Charleston, WV

Patty Folan

Assistant Director, Economics

Patty specializes in urban planning, landscape architecture, and real estate economics. She has been involved in all phases of development beginning with plan inception, and continuing with market analysis, concept testing, environmental review, financial and economic modeling, site planning and public participation. Previous employment in the public sector and with a mixed-use developer, a planning and landscape architectural firm, and an economic consulting firm has contributed to her broad range of experience.

Patty focuses on urban revitalization, main street development, environmental planning, large-scale mixed-use construction, and museum/leisure product development. She is a skilled liaison that communicates with clients, engineers, public officials, architects, and private interests to achieve results.

Beach
Fishing
Signage
Wildflowers
Boardwalk
Seating
Wildlife

Select Projects

- Kanawha Boulevard Walk and Bikeway Trail Master Plan, Charleston, WV
- Strategic Urban Renewal Plan for Downtown Charleston and Near West Side Districts, Charleston, WV
- Mingo Creek County Park, Washington County, PA
- Parks and Recreation PROS Report and Valley Park Master Plan, Putnam County, WV
- Greenbrier Street Corridor Master Plan, Charleston, WV
- Brawley Walkway, Charleston, WV

Jacob Andrew Burns

Landscape Designer

Jacob specializes in landscape architecture. He is proficient with Adobe InDesign, Adobe Photoshop, Adobe Illustrator, AutoCAD, SketchUp, and ArcGIS. His skills include hand drawing, hand drafting, and hand color renderings, and he has a working knowledge of various other graphic programs.

Jacob gained valuable experience working in West Virginia and Kentucky for an entire summer with a licensed surveyor on property surveys, road surveys, as-built surveys, topographical surveys, and setting offsets for projects prior to being built.

Select Projects

- Huttonsville Work Camp and Correctional Facility, Randolph County, WV
- Anthony Correctional Center Water Plant, Greenbrier County, WV
- Morgan county Courthouse Replacement, Berkeley Springs, WV
- Greenbrier County Courthouse Annex and Expansion, Lewisburg, WV
- Raleigh County Courthouse Annex Design, Beckley, WV
- Hampshire County Courthouse Annex Storm Water Drainage, Romney, WV
- Anthony Correctional Center, Site Detailing of Water Treatment Plant, WV
- Richard Mine AMD Flow Monitoring Study, Morgantown, WV

David Workman

Senior Lead Designer

David specializes in environmental and civil engineering, including site development, streetscape, and planning projects. His work with private developers, architects, municipalities and government agencies has given him substantial experience in site and roadway design. David has worked on a variety of construction project sites including landfills, abandoned mines, and industrial and commercial facilities. His civil engineering/site design work includes digital terrain and roadway models, cross-sections, vertical profiles, site detailing, earth work estimating, and design of both large and small sites ranging in size 1 to 40 plus acres. David prepares design and construction plans, reports, and cost estimates for projects, and develops highway and roadway designs. He has also contributed to the planning and design elements of several community improvement master plan and streetscape projects.

David currently serves in the Air National Guard at the Coonskin Base, holding the rank of Technical Sergeant.

Select Projects

- The Highlands, Triadelphia, WV
- Sheetz, Triadelphia, WV
- Bob Robinson Auto Dealership, Triadelphia, WV
- Wheeling Shoppes, Ohio County, WV
- Cabela's Distribution Center Building 1 Triadelphia, WV

James Greene, PE

Director, Engineering

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

Select Projects

- Goodwin Hall Student Dormitory, Glenville, WV
- Laeger-Panther Elementary School, Laeger, WV
- Riverview High School, Laeger, WV
- Fujiyama/La Carreta Restaurants, Charleston, WV
- University of Charleston Pharmacy School, Charleston, WV
- Spring Hill Apartments, Charleston, WV

Kenneth Kinder, PE, CFM

Assistant Engineering Manager

Kenneth specializes in civil engineering design for civil engineering projects including civil site design, erosion and sediment control, stormwater management, hydraulic modeling, floodplain permitting, wastewater treatment, geotechnical solutions, coal and limestone limestone quarry permitting, and solid waste landfill design. As an Assistant Engineering Manager, Kenneth ensures accuracy of work, meets schedule requirements, and maintains excellent client relationships. He develops engineering calculations, prepares project drawings, generates contract documents and specifications, and completes engineering reports. In addition to being a registered Professional Engineer (PE), Kenneth is also a registered Certified Floodplain Manager (CFM) and has extensive experience with developments and permitting within the FEMA floodplain. His software skills include AutoCAD, Flowmaster, Culvertmaster, StormCad, PondPack, SedCad, Win TR-55, HEC-HMS, and HEC-RAS.

Select Projects

- West Virginia Army National Guard - multiple projects, including AASF#1 Hangar renovations, statewide SPCC Certifications, new Mountaineer ChalleNGe Academy, and new Multi-Purpose Building at Camp Dawson
- Millennium Centre Technology Park
- Cabela's Eastern Distribution Center
- Building 55: WV State Office Complex in Logan (LEED Certified)
- West Virginia State Police - worked on multiple projects from our 3 consecutive Open-Ended A/E Services contracts, including renovations and new detachments.

Tim Mizer, PE, RA QCxP

Architectural Engineer / Architect / Commissioning Provider

A very talented and unique professional who is registered both in **engineering** and **architecture**. Mizer's background as both an Architect and Engineer has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, as a qualified commissioning process provider, he has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently. He joined McKinley & Associates in 1995, and has over 30 years of experience. As the Director of Operations, Mr. Mizer's presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space.

Select Projects

- Building 55: WV State Office Complex in Logan (LEED Certified)
- WVSU's Gus R. Douglass Economic Development Center / DigiSo
- United States Postal Service - multiple projects throughout WV
- West Virginia Plaster and Cement Masons Training Building
- West Virginia State Police - New Logan Detachment
- West Virginia State Police Academy - Renovations to Buildings A, B, and C; New Buildings D, Shooting Range, and Multi-Purpose Building
- West Virginia Department of Health & Human Resources' Ohio County Office Building fit-out / renovations

Thomas Worlledge, AIA, LEED AP BD+C, REFP

Architect / Specialized LEED Accredited Professional

Mr. Worlledge is a skilled Architect with over 30 years of experience, who has been the former President of the WV chapter of AIA, has received State and National design awards, and placed in National and Global design competitions. Unlike many architects who are new to green building and alternate energy, Thom started his career designing and building alternate energy systems, and was the first LEED Accredited Professional in West Virginia! He believe energy efficient design is simply good design practice. As a LEED Accredited Professional specializing in Building Design & Construction (LEED AP BD+C) and a recognized sustainable design expert, he has 2 LEED Certified projects, multiple LEED Registered projects, several other energy-efficient projects, has articles published in State and National trade publications, was a featured speaker at multiple State and National conferences, served on the committee that set the ASHRAE 90.1 Standards for the International Energy Code, professionally teaches and trains other professionals in the art of High Performance Design, is a Founder & Chairman of the Board for the US Green Building Council's West Virginia Chapter, and much more.

McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN


5

Select Projects

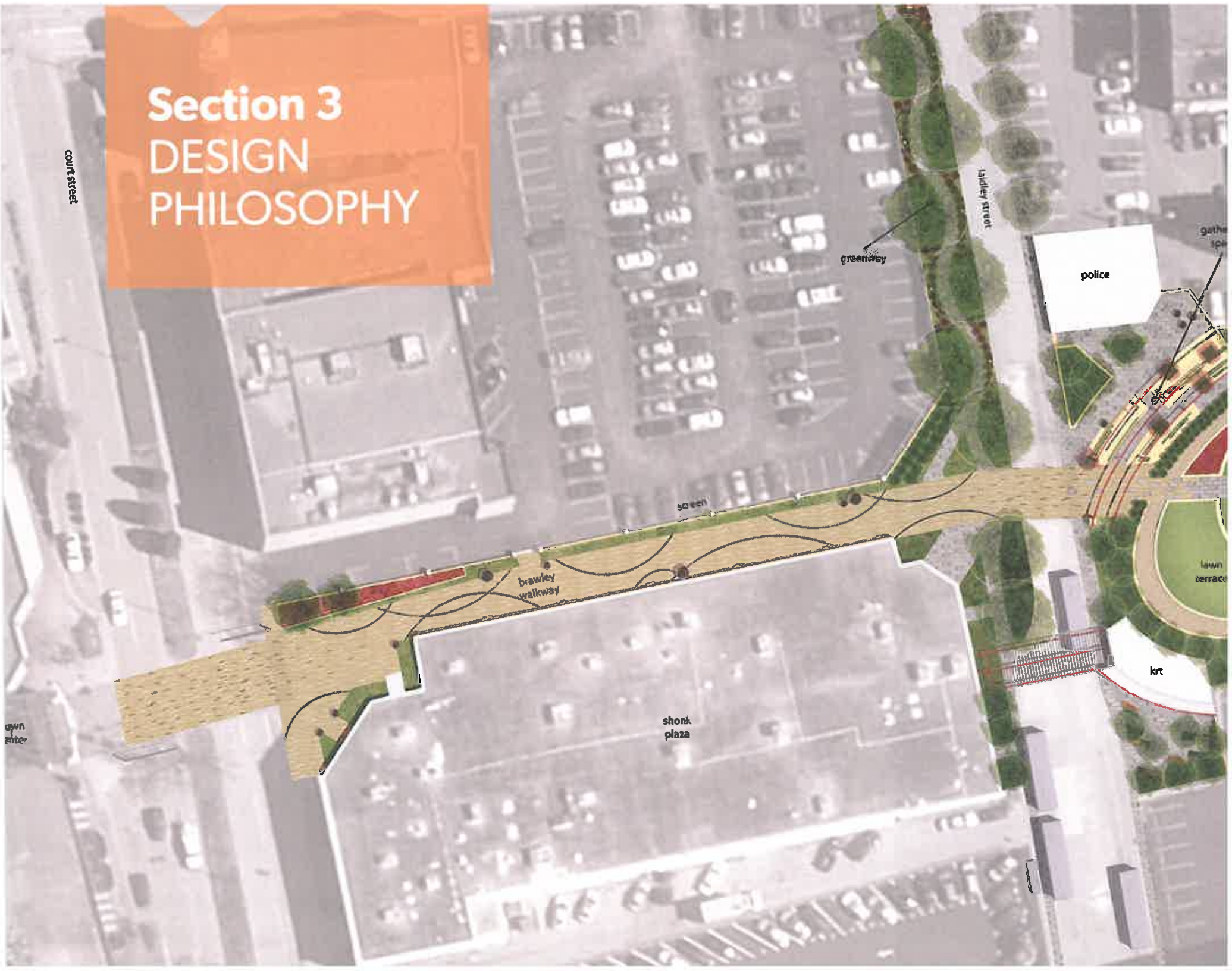
- West Virginia Army National Guard - multiple projects
- Building 55: West Virginia State Office Complex in Logan (LEED Certified) Building 34: West Virginia State Office Complex in Weirton
- West Virginia State Police - multiple projects across West Virginia
- United States Postal Service - multiple projects across WV
- Marshall County Schools - Hilltop Elementary (LEED Certified)
- Marshall County Schools - Cameron High ($32 million / LEED Registered) WVSU - Gus R. Douglass Economic Development Center / DigiSo Cabela's Eastern Distribution Center

Darren Duskey, PE

Electrical Engineer

Mr. Duskey has over 20 years of experience in commercial, industrial, institutional, governmental, and educational markets with projects ranging from electrical design of office buildings, tenant fit-outs, State Police detachments, health care facilities, large and small industrial projects, schools, and much more. He has extensive knowledge with the National Electrical Code, state building codes, building industry standards and practices, and has demonstrated the ability to design qualitative and economic solutions to a myriad of challenges.

Section 3
DESIGN PHILOSOPHY



summers street
peoples building
lawn
flex space
dining area
gathering space
brawley walkway
capitol street


PUTNAM COUNTY

Design Philosophy

GAI's design philosophy begins as an exercise in problem definition. Identifying constraints and opportunities evolves from a variety of physical and nonphysical conditions, and most importantly—the needs of the study committee and the citizens of the community of Beaver. The ability to creatively combine these factors is the key to a project's success.

Of utmost importance is the ability to engage the study committee, stakeholders, community groups, and citizens during the design process. GAI will accomplish this by establishing an open and transparent dialog with the West Virginia National Guard and their stakeholders from the onset of the project to delivering the final product. This active dialog ensures that as the planning effort progresses, the Study Committee is able to respond to the concepts and ideas presented before the process moves forward.

GAI approaches all development projects with a clear understanding that each community is unique and has natural, environmental, historical, and cultural influences that should be protected and enhanced through thoughtful active and passive recreation opportunities, land management, infrastructure, and facility design.

It is our firm belief that successful commercial/industrial spaces all share common traits which can be characterized by a select set of development principles. Compatibility and simplicity of design solutions is typically the most successful concept when approaching a project of this nature. The community's amenities, wayfinding, pedestrian trail systems, and architectural elements for public and operational use should be designed with this fundamental approach.

Creativity in the planning and design process provides development spaces which can accommodate a variety of community or civic functions. Based on what we have seen, heard, and discovered in other communities where we have worked, we have developed a list of planning and design principles that we strive to adopt in every project we work on.

1 Strategic Development Approach

- Understand programming needs and considerations of the community.
- Draw from previously developed community plans and any community input collected to date.
- Explore alternatives or best use for flex space or open space areas (i.e., civic functions, festivals, events, farmer's markets, local or regional attractions, etc.) and potential economic impact.
- Develop a strategic action plan designed for phased implementation.
- Recognize existing community organizations' capacities and capabilities to implement the plan.

2 Design for Sustainable Environments

- Preserve, protect, and enhance existing natural areas, yet still provide improved pedestrian and vehicular access to nearby parks and recreation amenities from the surrounding neighborhoods and the community.
- Introduce sustainable planning, design, and natural resource management practices in all aspects of the design.
- Explore opportunities to integrate natural system restoration best practices with LEED® and/or "green" development best practice opportunities (i.e., stormwater management, recycled materials, native landscaping, energy-efficient street and pedestrian lighting, permeable pavements, ecological learning spaces, etc.).
- Integrate interpretive signage and wayfinding opportunities to enhance the environmental or cultural education experience so that the development becomes more than just a physical resource within the community (i.e., engage local historical society, etc.).
- Identify and reinforce specific wi-fi zones throughout the development as a way for users to connect with the community to provide feedback/communication exchange about the community on a much larger geographical area (i.e., blogs, photograph and recommendations posts, etc.).

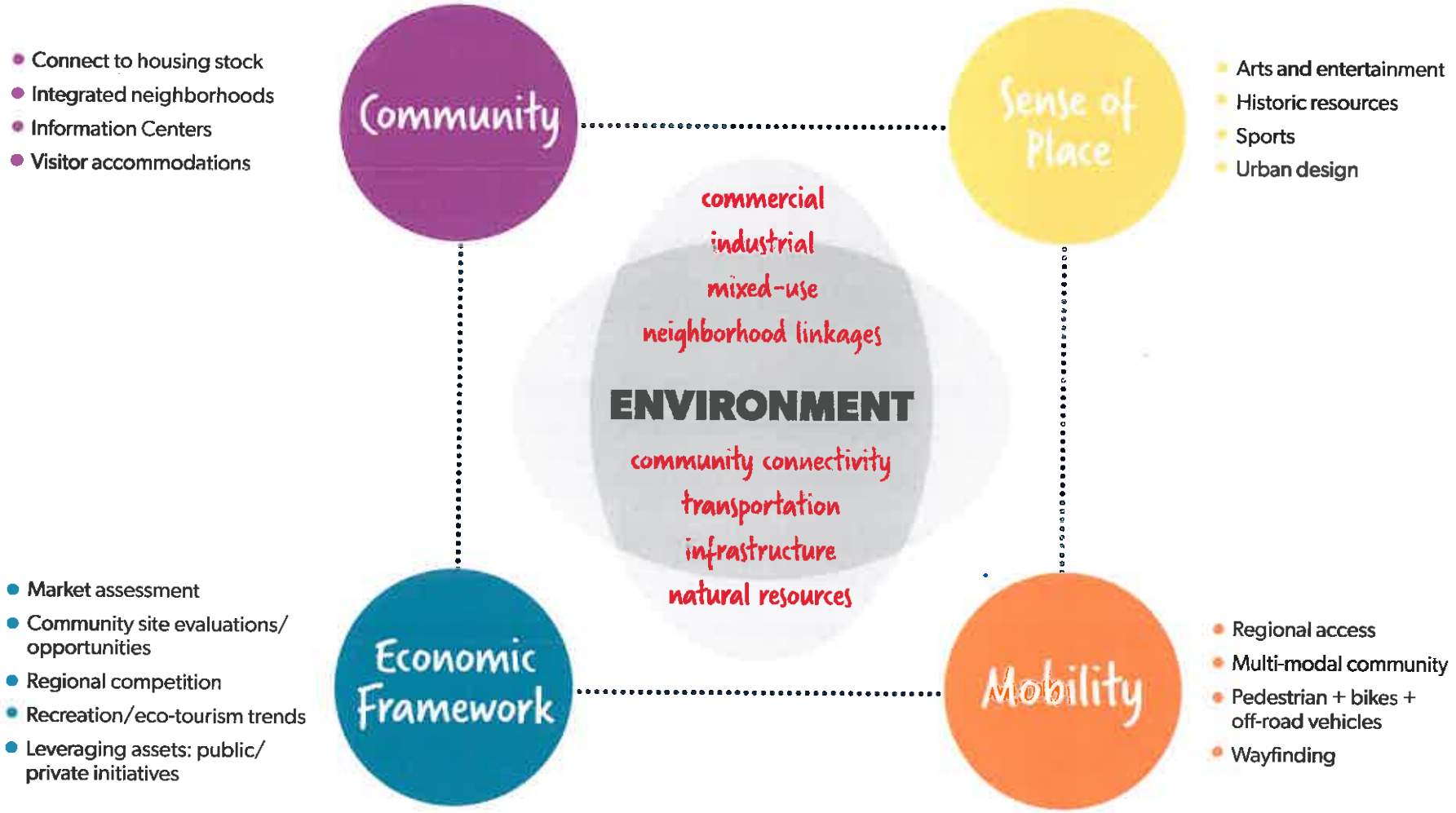
3 Create a Pedestrian-Friendly Environment

- Develop a multi-use trail system that provides greater handicap accessibility throughout the development area.
- Provide hierarchy of pavement materials and widths to cue the user to various user spaces that accommodates and supports proposed programmed events.
- Promote pedestrian circulation and discovery along the development edges and throughout the community.
- Ensure that all aspects of commercial environment are reinforced by passive recreation opportunities and active programmed events that are inclusive of all generations and all segments of the community.

4 Create a Safe and Secure Environment

- Create a safe and secure environment for users both day and night.
- Engage local safety services departments (fire, police, paramedic, etc.) to better understand existing misuse, crime patterns, and issues that would be addressed, improved upon, or eliminated in our design recommendations.
- Encourage incorporating for immediate or future connection surveillance camera feed opportunities back to safety services and/or 911 emergency phones.

The Importance of the Built Environment to Make a Sustainable and Healthy Development



5 Develop a Unique Development Character and Identity

- Capitalize on the unique character, qualities, and history of the community and the region.
- Select site furniture, elements, and features with the surrounding neighborhood in mind.

6 Create Community Linkages

- Create pedestrian linkages with adjacent residential areas, community facilities, and existing trail systems.
- Consider vehicular access points and circulation.
- Incorporate complete streets principles throughout the design to assure that all forms of transportation are accommodated while maintaining an emphasis on public safety.
- Develop key corridors or gateways.
- Incorporate informational and directional tie-ins (i.e., informational kiosks, signage, public art, graphic design) from the community to the development and vice-versa, from the development into the community.

7 Address Maintenance and Operations Issues and Opportunities

- Ensure all aspects of the proposed programmed development address the future resources and commitments that will be needed to operate and maintain future improvements in the efficient and high quality manner that is expected.

8 Develop Innovative Public-Private Partnerships

- Develop innovative public-private funding partnerships (i.e., community leaders, individual residents, etc.).
- Engage and partner with local organizations, businesses, and community groups (i.e., historical society, chamber of commerce, tourism, etc.).

9 Provide a Measurable Return on Investment

- Leverage community entertainment/performance facilities within the development area for economic impact year-round (i.e., versatile shell buildings, mixed-use development, etc.).
- Integrate alternative development funding strategies, maintenance and operations cost assessments, and additional return on investment/revenue generation opportunities.

10 Identify Alternative Funding Strategies to Realize the Implementation

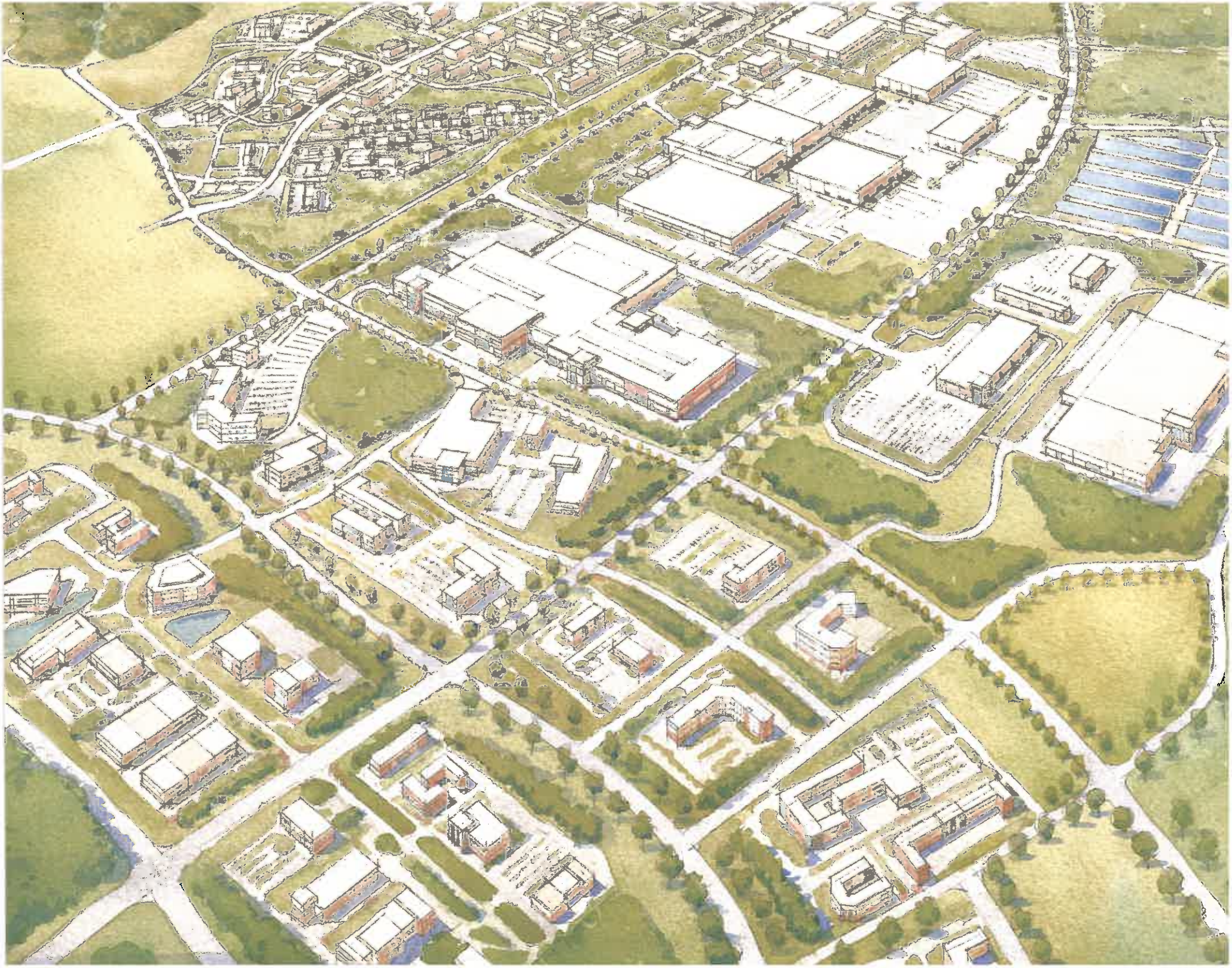
- Offset the community's capital and ongoing operations expenditures with alternative funding or continuous, financially self-sustaining strategies (i.e., rental, leasing/operation agreements, naming rights, volunteer/ in kind services, shared operational staff programming, cooperation agreements with other governmental agencies/institutions, sponsorship/adoption of various trail segments or development spaces, and generous philanthropic donations or endowments).

Section 4
PROJECT EXPERIENCE

Project Experience

gai consultants

COMMUNITY SOLUTIONS GROUP



ROCK CREEK DEVELOPMENT PARK ECONOMIC FEASIBILITY, STRATEGIC PLANNING, AND MARKET ANALYSIS

Hobet Site, Boone and Lincoln Counties, West Virginia

GAI and the Community Solutions Group prepared a strategic plan for the development of a mixed use site on the previous Hobet surface mine site. The site consists of 25,500 acres and constitutes the largest industrial-commercial site in the State of West Virginia. GAI worked closely with the WVDO to create a plan to address current supply and demand of industrial/commercial land; analysis of the economic impact and benefits of developing the site; recommendations for best development use of the various areas of the site; transportation, infrastructure and utility considerations; schematic layout of the site to address industrial, commercial, residential and mixed use development; development incentives and strategies for marketing the site; funding options for site development; and a prioritized, step-by-step procedure for developing the site into the future.

GAI provided design services for the preparation of a park master plan, economic impact analysis, and development procedures for five different use areas totaling over 9,000 acres of developable land. The park includes an active recreation park, residential neighborhoods, National Guard facilities, rail access, a community gateway, flexible industrial sites, large catalyst sites, and future expansion areas.


West Virgi
CIVIC CENTER

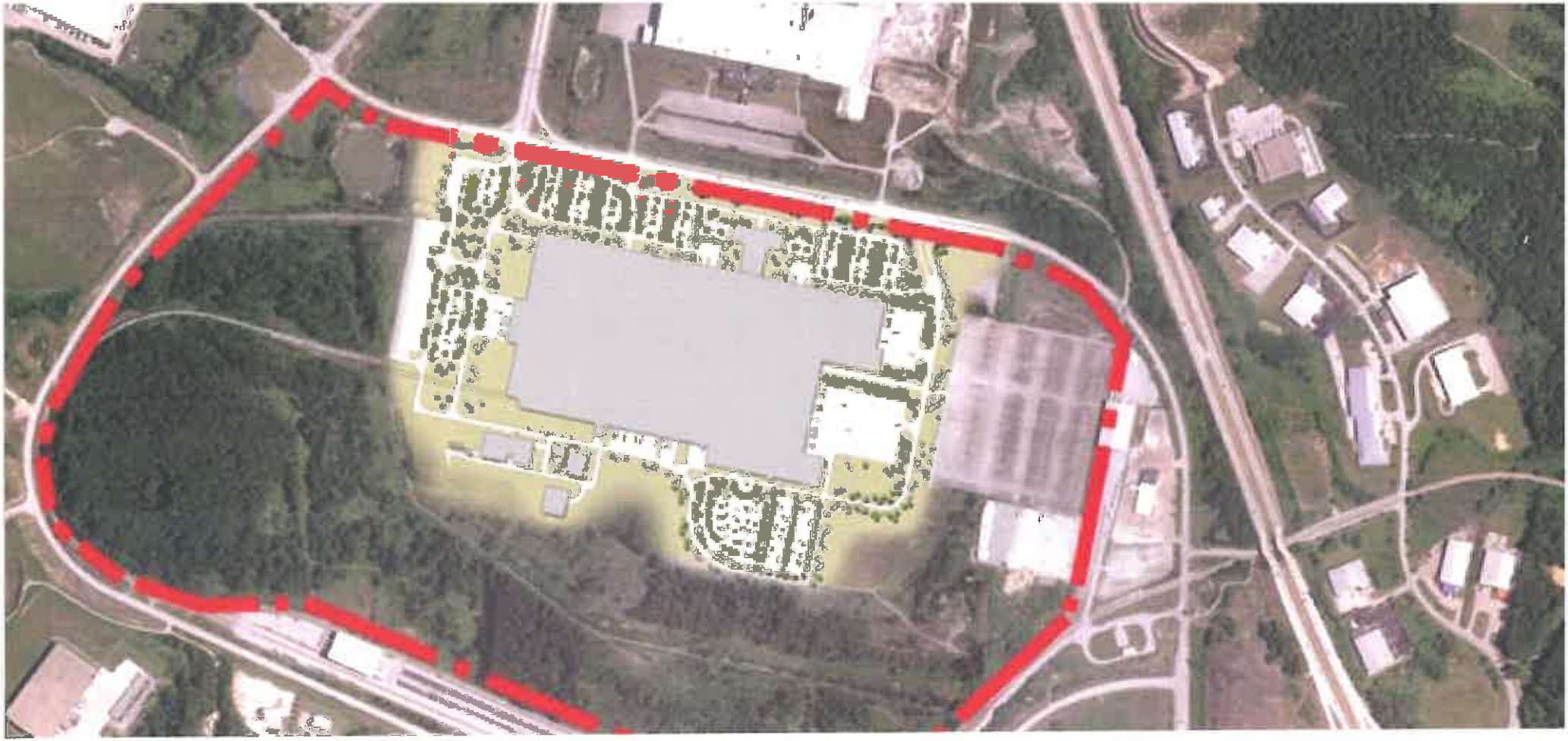
CHARLESTON CIVIC CENTER
Charleston, West Virginia

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

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

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

Renderings provided by ZMM Architects and TVS Architects.



MASTER PLAN STUDY AND MARKET ANALYSIS FOR REUSE OF THE SONY TECHNOLOGY PARK

Westmoreland County, Pennsylvania

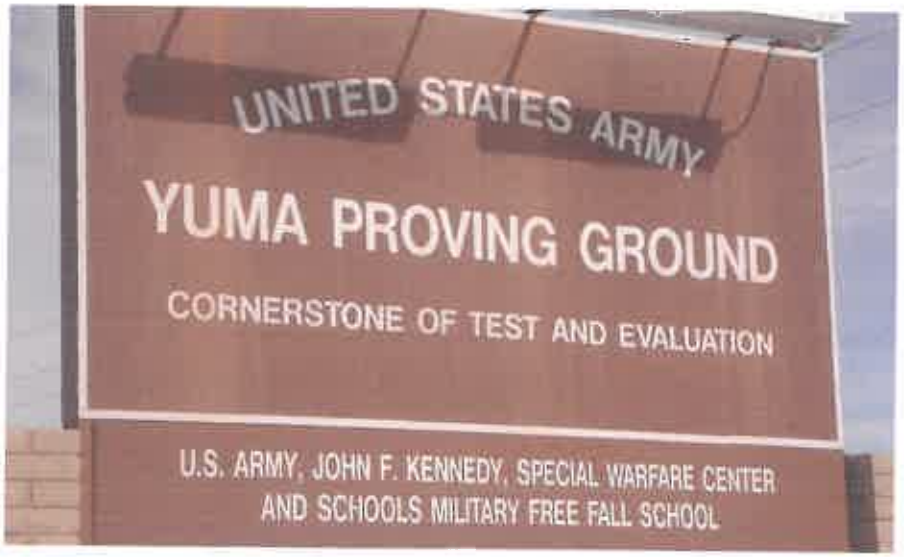
Staff members from GAI's Community Solutions Group were part of a team hired by the Regional Industrial Development Corporation in Pittsburgh to complete a comprehensive study looking at the potential adaptive re-use of a 2.5 million square foot facility which was most recently used by the SONY Corporation for the manufacture of their large screen tube televisions.

As part of the analysis, team members looked at the real estate potential for the area by completing a cluster analysis, worldwide case study investigation, and extensive interviews with regional developers, economic development officials, and real estate representatives. The study created a template for future utilization of the building and additional development of the site which will allow Westmoreland County to diversify the employment base of the region.

U.S. ARMY YUMA PROVING GROUND (YPG)
Yuma, Arizona

GAI's Community Solutions Group served as an integral part of the planning team that developed a strategic plan for 838,000 acres of military property in the Sonoran Desert of the American Southwest. This planning activity was the first step in a master planning process to identify, develop and implement projects to achieve YPG's long-term goals.

As part of the project, CSG performed a SWOT analysis, intercept interviews and facilitated meetings on behalf of the planning team to engage internal and external stakeholders in the process. These meetings included senior military and civilian leadership to develop a single vision for how the Army's real estate assets could be leveraged to serve all of its mission critical needs. CSG also analyzed other army installations and surveyed military and corporate customers as part of the project to identify best practices and to understand the numerous mission capabilities the Proving Ground offers.

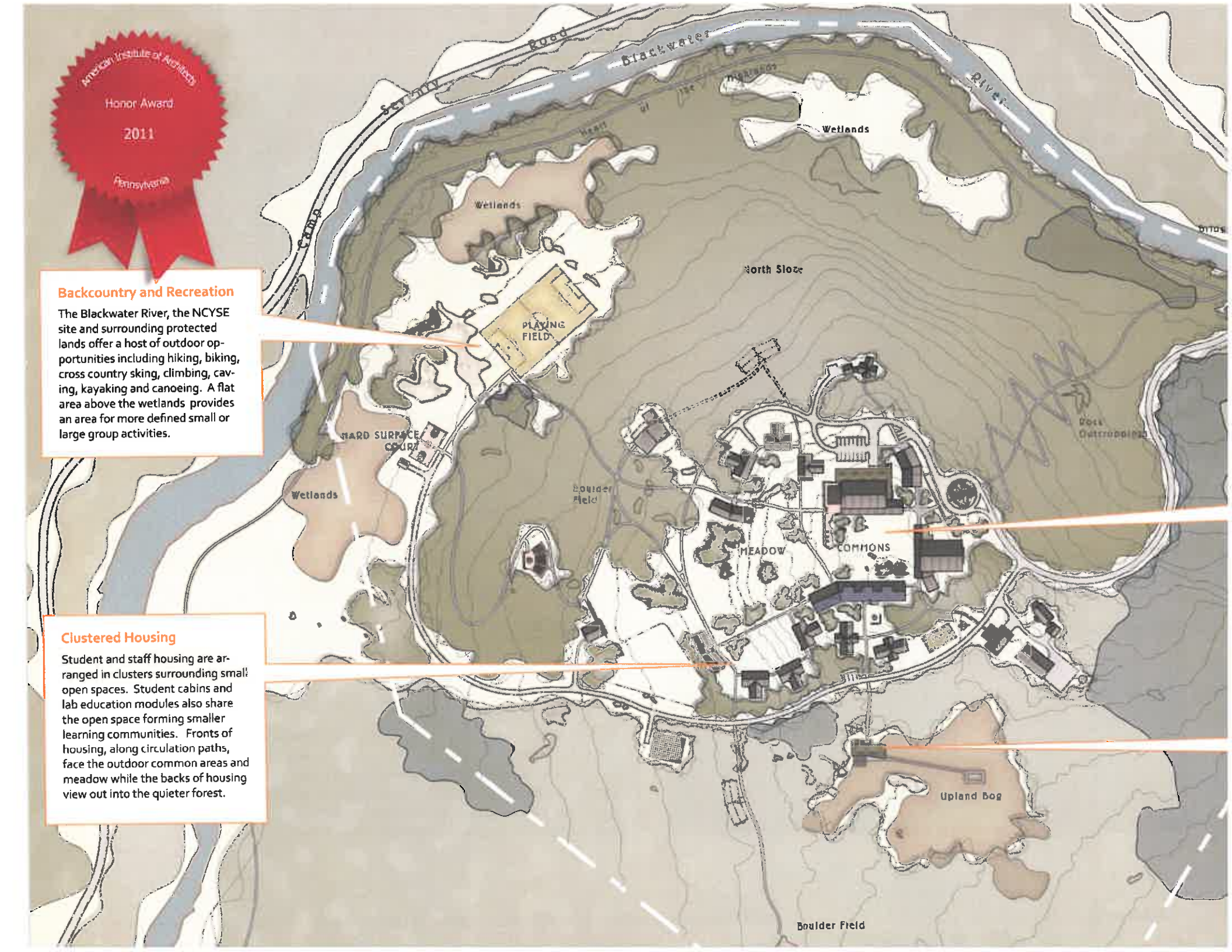


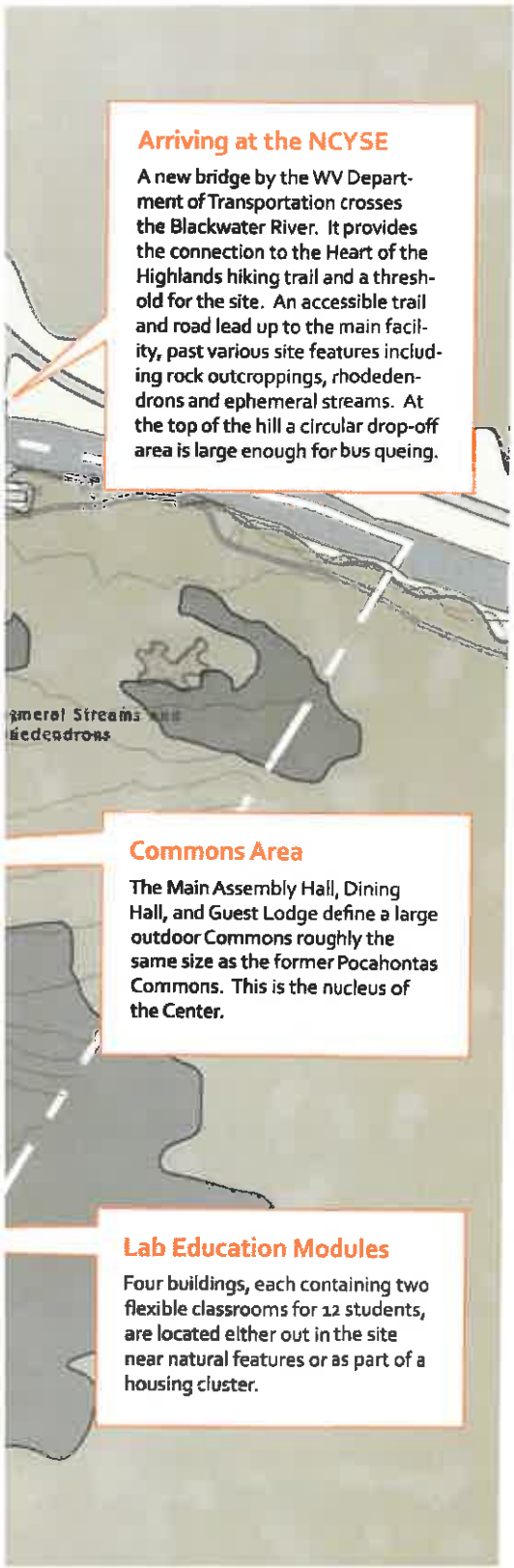
CSG's services focused on the future vision for the installation, alternatives analysis for the positioning of assets, and identification of public-private partnerships to optimize and further enhance the Proving Ground's ability to support the on-going transformation of the U.S. Army.

SOUTHRIDGE MARKET AND FINANCIAL ANALYSIS
South Charleston, West Virginia

GAI's Community Solutions Group was retained by Ridge Line, Inc. to assess and provide recommendations for potential development of outparcels at Southridge in South Charleston, West Virginia. The project site is strategically located along US Route 119, which provides easy access to downtown Charleston and the interstate highway system.

The assessment included a review of opportunities and constraints for various land uses relative to the specific site. Land uses which were analyzed include multi-family residential, assisted living/senior living, office, medical office, and institutional office space. We also looked at the potential underlying land values of the parcels, based in part on the appraised value of parcels adjacent to other retail centers in the Charleston area.


American Institute of Architects
Honor Award
2011
Pennsylvania
Backcountry and Recreation
The Blackwater River, the NCYSE site and surrounding protected lands offer a host of outdoor opportunities including hiking, biking, cross country sking, climbing, caving, kayaking and canoeing. A flat area above the wetlands provides an area for more defined small or large group activities.
Clustered Housing
Student and staff housing are arranged in clusters surrounding small open spaces. Student cabins and lab education modules also share the open space forming smaller learning communities. Fronts of housing, along circulation paths, face the outdoor common areas and meadow while the backs of housing view out into the quieter forest.
Blackwater River
Wetlands
Wetlands
North Slope
PLAYING FIELD
HARD SURFACE COURT
Wetlands
Boulder Field
MEADOW
COMMONS
Upland Bog
Boulder Field



NATIONAL CENTER FOR YOUTH SCIENCE EDUCATION MASTER PLAN

Pocohontas County, West Virginia

The National Center for Youth Science Education (NCYSE), also known as the "Youth Science Camp", is being relocated from its historic leased property in rural Pocahontas County to a prestigious, environmentally sensitive facility located on its own property adjacent to the Blackwater River in Tucker County. The new facility has plans to eventually operate year round providing a wealth of educational outreach programs, while still maintaining the core focus of the "Camp" during the summer months. GAI and its Community Solutions Group provided master planning and schematic design services for the proposed Camp property. GAI was involved with initial programming and scope development for the project, as well as data collection, site analysis, geological review and permitting reviews for the entire property, which included hydrology, soils, slopes, geology, wetlands, vegetation and wildlife.

GAI was responsible for combining the site analysis information and creating a preliminary land use plan and concept plan in order to generate a cost opinion. Additionally, GAI developed designs for utilities, landscape architecture, an access road and a trail. GAI's services helped the National Youth Science Center make better-informed decisions in site development and land use, as well as during construction.

HAZELWOOD SITE BROWNFIELD DEVELOPMENT
Pittsburgh, Pennsylvania

The Alomono LP property is a 178-acre brownfield located in the Hazelwood neighborhood of the City of Pittsburgh. For many years it was the home of the LTV Hazelwood steel facility, which no longer operates on the site. Almono and the Regional Industrial Development Corporation joined to transform this site into a new, vibrant, center of technology, industry, business and, most importantly, community. GAI provided preliminary engineering studies, conducted a traffic impact study, and completed construction plans and permitting for this brownfield project.

Coordinating with both the Pennsylvania Department of Transportation and the City of Pittsburgh to obtain approvals for roadway improvements, GAI also worked closely with the design team and City Planning to rezone the site as a Special Planning (SP) District. By changing the site zoning from "general industrial" to "mixed-use," Almono and RIDC were able to develop the property in keeping with their established vision.


AWARD
WINNER
WVASLA
Award of
Excellence

HADDAD RIVERFRONT PARK
Charleston, West Virginia

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

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

JOHN SLACK GREEN
Charleston, West Virginia

GAI's Community Solutions Group worked closely with the City of Charleston and its stakeholders by providing master planning services for Slack Plaza. The plaza will function as the primary hub of the entertainment district for the downtown area, linking the historic district to the business district, and is one of the first major planning (and construction) projects that have "spun off" from the Imagine Charleston Study that GAI was also involved with several years ago.

As a "spin off" from the design work that is currently underway for John Slack Green, the Landscape Architecture and Planning Group has been asked by the Kanawha Valley Rapid Transit Authority (KRT) to redesign their transit mall, along with a three block stretch of Laidley Street in downtown Charleston. The goal of the design is to move the transit mall to the south of the plaza so it will no longer be in conflict with the pedestrian circulation through the plaza. The design will also create a much needed linear greenway connecting Haddad Riverfront Park to the downtown entertainment district.

Cabela's Eastern Distribution Center

Triadelphia, West Virginia

Owner
Cabela's

Size
1.2 million SF (includes phases I & II)

Construction Cost
$40 million

Project Architects-Engineers
McKinley & Associates

Project Architect
Gregg Dorfner, AIA /
Ray Winovich, RA

Contractor
Norwood Construction

One of our many projects at The Highlands development off of Interstate 70 in Triadelphia, West Virginia, was the $40 million Cabela's Eastern Distribution Center. This is a commercial warehouse that was built in 2 fast-tracked phases. The building measures 1,200,000 square feet (600,000 SF for each of Phase I and Phase II), making it one of the largest buildings in West Virginia! Phase I also included 32,000 SF of administrative offices and a large employee Lunch Room. Phase 2 also included a 15,000 SF Maintenance shop and Battery Charging Room. The Warehouse features 30-FT high-bay ceilings to accommodate large automated storage/retrieval mezzanines and high-tech racking; the building's floor was designed to withstand continuous fork lift traffic. In order to facilitate construction during winter climate, a precast concrete wall panel system was designed for the building shell, and erected onto steel framing. The project was developed on a deep-fill, greenfield site with massive retaining walls, and new utilities. McKinley & Associates worked closely with the site engineers to coordinate exterior vehicle circulation and fire protection systems. This included particular attention to building and dock access for the 90 dock positions. The project also included a large parking and shipping area around the facility; 300 trailer parking spaces and 750 employee parking spaces. Security lighting was designed for these areas, with careful attention paid to illumination levels to permit camera operation in the parking lot areas. This 1.2 million square foot facility was a key link in Cabela's retail expansion plans, serving as their primary distribution center for the East Coast. In addition to keeping their retail stores fully stocked, it also benefits their direct business by reducing delivery times and lowering transportation costs to their catalog and Internet customers in the eastern United States.

McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Millennium Centre Technology Park

Triadelphia, West Virginia

Owner
Ohio Valley Industrial & Business Development Corporation

Size
Multiple Phases and Sizes

Construction Cost
Multiple Phases and Costs

Project Architects-Engineers
McKinley & Associates

Project Architect
Charles T. Moore

Contractor
Cattrell Companies, Inc.

The Millennium Centre is a 20-acre technology park located along Interstate 70. McKinley & Associates is proud to have participated in creating these state of the art facilities with the Ohio Valley Industrial & Business Development Corporation, through the Design/Build process with Cattrell Companies, Inc. There are various buildings and tenants on the site, which include multiple phases and expansions. With our Clients being confident their businesses would "take off," but did not have the finances to build exactly what they were hoping for; we designed these buildings in such a way that they all could easily expand in the future. Therefore, many of these buildings have had multiple additions, and we successfully used a phasing technique to accomplish these expansions. For example, Phase II was a 15,000 SF masonry and frame building, including complete electrical, plumbing, mechanical, fire protection, landscape, and paving work. Shortly after, a 6,620 SF addition to this building was completed, and included sitework, paving, foundations, slab on grade, superstructure, exterior closure, roofing, interior construction, mechanical, plumbing, and electrical.

One of the main tenants in this advanced industrial park is Touchstone Research Laboratory, who occupy Building #4, which is 42,875 square feet and $2.2 million. This is the largest privately owned commercial laboratory in the region. They have a full blown research and development facility with electron microscopes, chemistry laboratories, mechanical testing laboratories, finite element analysis, a design center, scientists and engineers of all types and much more. Touchstone also built a manufacturing plant at the Millennium Centre. These are Research & Development facilities that adapts to their clients' needs – not built for narrow goals – but built to be innovative. In addition to its R&D services, Touchstone offers failure analysis and materials testing. The magazine Advanced Materials & Processes has called Touchstone, "One of the best equipped labs of its size in the country." Touchstone has various spin-out organizations on-site, such as Touchstone Advanced Composites, and Touchstone manufactures multiple products, such as CFOAM, MetPreg, ceramic matrix composites, and much more.

There were also multiple specialized design elements throughout the buildings. One building tenant had requested 20' - 35' roof clearances; another requested reinforced foundations to withstand 100,000 pounds compressive loads. There are multi-bay shipping docks, specialty HVAC (especially laboratory exhaust, ventilation, dust collection, etc.) systems, floors and pits requirements for autoclaves and kilns, and "Raw Material Handling" rooms among these unique specifications. There is also materials characterization equipment, microbiological laboratory, hundreds of pieces of analytical equipment, machine shops, foundry, rolling mills, a composite facility, and much more. We designed a medium-voltage service from the utility, with medium-voltage service and distribution equipment. We also designed medium-voltage underground feeders to two transformer/low-voltage substations.

McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Panhandle Cleaning & Restoration

Triadelphia, West Virginia

Owner
Panhandle Cleaning & Restoration

Size
40,600 SF

Construction Cost
$3.5 million

Project Architects-Engineers
McKinley & Associates

Project Architect
Christina Schessler, AIA, LEED AP BD+C

Panhandle Cleaning & Restoration invested $3.5 million in a new prefabricated metal building expansion project for a warehouse, factory, garage, and office building. The new warehouse's exterior measures 130'x200', which includes a 6,400 SF 2-story workshop mezzanine within the structure, providing 32,000 total square feet. An additional 8,600 SF, 2-story office building is attached along the high side of the warehouse. The exterior warehouse walls are finished with masonry infill and metal siding. Interior warehouse space varies between 20' - 30' clear of the metal structure. The free-standing masonry area with a conventionally framed platform above it provides an additional storage area enabling the Owner to take advantage of the 2 ½ story clear height along one end of the warehouse. There are multiple bays and loading docks around this structure; the garages fit vehicles of various sizes. Panhandle provides 24-hour emergency disaster clean-up services and therefore required some special plumbing, mechanical, electric and data systems: a separate de-ionizing water system, fully exhausted ozone decontamination rooms and electronic equipment drying areas were engineered into the space. The first floor of the mezzanine is the "Contents Processing Facility" where the main "cleaning and restoration" takes place; this is broken into multiple rooms, and many have specialized components and considerations we had to design, such as roller conveyors, casework, workbenches, various countertop heights, mobile rolling racks, rinse stations, and specialty electric to name a few. The office building also includes custom furnishings and finishes. The office building also includes a training room to keep the staff up-to-date on the newest cleaning technologies. This expansion of the original business now allows Panhandle to employ about 100 workers.

McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN




Millennium Centre Technology Park

Appalachian Area (West Virginia & Virginia and Erie/ Pittsburgh District in Pennsylvania

Owner
United States Postal Service

Construction Cost and Size
Multiple Projects completed under 2 multi-year contracts

Project Architects-Engineers
McKinley & Associates

McKinley & Associates currently **has 2 multiple year open-ended IDIQ agreements with the United States Postal Service.** One is for the **Appalachian Area** [Indefinite Quantity Contract 360070-15-J-0095, which includes the State of West Virginia, and 49 counties and/or independent cities in Virginia], which was just awarded on September 29, 2015, and is our **fourth consecutive** multiple year open-ended contract for WV. We have been working throughout West Virginia since the **1980s.** The second agreement is for the **Erie/Pittsburgh District in Pennsylvania** (Indefinite Quantity Contract 362575-09-J-0232). **We currently have multiple projects in design & under construction.**

We have designed **dozens of facilities** for the USPS, including **new construction, additions, renovations, modernizations, upgrades, and rehabilitations** in numerous cities within these areas, including projects in dozens of counties in West Virginia. In addition, we have **designed over 100 Postal facilities** for ADA compliance. Many of our projects start out with an on-site building or site study/investigation, where we then provide a multi-page report with condition/code assessment including compliance with current USPS standards, multiple options for repair/replacement/new building (etc.), with photos, and budget cost estimates, including design and construction administration costs. We also give our recommended option, and the USPS will ultimately chose which option to go with. We have completed studies, reports, new buildings, general building renovations, HVAC and electrical systems improvements, fire and life safety, commissioning, utility infrastructure, roofs, windows, doors, structural, elevators, landscaping, building envelope improvements, construction administration (budgeting and scheduling), and much more. Most of the addition/renovation projects were completed while the buildings remained occupied. We have also completed Historic Preservation work, such as extensive interaction with The Secretary of the Interior's (NPS) Standards for the Treatment of Historic Properties and working with the Section 106 process required by SHPO and the Federal Department of the Interior.

This includes work at multiple **Processing & Distribution Centers (P&DCs)**, as well as **Carrier Annexes and Hubs**, which are **large span facilities**, and range in size from **tens of thousands of square feet to over 250,000 SF.** They **hold various machinery, floors to withstand forklift traffic, have high roof clearances, multiple loading docks and bays, specialty HVAC systems, etc.** Many are **prefabricated metal buildings**, and the **exterior walls are finished with masonry infill and metal siding.** The **interiors** have areas that are **broken into multiple rooms** with **concrete block walls, such as work rooms, break rooms, offices**, and more.

For the newest projects, they incorporate **energy efficient** design which follow the newest USPS Standards compliance to provide a more efficient systems. For example, the energy saving on a recent HVAC replacement project was achieved with the use of economizers to allow free cooling when ambient temperatures are below 60° F, and there was commissioning provided on the RTUs. We followed the USPS Standards, and we also completed Form ECC-EZ - Energy Compliance Certification for Low Energy-Impact R&A Projects.

McKINLEY & ASSOCIATES
ARCHITECTS • ENGINEERS • INTERIOR DESIGN

Service Profile

Fiscal and Economic Impact Analysis

Fiscal impact and economic impact analyses often occur together—economic analysis focusing on growth, investment, and change, and fiscal analysis focusing on the financial consequences of that growth, investment, and change on cost and revenue. The Community Solutions Group at GAI conducts economic and fiscal studies in tandem so clients have sufficient information to make informed financial decisions.

Economic professionals researching economic conditions and following the impact means clients can make informed and profitable decisions.

GAI has been involved in scores of fiscal and economic studies, most involving significant projects with substantive effects on policy decisions. Our studies have been associated with major undertakings such as community investments, expansion of high technology processes, rail and infrastructure improvements, utility systems and design, and developments for campus, military, or sports venues.

Fiscal impact analyses estimate the ways an action will affect the operating and capital needs of an activity. GAI's fiscal studies help clients understand how activities, projects, and public policy decisions affect resources and operational capacity.

On the other hand, economic impact analyses calculate how a project or policy affects the economy or the economic growth of a specific geography. Our professionals measure positive and negative economic impacts in terms of output, employment, and income, and further define direct (initial) and indirect (ongoing) impacts.

By conducting economic analyses, the Community Solutions Group at GAI can estimate the relative significance of changes in economic activity caused by a specific project or public policy.

gaiconsultants

COMMUNITY SOLUTIONS GROUP

gaiconsultants.com/communitysolutions

Transforming ideas into reality, since 1958, GAI is an employee-owned, engineering, planning, and environmental consulting firm providing local expertise to worldwide clients in the energy, transportation, development, government, and industrial markets.

Large positive economic impacts are considered "growth oriented," particularly for regions or countries in need of jobs and income. Conversely, negative economic impacts are considered "growth deterrents." GAI's economic professionals understand that a common error with economic impact analysis is confusing estimated impacts with the overall positive or negative benefit, along with the broader decision-making process.

GAI's Community Solutions Group remains top ranked in its ability to conduct impact analyses that provide the information needed for insightful decisions on government agency matters and private undertakings. Our team of economists, planners, and design professionals partner with clients from small communities to multi-million-dollar corporations with successful results.

Fiscal and Economic Impact Analysis Services

- IMPLAN, RIMS and other models
- Long term fiscal outlooks
- Local government financial support
- Evaluation of fees, design and increments
- Creation of special districts

Service Profile

Market and Financial Analysis

The Community Solutions Group at GAI educates clients on the need to analyze the essential details of cost versus demand and income potential, before conceptualizing or implementing a project. And the value of these details becomes more important as project scale and complexity increase.

Premier skills in economic analysis, feasibility studies, and financial modeling mean accurate projections that yield better return on investment.

By experience, GAI's professionals understand it is not uncommon for the development community to market and price concepts based on cost, without considering demand. While obviously a factor in retail, office, and specialized land uses, the links between price and cost are especially sensitive in the housing market. In residential development the distinction between property type and location, as well as amenities, has significant impact on the price or rental structure that can be achieved. GAI's skills in economic analysis bring those numbers into focus. We define and position projects for immediate impact and the longer term.

The skilled economists, analysts and planners in GAI's Community Solutions Group support public agency, institutional, and land development projects. We explore cost/market relationships for office buildings, apartments, condominium properties, subdivisions, hotels, sports facilitates, recreational centers, public facility structures, and more. Our analyses help pinpoint, with extraordinary accuracy, the price points, likely segments, and pace of utilization that a development project will experience.

The real estate and economics professionals in the Community Solutions Group have developed a series of dynamic financial models specifically for providing analysis, feedback, and projections which test a client's ability to sufficiently meet revenue goals. Working closely with each individual client, we identify crucial information to deliver the best possible results.

GAI's feasibility studies align project cost and the pricing required to support it in finished form with the market's ability to yield a return on investment. Feasibility is determined by internal standards. While the numbers may vary, the analytical process does not—it remains the same whether there are public or private interests to consider.

gaiconsultants

COMMUNITY SOLUTIONS GROUP

gaiconsultants.com/communitysolutions

Transforming ideas into reality since 1958, GAI is an employee-owned, engineering, planning and environmental consulting firm providing local expertise to worldwide clients in the energy, transportation, development, government, and industrial markets.

The Community Solutions Group at GAI is well positioned and committed to conducting feasibility studies and economic analyses for development projects, and clients value the benefits of our objective input. From complex initiatives to simple developments, we approach every project with the same high level of commitment needed to help our clients achieve their financial goals.

Market and Financial Analysis Services

- Real property portfolio management consulting
- Acquisition and disposition strategy assistance
- Developer solicitation
- Feasibility analyses to evaluate market potential
- Analysis of supply and demand factors and project sizing and amenity mix
- Utilization/operational performance projections
- Estimate of sales based on project characteristics
- Economic and fiscal impact analysis
- Project planning from concept development to site selection, and best use determination
- Property valuation and appraisal
- Market research and feasibility analyses
- Financial planning to identify financing sources and public/private partnerships
- Deal structuring and cost/benefit analysis
- Development programs/project administration
- Tenant identification and lease/sale terms
- Evaluation and financial analysis for new or existing water, wastewater and electric utilities

Service Profile

Water and Wastewater Engineering

GAI knows the present and future challenges facing water, wastewater, reclaimed water, and storm water utilities. Providing a unique blend of water and wastewater engineering and consulting services to both public and private clients throughout the United States, our seasoned licensed professionals deliver solutions that work.

Intricate industry knowledge and proven skills in water engineering mean utilities and their customers benefit from innovative and practical solutions.

Dedicated to helping communities, utilities, and private developers identify and maximize water supplies, GAI delivers water and wastewater solutions that incorporate options for groundwater, surface water, and potential purchase from nearby communities. We use advanced hydraulic software models to find practical, low cost answers, and our modeling, resource optimization, and permit negotiation strategies guide clients seamlessly through the consumptive use permitting process. GAI's innovative and creative designs for water infrastructure include raw water intakes and piping, ground wells, and treatment and storage facilities.

To help protect and preserve the environment, GAI designs wastewater infrastructure—collection pipelines, pump stations, force mains, treatment facilities—that produce high quality effluent for reuse and nutrient removal. Reclaiming "used" water is essential to using existing water supplies efficiently. GAI's services for water reuse promote the most versatile use, storage, and transmission options. We take care of public, commercial, and agricultural application site permitting and work with utilities and developers to foster agreements for sharing reuse water resources.

As a standard, GAI's engineers work closely with water clients to select processes that best meet their objectives and resources. Our planning strategies involve advanced hydraulic and process engineering models that optimize future facilities, and scheduling that moves projects forward. And GAI's construction inspectors have many years of hands-on experience working in wastewater facilities.

Water and wastewater utility system projects for capacity expansion or acquisitions that have significant capital needs are often funded with revenue bonds. The terms of the bonds are a function of market conditions and the financial feasibility of the project. GAI prepares written documentation to

gaiconsultants

gaiconsultants.com

Transforming ideas into reality, since 1958, GAI is an employee-owned, engineering, planning, and environmental consulting firm providing local expertise to worldwide clients in the energy, transportation, development, government, and industrial markets.

demonstrate financial feasibility, presents to rating agencies and bond insurers, and assists utilities in securing good credit ratings, obtaining low-cost bond insurance, and getting the best possible financing terms.

GAI guides utilities on permitting, operations, capital upgrades, and modernizing existing infrastructure. Our water specialists help define and plan for the future through master planning that addresses water, wastewater, and storm water. With limited water resources available, GAI's value lies in our ability to help clients plan for future growth and determine the optimal use of existing water supplies.

Water and Wastewater Engineering Services

- Plant evaluation and operation optimization
- Project procurement strategies
- Capital project planning
- Pilot studies
- System valuation and financing
- Rate and cost of service studies
- Feasibility, financial and capacity analysis reports
- Proposal and grant preparation
- Facility siting
- Permitting assistance
- Raw water intake studies and piping design
- Water treatment facility and ground well design
- Water transport and storage design
- Wastewater collection, treatment, disposal design
- Membrane softening system design
- Reverse osmosis system design
- Effluent disposal and reuse facilities design
- Project start-up

Service Profile

Stormwater Management and Flood Protection

The storm water management professionals at GAI protect ponds, wetlands, and water channels, keeping them operational as public and private clients advance their development projects. Professionals in multiple disciplines guide private and public clients through the issues of managing drainage and run-off in compliance with watershed rules for storm water systems. Our innovative solutions re-direct natural water flows, minimize flood concerns, and maintain wetland areas.

Professionals committed to managing water drainage with the most cost-effective strategies means economical and practical solutions for communities.

Understanding that land developers, highway builders, and utilities face new and changing Phase II storm water management criteria for construction and post construction activities, GAI's proven storm water management specialists follow a four-step process that expedites the permitting process and identifies the most cost-effective, post-construction storm water pollution prevention technology.

Jurisdiction Analysis—GAI researches and identifies applicable codes, regulations, and requirements associated with jurisdictional agencies.

Study and Design Development—Our designs for bridge hydraulics, cross drains, and retention/detention and collection systems include pond, wetland, filtration, and open-channel water treatment designs following Best Management Practices (BMP). Our floodplain-floodway studies include floodplain compensation, no-rise certification, and FEMA floodplain map revision.

Permitting—GAI moves projects through permitting efficiently, following standardized application procedures and formats developed for efficiency. We know the process and the best path to follow in getting permit approvals. Our teams work with local and state authorities throughout the process to prevent any permitting delays.

Certification—After a stormwater management project has been successfully permitted and constructed, GAI follows up with a thorough review to check that all design elements are complete and operational.

Protection from rising floodwaters is a major concern. GAI's premier capabilities in flood control engineering include computer modeling, hydrologic and hydraulic analyses, and innovative design. Our stability analyses and foundation investigations for flood control systems keep waterways—from storm channels to levees and dams—flowing within their boundaries.

gaiconsultants

gaiconsultants.com

Transforming ideas into reality, since 1958, GAI is an employee-owned, engineering, planning, and environmental consulting firm providing local expertise to worldwide clients in the energy, transportation, development, government, and industrial markets.

GAI develops plans and manuals, evaluates existing stormwater systems, designs retrofits to modernize older systems, guides clients through permitting processes, and finds the most cost-effective strategies for post-construction stormwater pollution prevention.

Flood protection begins with watershed infiltration and runoff control, continues with channel improvements, and ultimately relies on quality engineering solutions for flood control dams. GAI is a premier engineering partner for stormwater management and flood control.

Stormwater Management and Flood Protection Services

- Flood protection and flood damage surveys
- Field reconnaissance
- Potential flood control measure identification
- Hydrologic and hydraulic analyses
- HEC-HMS/HEC-RAS computer program modeling
- Dredging and sediment removal design
- Floodwall restoration and crack/joint repair design
- Rip-rap and sheet pile restoration design
- Channel improvements design
- Access ramp remediation
- Levee design and construction monitoring
- Non-structural strategies for improvement
- Dam foundation and structural investigations
- Hydraulic and embankment design
- Stability and seepage analyses
- Spillway and outlet works design
- Pore water pressure monitoring
- Slope movement monitoring

Service Profile

Campus/Institution Planning and Design

Creating or improving an institution's campus isn't much different than creating or improving a city. Regardless of the size of the campus the elements are the same and so are most of the challenges. Finance, transportation and parking, safety and security, streetscapes and public places, aging infrastructure—all of these issues and dozens more face administrators every day. The economic consultants, planners, and landscape architects that make up the Community Solutions Group at GAI are focused on solving these issues.

Decades of guiding clients through successful design, expansion, and upgrade projects means we create memorable campus experiences.

Whether creating master plans, guiding expansions that make economic sense, or designing site-specific facilities that create environments for social interaction, learning, and a spirit of community, institutional campuses require the mastery of real estate, planning, and design that the Community Solutions Group has achieved through decades of successfully creating and expanding campus environments nationwide.

GAI's Community Solutions Group works on long range planning and design projects for medical, office, educational, and institutional campus environments. Our work is designed to provide a thoughtful framework for land use, buildings, circulation, open space and environmental assets—geared to enhance current conditions and provide a strategy for future growth and value creation.

GAI's economists and planners provide the framework for campus projects while our designers create the plans that guide the development, reconstruction, and expansion of facilities. We follow a process that involves administrators, end-users, and local officials.

The resulting plans guide the campus toward a more sustainable future. Our professionals address infrastructure needs, the physical location of proposed architectural facilities, and the spaces and landscape in between to create memorable experiences and idyllic campus images.

gaiconsultants

COMMUNITY SOLUTIONS GROUP

gaiconsultants.com/communitysolutions

Transforming ideas into reality, since 1958, GAI is an employee-owned, engineering, planning, and environmental consulting firm providing local expertise to worldwide clients in the energy, transportation, development, government, and industrial markets.

With the full support of the engineering, environmental, and survey professionals at GAI, the Community Solutions Group provides the guidance needed to create memorable campus experiences. Our work is collaborative, and often includes outreach to local governments to position the campus or institution as a shared strategic asset critical to the local economy and culture in order to develop partnerships for success.

Campus/Institution Planning and Design Services

- Landscape Master Plans
- Real Estate and Economic Consulting
- Landscape Architecture
- Transportation Planning
- Cultural Resource Management
- Civil Engineering
- Survey
- Geotechnical Engineering
- Structural Engineering

Service Profile

Civil/Site Engineering

Land development is an integration of site planning, civil engineering, and stormwater management—and GAI has engineers, planners, and environmental professionals dedicated to developing sites. Our project managers have 10 to 30+ years of experience in managing small to complex residential, commercial, industrial, institutional, and brownfield development projects.

Assessing existing conditions with client's goals in mind means we maximize development potential.

Development projects embody unique site layout, grading, roadway, and utility design characteristics; and every region has topography, property constraints, and infrastructure design challenges. This is why land development requires seasoned project managers skilled in determining the best use of a site—through planning, design, permitting, and construction.

GAI's design process starts with client meetings. We listen to our client's needs and aspirations, and discuss their envisioned master plan. We then analyze governing municipalities at all levels, and review ordinances for allowable use, site development requirements, and stormwater management ordinances to gain a solid understanding of the site specifics.

GAI evaluates existing site conditions, including topography, natural resources, wetlands and streams, drainage patterns, and existing or nearby utility and roadway infrastructure. We understand the importance of the early planning so the site layout is in continuity with existing conditions and meets the intended use of the client.

GAI's land development professional are skilled in effectively utilizing existing conditions as much as possible to be cost effective, yet remaining compliant with current regulations, and ultimately achieving the client's goals for the project.

GAI designs sites that meet the LEED® Site/Civil requirements of our clients. Our site layouts maximize development potential with cost-effective features and aesthetic stormwater management design. We design rain gardens and vegetated swales to convey stormwater runoff, and locate catch basins, piping systems, and ponds to maximize land use. GAI has practical stormwater management solutions that meet site topographic and natural resource challenges.

gaiconsultants

gaiconsultants.com

Transforming ideas into reality, since 1958, GAI is an employee-owned, engineering, planning, and environmental consulting firm providing local expertise to worldwide clients in the energy, transportation, development, government, and industrial markets.

Our engineers and construction specialists are skilled in developing construction cost estimates and performing construction inspection, documentation, monitoring, and management for site projects.

GAI's award winning professionals have the experience and vision to handle a broad range of development needs, including the design, approvals, and construction of civil site development and stormwater management projects.

Civil/Site Engineering Services

- Land use and economic feasibility studies
- Impact fee studies and code impact assessments
- Facilities planning and design
- Site selection and permit acquisition
- Hydrologic and Hydraulic (H&H) studies
- Soil-structure interaction investigations
- Foundation investigations and design
- Structural/non-structural alternative analysis
- Cultural and historic resources investigations
- Environmental assessments and species studies
- Wetland mitigation, design, and permitting
- Storm water management and site drainage design
- Water and sewer design
- Utility assessment, rehabilitation and design
- E&S Control Plans and permitting
- Surveying, construction layout, and as-builts
- Site geometry, demolition, and grading plans
- Subdivision, roadway, lighting, and traffic design
- Traffic impact studies and MOT plans
- Landscape architecture and streetscape design
- Parks and recreation trails design

Service Profile

Development Strategies

Project success in the changing real estate development market depends on context, understanding, timeliness, and data accuracy in each phase of planning, development and implementation. GAI, and its economic strategist and planners in the Community Solutions Group at GAI, work side by side with public agencies, institutions, and developers to tackle some of the most complex projects in the nation—and often some of the largest.

Becoming a working partner means guiding and counseling clients from the early stages of development regardless of project scale or level of effort.

The Community Solutions Group is engaged in large-scale and new community projects that entail substantial residential and commercial elements. These projects require an understanding of phasing and infrastructure cost. Many projects involve thousands of acres of property that will be developed over generations. Projects of this magnitude require extraordinary technical knowledge, exposure to emerging trends in development, and an ability to deal simultaneously with owner needs, lender requirements, and regulatory demands. These projects require strategy and theme, not just an idea, to move through the difficult challenges created by the marketplace, alternative capital needs, and local government influence and control.

Familiarity with the entire real estate development process equips GAI's real estate professionals to respond to the specific issues associated with each development program. These skills have inserted the Community Solutions Group into projects centered on office buildings, apartments, condominium property, subdivisions, hotels, utilities, sports facilities, recreational centers, and public facility projects and more.

The Community Solutions Group's services are structured such that we are positioned to apply skilled analytical techniques to deliver timely and thorough information and counsel to clients. Planners, real estate analysts, financial specialists, public administrators, and designers combine to find strategies for enhancing opportunities to succeed in the market even when there is slowing performance.

gai consultants

COMMUNITY SOLUTIONS GROUP

gaiconsultants.com/communitysolutions

Transforming ideas into reality since 1958, GAI is an employee-owned, engineering, planning, and environmental consulting firm providing local expertise to worldwide clients in the energy, transportation, development, government, and industrial markets.

With more than 25 years of experience in real estate counseling, we have witnessed market highs and lows in many regional settings. GAI is a working partner coordinating with owners and principals to guide and advise clients from the earliest stages of development into actual sale or occupancy.

Drawing expertise from a broad range of in-house disciplines, GAI's diverse range of services meets the objectives and circumstances of each project. Clients return again and again for us to monitor or control past enterprises or counsel on new. The Community Solutions Group at GAI is a valued partner.

Development Strategies Services

- Project planning for concept development and site selection, highest and best use determination, and property valuation and appraisal
  Financial projections and project cost estimation
- Financial planning to identify financing sources
- Financial planning for public/private partnerships
- Sensitivity testing, deal structuring, and cost/benefit analysis
  Development programming
- Project administration and implementation including formulating phasing schedules, selecting and forming liaisons with design consultants, and establishing operating procedures
- Lease/sale term structuring
- Approval/permit assistance
- Utility system evaluation and the impact on project or utility operations

Service Profile

Streetscape Planning and Design

For decades urban environments evolved from poorly planned collections of roadways and structures into cities and towns, with far too little thought given to the spaces that connected them and the social consequences of ignoring them. Today, GAI finds itself in the forefront of urban planning and design concepts through the skills and commitment of our Community Solutions Group. This group of landscape architects, planners, designers, and economic and real estate professionals is dedicated to enriching the lives of those living and working in the cities we touch.

Exceptional skill and creativity results in public places that satisfy community needs and concerns while exceeding expectations.

The Community Solutions Group's planning experts provide a framework for substantive change to occur—change that recognizes the importance of creating safe, attractive, and welcoming cities and towns that foster economic opportunity and a sense of community. Our landscape architects then build upon the opportunities presented by planning to physically transform spaces that were previously ignored or underutilized.

Our Community Solutions Group's professionals are highly experienced and understand that the spaces along our roadways are as important as any other public place. Our landscape architects and planners create dynamic streetscapes and urban environments that support and revitalize the economic success of local merchants and enhance avenues for social interaction.

Streetscapes, plazas, and urban "gathering places" designed by GAI succeed in part because we believe in public involvement during the design process. The participation of the community and those that will benefit from the project is a key element in the success of our award winning work. Public outreach assures buy-in and the sense of ownership that is felt throughout a community when a project is complete. Voices are heard, issues are addressed, and concerns and needs are reflected in the final design.

The Community Solutions Group at GAI, armed with what has been learned through results-driven planning and design processes, treats each project and space uniquely. Our studio of creative designers follows an aesthetic that captures the essence of those features and attributes to help redefine the community.

gai consultants

COMMUNITY SOLUTIONS GROUP

gaiconsultants.com/communitysolutions

Transforming ideas into reality, since 1958, GAI is an employee-owned, engineering, planning, and environmental consulting firm providing local expertise to worldwide clients in the energy, transportation, development, government, and industrial markets.

Collaborating with GAI's engineers, the Community Solutions Group revitalizes infrastructure, provides green solutions, and makes entire public realms more conducive to becoming vibrant and thriving neighborhoods. From creative ideas to creating the design plans, the Community Solutions Group at GAI is a premier partner for positive change.

Streetscape Planning and Design Services

- Urban Planning and Design
- Landscape Architecture
- Green Infrastructure
- Civil Engineering
- Survey
- Cultural Resource Management
- Wayfinding and Graphics
- Electrical Engineering and Lighting Design
- Transportation Planning
- Design Guidelines
- Structural Engineering
- Construction Engineering Inspection

Service Profile

Transportation and Traffic Engineering

GAI applies practical engineering and years of field experience to providing context-sensitive solutions for urban and rural traffic challenges. Blending professional training with proven engineering skills, our transportation professionals address a broad range of traffic engineering projects from routine designs to comprehensive transportation impact studies.

Using advanced data collection techniques and modeling software means the best possible solutions for clients, owners, and communities.

GAI's traffic engineers keep abreast of the latest developments in transportation engineering through continuing education and by participating in technical seminars. We regularly research technological advancements in the transportation industry so GAI can continue to deliver the best possible solutions to our clients.

Utilizing a design-thinking approach to traffic engineering, GAI's transportation professionals are able to get a better view of each client's perspective and better understand and define their individual needs. We have advanced data collection techniques and modeling software so our engineers can accurately define current traffic flows and formulate precise future volume predictions. With recommendations and design concepts based on extensive engineering and construction experience, our design-specific, best-practice traffic solutions fit all modes of transportation.

GAI's skilled engineers and planners make a valuable partner for transportation study projects We collaborate with the client and other project stakeholders through meetings and feedback gathering sessions. Our advanced presentation techniques include computer modeling and graphic displays that build public and private consensus by visually conveying scenarios for complex roadway systems and land-use concepts.

"Proven abilities in public outreach" means GAI informs as well as educates. Balancing project need and benefits with cost and local impact, we help clients reach out to community leaders and their constituents with a strategy that achieves that balance and accomplishes positive end results. With this type of community support, projects are more likely to move forward and achieve the project goal.

gaiconsultants

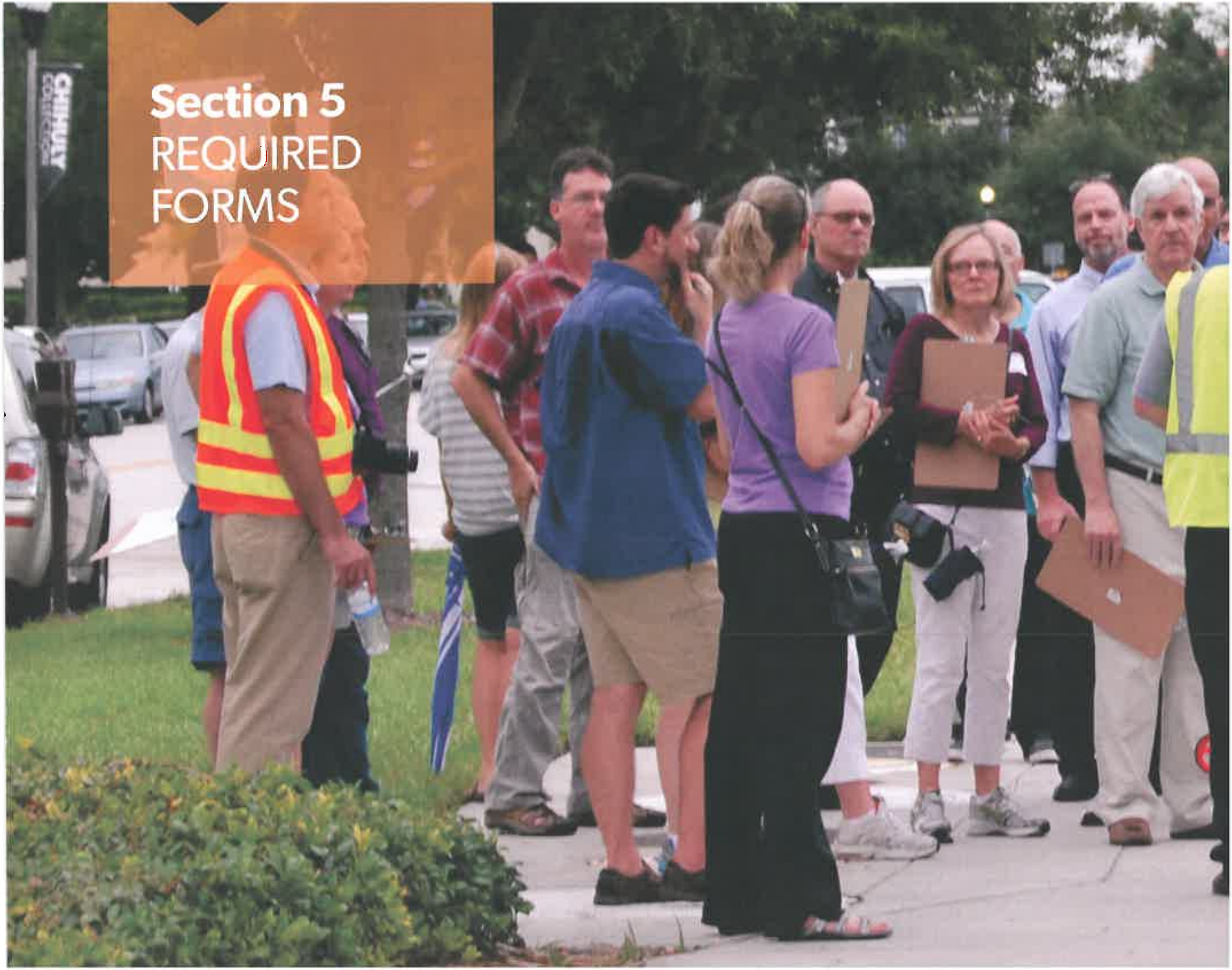
gaiconsultants.com

Transforming ideas into reality since 1958, GAI is an employee-owned, engineering, planning, and environmental consulting firm providing local expertise to worldwide clients in the energy, transportation, development, government, and industrial markets.

GAI's seasoned traffic engineers pay close attention to constructability issues, and are dedicated to applying new technologies that improve the mobility of the traveling public. We work with both public and private transportation clients to improve the vast transportation networks that connect our nation.

Transportation and Traffic Engineering Services

- Traffic impact studies
- Parking studies
- Corridor accident and safety studies
- Transit route studies
- Roundabout analysis and justification studies
- Data collection programs
- Signal warrant analyses and permitting
- Traffic signalization and timing design
- Signal interconnection design
- Highway signing and lighting design
- Traffic sign inventories
- Traffic control during construction
- Maintenance and protection of traffic
- Pavement marking plans
- Opinions of probable construction costs



Section 5
REQUIRED FORMS


TICKETS

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

R. Todd Schoolcraft, PLA, ASLA, Project Manager
(Name, Title)

R. Todd Schoolcraft, PLA, ASLA, Project Manager
(Printed Name and Title)

300 Summers St., Ste. 1100, Charleston, WV 25301
(Address)

304-926-8100/304-926-8180
(Phone Number) / (Fax Number)

r.schoolcraft@gaiconsultants.com
(email address)

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

GAI Consultants, Inc.
(Company)

(Authorized Signature) (Representative Name, Title)

Dave Gilmore, PLA, MBA, Charleston Office Leader
(Printed Name and Title of Authorized Representative)

March 23, 2017
(Date)

304-926-8100/304-926-8180
(Phone Number) (Fax Number)

ADDENDUM ACKNOWLEDGEMENT FORM
SOLICITATION NO.: 0603 ADJ1700000005

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

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

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

☑ Addendum No. 1	☐ Addendum No. 6
☑ Addendum No. 2	☐ Addendum No. 7
☑ Addendum No. 3	☐ Addendum No. 8
☑ Addendum No. 4	☐ Addendum No. 9
☐ Addendum No. 5	☐ Addendum No. 10

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

GAI Consultants, Inc.
Company


Authorized Signature

March 23, 2017
Date

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

STATE OF WEST VIRGINIA
Purchasing Division

PURCHASING AFFIDAVIT

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

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

DEFINITIONS:

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

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

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

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

WITNESS THE FOLLOWING SIGNATURE:

Vendor's Name: GAI Consultants, Inc.

Authorized Signature: _____ Date: March 23, 2017

State of West Virginia

County of Kanawha, to-wit:

Taken, subscribed, and sworn to before me this 23 day of March, 2017.

My Commission expires August 31, 2021.

AFFIX SEAL HERE

NOTARY PUBLIC _____

NOTARY PUBLIC OFFICIAL SEAL
LENA TILLER
State of West Virginia
My Comm. Exp. August 31, 2021
GAI Consultants Inc
300 Summers St Ste 1120 Charleston, WV 25301