



**BRANDSTETTER  
CARROLL INC**  
ARCHITECTS . ENGINEERS . PLANNERS

8/16/2019

2360 Chauvin Dr  
LEXINGTON  
KY 40517  
859.268.1933  
FX: 859.268.3341

Mr. Guy Nisbet  
2019 Washington Street, East  
Charleston, WV 25305

RE: A/E Services-Twin Falls Resort Outdoor Pool and Structure

308 East 8<sup>th</sup> St  
CINCINNATI  
OH 45202  
513.651.4224  
FX: 513.651.0147

Dear Mr. Nisbet,

Brandstetter Carroll Inc. (BCI) is pleased to submit this Statement of Interest with respect to the above referenced project. Having completed over 125 Municipal Aquatic Centers, BCI understands the challenges that lay ahead. Please note the level of experience for the key members of the Design Team. The Principal-in-Charge will be Michael E. Carroll, AIA, who has over 40 years' experience, and has completed many major municipal projects. In addition, the Firm's Aquatics Engineer, Charles Schneider PE, has provided aquatic engineering on all BCI projects since 2003.

1220 West 6<sup>th</sup> St  
Suite 300  
CLEVELAND  
OH 44113  
216.241.4480

Section I, Executive Summary, provides all of the information as requested in the RFQ. Section I also contains information regarding the firm's beliefs and history for cost and schedule control, as well as our standard for communication. The citizens of West Virginia can trust BCI to complete this project on time and on budget, and BCI's past performance speaks to that ability.

17300 Preston Rd  
Suite 310  
DALLAS  
TX 75252  
469.941.4926  
FX: 469.941.4112

Finally, with the exception of small involvement by Mechanical, Electrical and Structural Engineers, all of the Architectural and Aquatics Engineering and Design services will be provided in house by BCI staff. Thank you so much for your consideration for this important project to the State of West Virginia.

Sincerely,

Brandstetter Carroll, Inc.  
Architects, Engineers, Planners

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WV PURCHASING  
DIVISION

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## Section I. Executive Summary



## DESCRIPTION OF FIRM

Brandstetter Carroll Inc. was founded in 1979 with the express purpose of providing professional design services to units of local government in Ohio, Kentucky and adjacent states. Since that time, the firm has grown to include a staff of nearly 60 people, with offices in Cincinnati, Cleveland, Dallas and Lexington Kentucky. BCI offers design services in virtually all areas of municipal infrastructure including utilities, transportation, public safety, administration and recreation. Most of the services being provided by "in house" staff.

BCI has designed over 125 municipal aquatic centers since 1979 and has perhaps designed more municipal pools than all of the other Ohio and Kentucky firms combined. BCI has been an industry innovator, designing many of the "firsts" including the first Family Aquatic Center in Ohio (Gallipolis-1985), first zero depth pool in Ohio (Westlake-1988), and the first Family Aquatic Center in the nation (Charlotte NC-1983). The firm has been the recipient of over 25 design awards from industry peer groups and state associations such as the Ohio Park and Recreation Association. BCI has always placed a great emphasis on operational cost recovery. The recently completed Logan Ohio Outdoor Family Aquatic Center Feasibility Study shows a possible 100% cost recovery.

Additional information is as follows:

Primary Consultants Name:	Brandstetter Carroll Inc.
Contact Person:	Michael E. Carroll, AIA, Senior Vice President
Location:	2360 Chauvin Drive, Lexington, KY 40517
Number of Years in Business:	40 Years
Role of Firm:	Architecture Design, Aquatic Engineering and Design, Civil Engineering, Construction Administration, Project Management

## EXPERIENCE

BCI has transformed the Aquatics Design industry. Pool renovations and reconstructions became popular in the 1970's as WPA pools began to deteriorate. At the same time, cities needed a solution to the high cost of annual operations and operating deficits. The answer was a facility that catered to the recreational needs of users, since 95% of users were looking for a recreational experience. This trend has continued through to today. As a result, the industry has seen large increases in annual attendance, with gate receipts often recovering operating expenses.

New technologies and equipment also aided in this transformation. Aquatic features such as water slides, spray grounds, lazy rivers and the like attract families. Improved aquatic programming, better food service and expanded beach areas attract more people. The performance of recent Family Aquatic Centers is included on The Logan Outdoor Family Aquatic Center Feasibility Study of 2018 (see Table 2.1 on page 8).

BCI has worked with or assisted with the development of many technologies that are in use today. Aquatic Engineer Charles L. Schneider PE has been the BCI Market Sector Leader in this field since 2003. His specialty is the technical design of pools, and as the equipment has become more complicated, he has stayed abreast of the marketplace.

## COMMUNICATION AND ACCESSIBILITY OF ARCHITECT

BCI has a wealth of experience providing professional design services to municipalities, but the real concern is, will the firm be accessible to the client and provide better services and a better EXPERIENCE. Delivering a better EXPERIENCE to each client which is what sets BCI apart. The ability to do this means BCI must be accessible and put a strong emphasis on the Project Manager. The role of the project manager is defined below:

**The Project Manager (PM)** will be the center of activity throughout the project. They will organize the Project Team and bring them "to the table" at the appropriate times. The PM must have strong communication, organizational, and leadership skills along with a great attention to detail. The PM is the direct link between the client and the Design Team. A strong PM:

- Performs as they promise
- Stays on schedule
- Stays on budget
- Addresses tough problems with urgency
- Promptly returns phone calls and emails

## QUALITY ASSURANCE/DOCUMENT COORDINATION

The cost of any project is managed by reducing the number of unnecessary Change Orders in the field especially for the renovation and expansion of an existing facility and one that will remain open during construction. This is accomplished by presenting the contractor with a thorough set of Construction Documents and Specifications that are clear and can be interpreted without confusion, as well as by assigning a single Construction Administrator to oversee the firm's Construction Phase services. This phase typically consists of 25% of the total services provided by BCI. As a result, the firm's Principal-in-Charge and Project Manager are involved during the construction process and are on site on a monthly basis. The assigned Construction Administrator is on site on a weekly basis as well.

## QUALITY CONTROL PROGRAM

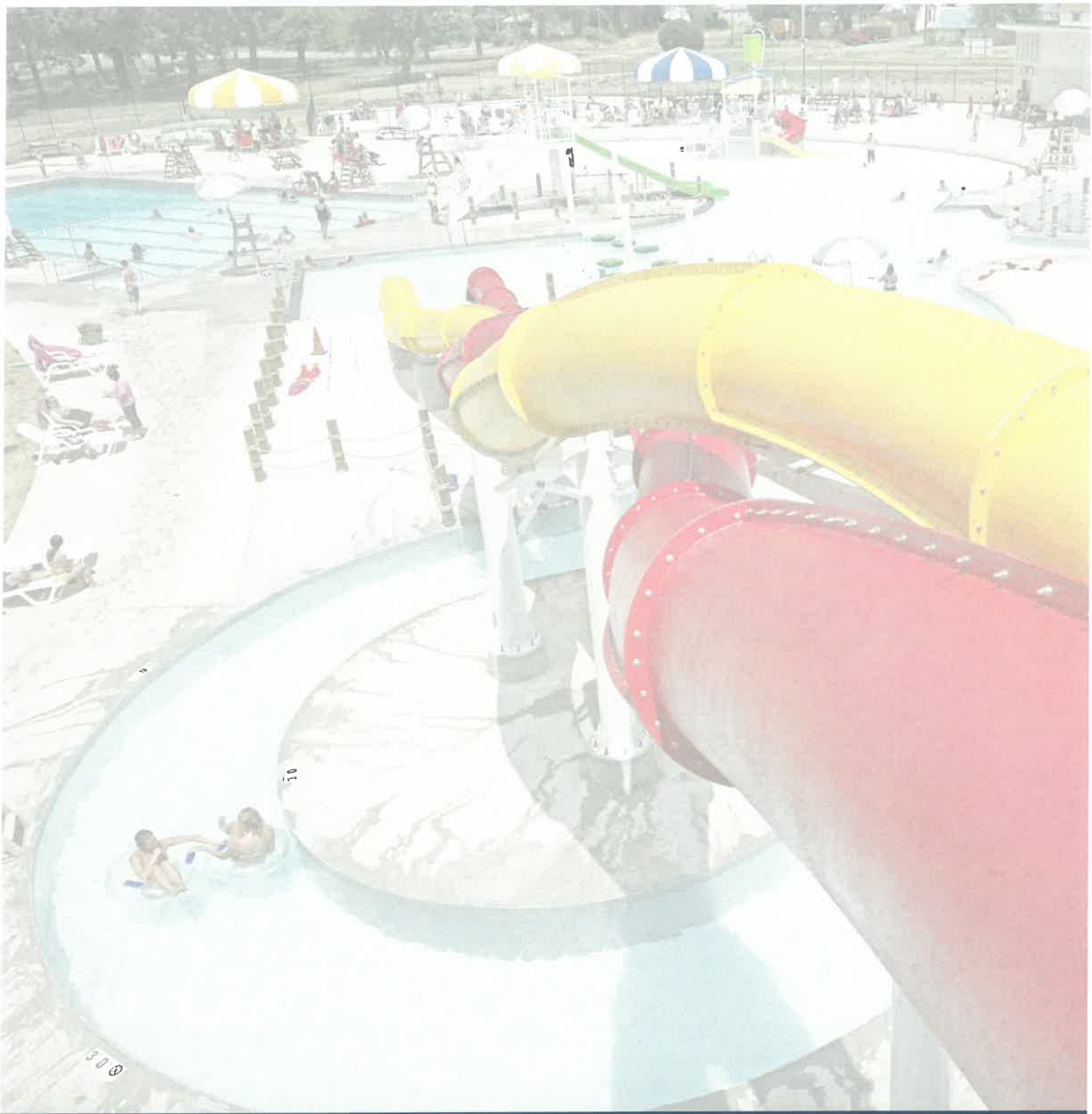
BCI's QC/QA program was developed because of the firm's commitment to earning customer loyalty based upon the consistent ability to deliver quality service and projects to our clients. **The firm's quality control procedures have enabled BCI to maintain a percentage of Change Orders of 1.5% compared to the national average of 4%.**

### 1. Schedule Control Methods

BCI is committed to accurate and proactive scheduling to eliminate potential surprises and delays in progress. Scheduling strategies will be the responsibility of the Principal-In-Charge and Project Manager to ensure milestones are met. As the project initially develops, the scheduling staff places the project goals into a Critical Path Method (CPM) schedule. The schedule will reflect goals at each project interval and aid in tracking progress.

### 2. Cost Control Methods

The BCI Team will approach cost control on this project as a continuous process. It is customary for BCI to evaluate cost implications of all major decisions throughout the design process, regardless if it falls at the end of a phase. By doing this, the Owner remains continually attune to all elements of the project affecting cost. Proactive communication works well with all Team partners regarding the effect decisions can potentially have on cost. The role of the Project Manager is to keep everyone involved in the decision-making process. The goal of the BCI team relative to budget items is to have no surprises.



## Section II. References



## WESTLAKE OHIO FAMILY AQUATIC CENTER

### Project Name, Location and Date:

Westlake Family Aquatic Center  
 Westlake, Ohio  
 Date: 2017-2019 (project 60% complete)

### Summary of Project:

BCI renovated the Westlake Clague Park Pool in 1988, which was the first "zero depth pool" in Ohio and continued the working relationship since. In 2016 BCI completed a Recreation System Plan, and a new Clague Park Pool was their first priority. Following a successful bond issue in 2017, design began on this \$7.5m project, with construction beginning in late 2018. It includes a 25m competition pool, an activity pool, and lazy river, diving and support buildings. The city invested a large portion of the budget in water features because they wanted it to be the "Premier Aquatic Facility in Ohio". To date, the project is on schedule and had had only 0.5% Change Orders.



### Client Reference:

Robert Kelly PE – Westlake City Engineer  
 27700 Hilliard Boulevard, Westlake, Ohio  
 440.617.4145

## MEDINA OHIO MUNICIPAL POOL RENOVATION

### Project Name, Location and Date:

Medina Municipal Pool Renovation and Spray Grounds  
 Medina, Ohio  
 Date: 2017 Completed

### Summary of Project

BCI has been working with the City of Medina since 1996 on various projects and had been examining ways to improve a 1950's facility, which was renovated in 1976. Due to a limited budget, the scope included only a zero depth access, a water slide plus a few other features. The pool house was renovated by city crews. At a cost of less than \$1m, the pool was completed for the 2017 season, and to the surprise of all, recovered all of its operating expenses via gate receipts in year one. In 2016, BCI also completed a Spray Ground at another location in Medina, with the same Project Team at a cost of \$400k. The firm is also working on a major Medina County/Medina City project combining Municipal Court, County Court and the County Administration Building at a cost of approximately \$35m.



### Client Reference

Dennis Hanwell - Medina Mayor  
 Patrick Patton PE - City Engineer  
 330.722.9034  
 ppatton@medinaoh.org

## ELYRIA OHIO SPRAY GROUNDS

### Project Name, Location and Date

Elyria Ohio Park and North Park Spray Grounds  
Elyria, Ohio  
Date: 2018 Completed

### Description of Project

BCI has been working with the City of Elyria since 1991 on various projects that involved planning and facilities. These include the South Park Recreation Center, Cascade Park, a Recreation Systems Plan, and a new \$10m Municipal Court Building. In 2015, Nancy Nozik AIA led an effort to complete a city wide Aquatic Plan which involved the construction of a Family Aquatic Center and two Spray Grounds. At the urging of BCI, and the city's limited operating budget, leadership decided to close several deep water pools and replace them with one new Family Aquatic Center plus two Spray Grounds. This plan will increase revenues and reduce operating costs significantly.



The Spray Grounds were completed in time for the 2018 season. The Master Plan for the Aquatic Center was revised in 2018, and the city looks forward to this next phase.

### Client Reference

Carrie Reardon  
Director of Parks and Recreation  
440.326.1501  
creardon@cityoffelyria.org

## PLAIN CITY MUNICIPAL POOL

### Project Name, Location and Date

Plain City Municipal Pool  
City of Plain City, Ohio  
Date: 2011 Completed

### Description of Project

In 1980, BCI renovated the old Village Pool that had been built in 1952. By 1979 it had deteriorated such that a renovation was needed. At a cost of \$200k BCI renovated the facility which served the Village until 2009. BCI was hired to provide a Feasibility Study and the project went before the voters. The campaign was successful, and BCI provided the design services.



The project was completed in 2011 at a cost of \$2.4m.

### Client Reference

Nathan Cahall  
Village Administrator  
614.873.3527



### **DOUBLE OAKS POOL CHARLOTTE NC**

#### Project Name, Location and Date

Double Oaks Aquatic Center  
Charlotte/Mecklenburg County Joint  
Recreational District  
Date: 2016 Completed

#### Description of Project

BCI completed a comprehensive Aquatic System Plan for the City of Charlotte in 1983. Part of the recommendations was to convert the existing Double Oaks Pool into a Family Aquatic Center with multiple pool tanks, water slides, spray features and a Disney like activity pool. This plan was rejected by the city in favor of a more traditional renovation. BCI completed three pool renovations for the city at that time. In 2015, the city merged with Mecklenburg County and decided to build a new Double Oaks Aquatic Center much like the 1983 plan. By this time, Family Aquatic Centers had become the industry norm.



The new Double Oaks Pool was moved to a new site, in the same neighborhood, and includes a competition pool, activity pool, zero depth, water slides and spray features. It was constructed at a cost of \$4.0m and was completed for the 2016 season.

#### Client Reference

Peter Wasmer- Project Manager, Asset Facility Management  
704.564.5563  
James Williams, Parks & Recreation Representative  
704.534.8258



## Section III. Personnel

## MICHAEL E. CARROLL, AIA *Principal-in-Charge*



### EDUCATION

University of Cincinnati, Bachelor of Architecture  
College of Design, Art, Architecture  
The Harvard Graduate School of Design, "The New American Courthouse"

### REGISTRATIONS

Registered Architect: State of Ohio, Commonwealth of Kentucky, State of South Carolina, State of Tennessee, State of Illinois, State of Wisconsin, State of New York, State of Texas, State of Oklahoma, Commonwealth of Virginia

### AFFILIATIONS

- American Institute of Architects
- National Council of Architectural Registration Boards
- Leadership Lexington 1985-86

### RELEVANT PROJECTS

- Aquatic and Recreation Complex at The Heights, Huber Heights, Ohio
- Pleasant Ridge Pool Renovation, Cincinnati, Ohio
- McKie Recreation Center Pool, Cincinnati, Ohio
- Community Park Pool, Princeton, New Jersey
- College Park Natatorium, Winchester, Kentucky
- Paradise Cove Family Aquatic Center, Richmond, Kentucky
- Tippacanoe Family Aquatic Center, Tipp City, Ohio
- Florence Aquatic Center, Florence, Kentucky
- Groveport Recreation and Aquatic Centers, Groveport, Ohio
- Shelbyville Outdoor and Indoor Aquatic Centers, Shelbyville, Kentucky
- Lyndhurst Family Aquatic Center, Lyndhurst, Ohio
- Mt. Healthy Aquatic Center, Mt. Healthy, Ohio
- Dunham Pool, Cincinnati Recreation Commission, Cincinnati, Ohio
- Indian Acres Family Aquatic Center, Marietta, Ohio
- St. Marys Aquatic Renovations, St. Marys, Ohio
- Franciscan Fitness and Wellness Center, Cincinnati, Ohio
- Bay Village Family Aquatic Center, Bay Village, Ohio
- Preston Miller Park Aquatic Center, Bowling Green, Kentucky
- Southland, Woodland, Castlewood Family Aquatic Centers, Lexington, Kentucky
- Elmwood Park Pool, Independence, Ohio

**CONTACT:** [mcarroll@bciaep.com](mailto:mcarroll@bciaep.com)



MONICA G. SUMNER, RA, CID  
*Design Architect*



**EDUCATION**

University of Kentucky, Bachelor of Architecture

**REGISTRATIONS**

Registered Architect: Commonwealth Kentucky [REDACTED]  
Certified Interior Designer: Commonwealth of Kentucky [REDACTED]

**AFFILIATIONS**

- AIAS, 1988 - 1993
- President Student Body - College of Architecture, '92,'93
- NCARB (Intern Development Program)
- President Local Chapter-Business Network International
- Advisory Committee, Lexington Community College Architectural Technology Program, 2001 – 2003
- President Spindletop Homemakers 2007 - 2008
- Kentucky Library Association Member
- Lexington Architectural Review Board 2008-2010
- President Spindletop Community Association 2010 – 2012

**RELEVANT PROJECTS**

- Princeton Community Pool, Princeton, New Jersey
- Colleyville Parks, Recreation and Open Space Master Plan, Colleyville, Texas
- Kyle Vista Recreation Center, Park Design & Operations Plan, Kyle, Texas
- Hamburg Pavilion YMCA, Lexington, Kentucky
- Jessamine County YMCA, Nicholasville, Kentucky
- Ray and Joan Kroc Community Center, Ashland, Ohio
- Don Umerley Civic Center Addition, Rocky River, Ohio
- Tri-Health Indoor and Outdoor Aquatic Addition, Cincinnati, Ohio
- Groveport Recreation Center, Groveport, Ohio
- Mt. Washington Community Center, Cincinnati Recreation Commission
- Madisonville Community Center, Cincinnati Recreation Commission
- Bowling Green Recreation Center, Bowling Green, Kentucky
- Paducah Recreation Center Feasibility Study, Paducah, Kentucky
- Paradise Cove Family Aquatic Center, Richmond, Kentucky
- Tipp City Aquatic Center, Tipp City, Ohio
- Marietta Family Aquatic Center, Marietta, Ohio
- Groveport Outdoor; Indoor Aquatic Centers, Groveport, Ohio
- Shelbyville Indoor and Outdoor Aquatic Center, Shelbyville, Kentucky

**CONTACT:** [msumner@bciaep.com](mailto:msumner@bciaep.com)

CHARLIE S. SCHNEIDER, P.E., AFO, CPO  
*Aquatics Engineer*



**EDUCATION**

University of Texas  
University of Kentucky, B.S.C.E. Hydrology and Hydraulics

**REGISTRATIONS**

Professional Engineer: Commonwealth of KY 2002  
Aquatic Facility Operator 2009  
Certified Pool Operator, Ohio Aquatic Council,

**RELEVANT PROJECTS**

- Ginty and Streeter Pool, Morris Township, New Jersey
- Allen Texas Ford Pool Project, Allen, Texas
- City of Austin Aquatic Facilities Needs Assessment, Austin, Texas
- Plain City Family Aquatic Center, Plain City, Ohio
- Lincoln Park Pool, Marion, Ohio
- Community Park Pool Redevelopment, Princeton, New Jersey
- Kyle Vista Recreation Center Pool, Kyle, Texas
- SomerSplash Water Park Expansion, Somerset, Kentucky
- Pleasant Ridge Pool Renovation, Cincinnati, Ohio
- McKie Pool Renovation, Cincinnati, Ohio
- Paradise Cove Family Aquatic Center, Richmond, Kentucky
- Huber Heights Family Aquatic Center, Huber Heights, Ohio
- Tippecanoe Family Aquatic Center, Tipp City, Ohio
- Indian Acres Family Aquatic Center, Marietta, Ohio
- College Park Natatorium, Winchester, Kentucky
- Senior Living Facilities Therapy Pools and Wellness Centers, 5 locations, North Carolina, Virginia, and Indiana
- Russell County Indoor Natatorium, Jamestown, Kentucky
- Greater Dayton Recreation Center at Roosevelt Commons Indoor Natatorium, Dayton, Ohio
- Hamburg Pavilion YMCA Pool, Lexington, Kentucky
- Jessamine County YMCA Pool, Nicholasville, Kentucky
- Fairview Commons Sprayground, Dayton, Ohio
- Juniper Hill Family Aquatic Center, Frankfort, Kentucky
- Clippard Park and Sprayground, Colerain Township, Ohio
- Dr. Festus Claybon Park Sprayground, Madisonville, Kentucky

**CONTACT** [cscneider@bciaep.com](mailto:cscneider@bciaep.com)

PHILIP N. SCHILFFARTH, AIA, LEED AP BD + C, AFO  
*Project Manager*



**EDUCATION**

University of Kentucky, College of Design  
Bachelor of Architecture, 2008  
PSMJ Project Manager Bootcamp – 2014

**REGISTRATIONS**

- Registered Architect: Commonwealth of Kentucky [REDACTED]
- Certified Interior Designer: State of Ohio # [REDACTED]

**AFFILIATIONS**

- LEED AP BD+C, 2011 - Present
- LEED AP, 2008-2011
- AIA, Member 2008 - Present
- NCARB Program, 2008 - Present
- EBCE Student Mentor
- Boy Scouts of America Assistant Scout Master
- AFO, 2016 - Present

**RELEVANT PROJECTS**

- American Legion Park Pool, Elizabethtown, Kentucky
- Juniper Hill Family Aquatic Center, Frankfort, Kentucky
- Eaton Pool, Eaton, Ohio
- Double Oaks Family Aquatic Center, Charlotte, North Carolina
- Ford Pool, Allen, Texas
- Princeton Community Pools & Recreational Facility, Princeton, New Jersey
- Somersplash Water Park, Somerset, Kentucky
- Huber Heights Aquatic & Recreation Complex, Huber Heights, Ohio
- McKie Recreation Center Pool Renovation, Cincinnati, Ohio
- T. Stuart Payne Pool of Richfield Retirement Community, Salem, Virginia
- Greendale Pool, Greendale, Indiana
- St. John Arena Renovations, Steubenville, Ohio
- Muhlenberg County Park, Greenville, Kentucky

**CONTACT** [pschillfarth@bciaep.com](mailto:pschillfarth@bciaep.com)



**IAN C. BEATTIE, CSI, CCCA AFO**  
**Construction Administration**



**EDUCATION**

Lexington Community College, Associate Degree in Architecture  
University of Kentucky, College of Architecture

**AFFILIATIONS**

- Volunteer Fire Fighter/1st Responder, Camp Dick Fire & Rescue, Lancaster, Kentucky (1997-2003)
- Former Technical Affiliate to Department of Architecture, Lexington Community College
- Secretary of Fraternal Order of Police, Lodge #59
- Scott County Constable, Georgetown, Kentucky

**RELEVANT PROJECTS**

- Fairview Commons Sprayground, Dayton, Ohio
- Juniper Hill Family Aquatic Center, Frankfort, Kentucky
- Clippard Park and Sprayground, Colerain Township, Ohio
- Dr. Festus Claybon Park Sprayground, Madisonville, Kentucky
- Jackson Center Sprayground, Jackson Center, Ohio
- Paducah Park Sprayground, Paducah, Kentucky
- Oylar Sprayground, Cincinnati, Ohio
- Paradise Cove Family Aquatic Center, Richmond, Kentucky
- Huber Heights Family Aquatic Center, Huber Heights, Ohio
- Tippecanoe Family Aquatic Center, Tipp City, Ohio
- Indian Acres Family Aquatic Center, Marietta, Ohio
- College Park Natatorium, Winchester, Kentucky
- Senior Living Facilities Therapy Pools and Wellness Centers, 5 locations, North Carolina, Virginia, and Indiana
- Russell County Indoor Natatorium, Jamestown, Kentucky
- Greater Dayton Recreation Center at Roosevelt Commons Indoor Natatorium, Dayton, Ohio
- Hamburg Pavilion YMCA Pool, Lexington, Kentucky
- Jessamine County YMCA Pool, Nicholasville, Kentucky
- Ginty and Streeter Pool, Morris Township, New Jersey
- Allen Texas Ford Pool Project, Allen, Texas
- City of Austin Aquatic Facilities Needs Assessment, Austin, Texas
- Plain City Family Aquatic Center, Plain City, Ohio

**CONTACT** [ibeattie@bciaep.com](mailto:ibeattie@bciaep.com)



## Section IV. Relevant Experience

### Lakeside Golf Course Lexington, Kentucky

Brandstetter Carroll Inc. provided architectural services for the complete renovation of the clubhouse facility at one of Lexington's most well known public golf courses. With this, the City investigated the restructuring of fees and services to improve the viability of the facility. The renovated facility consists of new areas for customer services, concessions merchandising, and public restrooms. An outdoor patio with a trellised veranda was also be added. The new façade is of Kentucky Limestone creating a welcoming atmosphere for course patrons. A new mid-course restroom facility, parking and site improvements are also included.





# RELEVANT EXPERIENCE

## Boone Links Golf Course Boone County, Kentucky

### Project Information

Owner: Boone Links Fiscal Court  
Contact: Matthew Webster  
Assistant County Administrator  
859.334.3509

The overall existing square footage of the original Boone Links Golf Course Clubhouse was approximately 14,250 square feet and consisted of a pro-shop, rentable banquet room, grille area, full service kitchen, office/admin space, storage and indoor cart parking. The renovation and addition include an overall revamp of the clubhouse with expanded pro-shop, banquet room, grille area and kitchen. The goal was to emphasize additional revenue opportunities by enlarging the banquet room and including indoor golf simulators. The total square footage is now just over 22,000 square feet and can better allow the staff to serve patrons and offer a much better user experience. The total construction cost is approximately \$925,000 and is scheduled to open in June of this 2019 summer.



## Glasgow Golf Course Clubhouse Glasgow, Kentucky

### Project Information

Owner: Glasgow Golf Course  
Contact: Matt Gumm  
270.651.8848  
mgumm@alliancecorporation.com

Brandstetter Carroll Inc. provided architectural services for the renovation of a 12,000 s.f. Golf Clubhouse for this South Central Kentucky Golf Course. The goal of club officials was to increase rental income by enhancing the facilities for large parties, corporate outings, banquets and weddings. For this, distinct dining, bar and banquet hall spaces were developed. The new building will also include a Pro-Shop, locker and changing facilities, concessions, kitchen and supporting facilities.

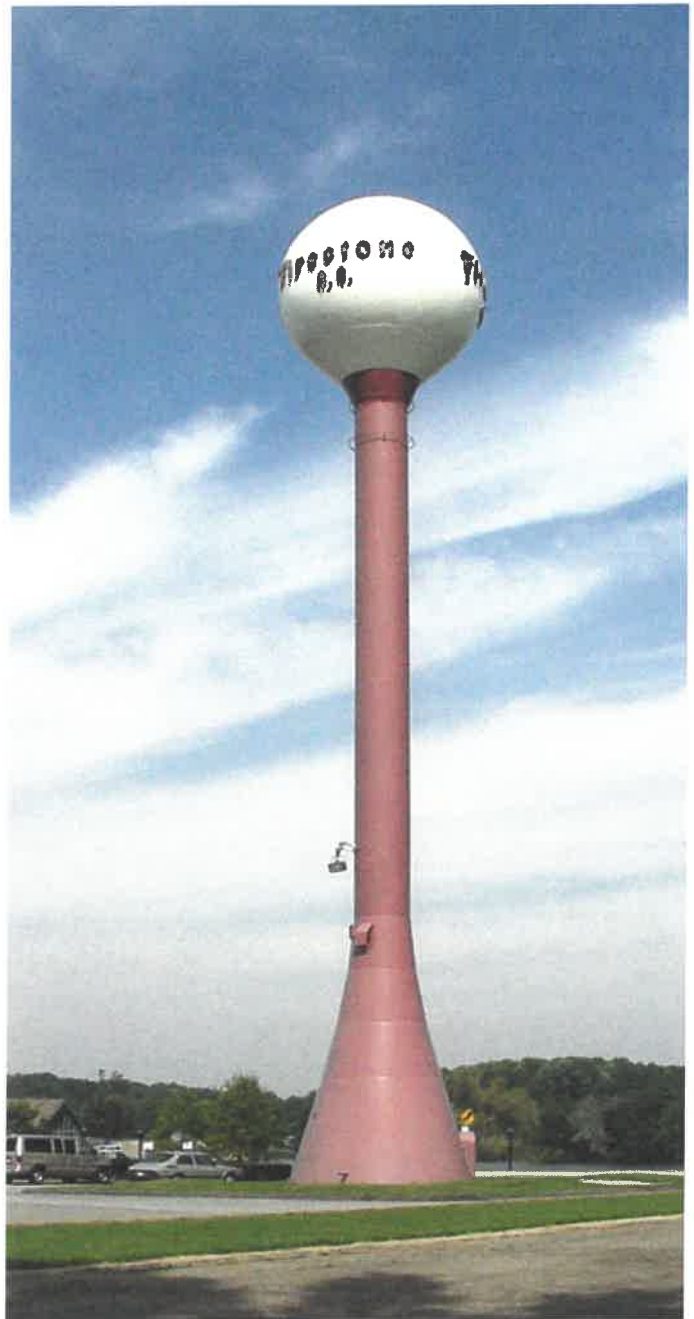




## Firestone Country Club

Akron, Ohio

Brandstetter Carroll Inc. provided planning, design and construction administration services for several projects at Firestone Country Club. These included the renovation of the clubhouse to create a large dining/ showroom which was divisible into smaller rooms. An outdoor snack bar and dining area was also developed to accommodate daily players or major golf tournaments.





## Oglebay Crispin Pool Renovation

Wheeling, West Virginia

### Project Details

Owner: Wheeling West Virginia Park Commission

Contact: Andy Barger  
304.312.1056

BCI was selected by the Wheeling Park Commission to assist in the renovation and redevelopment of the historic Crispin Pool at the Oglebay Resort and Conference Center. The redevelopment of the facility, which was originally constructed in 1938, will be designed with a "resort" feel which complements the historic architecture and resort setting. The new facility will include a sprayground, adult pool, children's pool with zero depth entry and water play features, shade, and potentially a lazy river in the future.





## Ginty Pool

Morris Township, New Jersey

### Project Details

Owner: Morris Township, New Jersey

Contact: Bill Foelsch, Director  
908.500.4729

Morris Township, New Jersey is a doughnut shaped community which surrounds the City of Morristown. The delivery of recreational services is a challenge due to the traffic congestion in the area as well as the sometimes undefined jurisdictions of the city. As a result, Township citizens have enjoyed two "Community Pools" for over 30 years. Both existing pools were well maintained and resembled private sector facilities. The community did not want a Family Aquatic Center in the traditional sense and knew BCI had considerable success with the Princeton, New Jersey Community Pool. This led Morris Township to renovate these pools on the Princeton model.





## Streeter Pool

Morris Township, New Jersey

### Project Information

Owner: Morris Township

Contact: Bill Foelsch  
973.326.7371  
bfoelsch@morristwp.com

Morris Township, New Jersey is a doughnut shaped community which surrounds the City of Morristown. The delivery of recreational services is a challenge due to the traffic congestion in the area as well as the sometimes undefined jurisdictions of the city. As a result, Township citizens have enjoyed two "Community Pools" for over 30 years. Both existing pools were well maintained and resembled private sector facilities. The community did not want a Family Aquatic Center in the traditional sense and knew BCI had considerable success with the Princeton, New Jersey Community Pool. This led Morris Township to renovate these pools on the Princeton model.



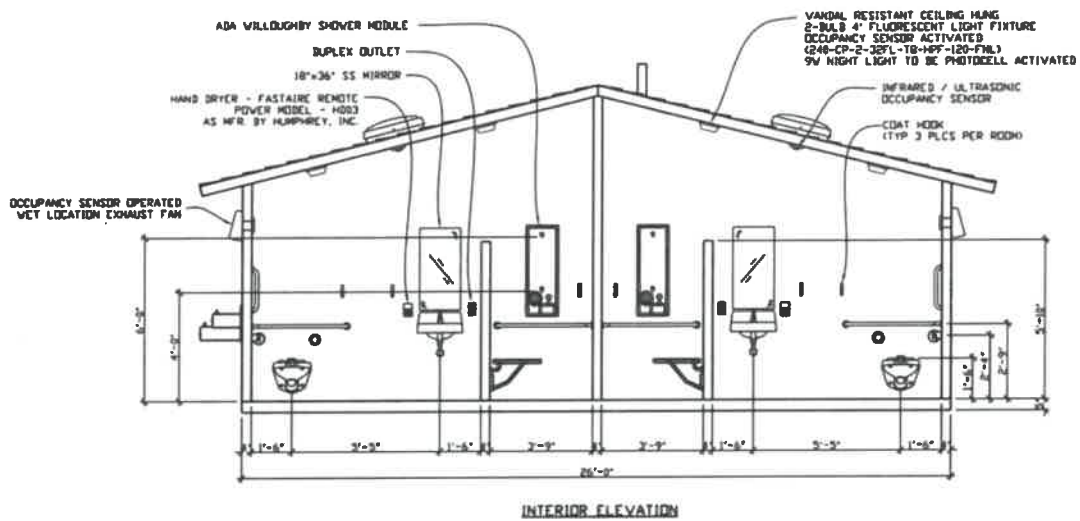


# RELEVANT EXPERIENCE

## Lake Alma State Park Campground Improvements, Ohio Department of Natural Resources Hamden, Ohio



Brandstetter Carroll Inc. provided master planning and engineering services for improvements to the Lake Alma State Park Campground. The Ohio Department of Natural Resources (ODNR) developed a new shower house facility. The firm provided master planning services to determine the most functional and cost effective location for the shower house, and the utility systems it will require. The process included meetings with officials from the Village of Hamden and the City of Wellston to assess wastewater treatment options. A Preliminary Engineering report was presented to ODNR officials, prior to completing the final design and construction. Construction took place in 2011.



### Guilford Lake State Park, Ohio Department of Natural Resources

Lisbon, Ohio

The Guilford Lake State Park Campground Improvement Project included the construction of a new 1,600 s.f. structure to house restrooms, shower facilities and a camp store/registration area. The project included the demolition of two latrine buildings, the construction of a new boat launch, and the stabilization of the surrounding shoreline. Significant improvements to the Ohio Department of Natural Resources campground also included the installation of power pedestals to each of the 43 RV and tent campsites and upgrades to the water supply system.









## Section V. Required Forms



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

  
 \_\_\_\_\_  
 (Name, Title)  
 Michael E. Carroll, AIA, Senior Vice President  
 \_\_\_\_\_  
 (Printed Name and Title)  
 2360 Chauvin Drive, Lexington, KY 40517  
 \_\_\_\_\_  
 (Address)  
 p: 859.268.1933      f: 859.268.3341  
 \_\_\_\_\_  
 (Phone Number) / (Fax Number)  
 mcarroll@bciaep.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.

Brandstetter Carroll Inc.  
 \_\_\_\_\_  
 (Company)  
  
 \_\_\_\_\_  
 (Authorized Signature) (Representative Name, Title)  
 Michael E. Carroll, AIA, Senior Vice President  
 \_\_\_\_\_  
 (Printed Name and Title of Authorized Representative)  
 8/15/2019  
 \_\_\_\_\_  
 (Date)  
 p: 859.268.1933      f: 859.268.3341  
 \_\_\_\_\_  
 (Phone Number) (Fax Number)

ADDENDUM ACKNOWLEDGEMENT FORM  
SOLICITATION NO.:

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

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

Addendum Numbers Received:

*(Check the box next to each addendum received)*

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

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

Brandstetter Carroll Inc.

Company



Authorized Signature

8/15/2019

Date

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



## Disclosure of Interested Parties to Contracts

Pursuant to *W. Va. Code* § 6D-1-2, a state agency may not enter into a contract, or a series of related contracts, that has/have an actual or estimated value of \$1 million or more until the business entity submits to the contracting state agency a Disclosure of Interested Parties to the applicable contract. In addition, the business entity awarded a contract is obligated to submit a supplemental Disclosure of Interested Parties reflecting any new or differing interested parties to the contract within 30 days following the completion or termination of the applicable contract.

For purposes of complying with these requirements, the following definitions apply:

*"Business entity"* means any entity recognized by law through which business is conducted, including a sole proprietorship, partnership or corporation, but does not include publicly traded companies listed on a national or international stock exchange.

*"Interested party" or "Interested parties"* means:

- (1) A business entity performing work or service pursuant to, or in furtherance of, the applicable contract, including specifically sub-contractors;
- (2) the person(s) who have an ownership interest equal to or greater than 25% in the business entity performing work or service pursuant to, or in furtherance of, the applicable contract. (This subdivision does not apply to a publicly traded company); and
- (3) the person or business entity, if any, that served as a compensated broker or intermediary to actively facilitate the applicable contract or negotiated the terms of the applicable contract with the state agency. (This subdivision does not apply to persons or business entities performing legal services related to the negotiation or drafting of the applicable contract.)

*"State agency"* means a board, commission, office, department or other agency in the executive, judicial or legislative branch of state government, including publicly funded institutions of higher education: Provided, that for purposes of *W. Va. Code* § 6D-1-2, the West Virginia Investment Management Board shall not be deemed a state agency nor subject to the requirements of that provision.

The contracting business entity must complete this form and submit it to the contracting state agency prior to contract award and to complete another form within 30 days of contract completion or termination.

*This form was created by the State of West Virginia Ethics Commission, 210 Brooks Street, Suite 300, Charleston, WV 25301-1804. Telephone: (304)558-0664; fax: (304)558-2169; e-mail: [ethics@wv.gov](mailto:ethics@wv.gov); website: [www.ethics.wv.gov](http://www.ethics.wv.gov).*



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**West Virginia Ethics Commission**  
**Disclosure of Interested Parties to Contracts**

(Required by *W. Va. Code* § 6D-1-2)

**Name of Contracting Business Entity:** Brandstetter Carroll Inc. **Address:** 2360 Chauvin Drive, Lexington, KY  
40517

**Name of Authorized Agent:** Michael E. Carroll, AIA **Address:** 2360 Chauvin Drive, Lexington, KY  
40517

**Contract Number:** \_\_\_\_\_ **Contract Description:** \_\_\_\_\_

**Governmental agency awarding contract:** \_\_\_\_\_

**Check here if this is a Supplemental Disclosure**

List the Names of Interested Parties to the contract which are known or reasonably anticipated by the contracting business entity for each category below (*attach additional pages if necessary*):

**1. Subcontractors or other entities performing work or service under the Contract**

Check here if none, otherwise list entity/individual names below.

**2. Any person or entity who owns 25% or more of contracting entity (not applicable to publicly traded entities)**

Check here if none, otherwise list entity/individual names below.

**3. Any person or entity that facilitated, or negotiated the terms of, the applicable contract (excluding legal services related to the negotiation or drafting of the applicable contract)**

Check here if none, otherwise list entity/individual names below.

Signature:  Date Signed: 8/15/2019

**Notary Verification**

State of \_\_\_\_\_, County of \_\_\_\_\_

I, \_\_\_\_\_, the authorized agent of the contracting business entity listed above, being duly sworn, acknowledge that the Disclosure herein is being made under oath and under the penalty of perjury.

Taken, sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public's Signature

**To be completed by State Agency:**

Date Received by State Agency: \_\_\_\_\_

Date submitted to Ethics Commission: \_\_\_\_\_

Governmental agency submitting Disclosure: \_\_\_\_\_

STATE OF WEST VIRGINIA  
Purchasing Division

**PURCHASING AFFIDAVIT**

**CONSTRUCTION CONTRACTS:** Under W. Va. Code § 5-22-1(i), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

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

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

**DEFINITIONS:**

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

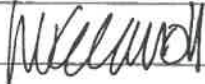
**"Employer default"** means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers'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

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

**AFFIRMATION:** By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that: (1) for construction contracts, the vendor is not in default on any monetary obligation owed to the state or a political subdivision of the state, and (2) for all other contracts, 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: Brandstetter Carroll Inc.

Authorized Signature:  Date: 8/15/2019

State of \_\_\_\_\_

County of \_\_\_\_\_, to-wit:

Taken, subscribed, and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission expires \_\_\_\_\_, 20\_\_.


**AFFIX SEAL HERE**

**NOTARY PUBLIC** \_\_\_\_\_






**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.

  
 \_\_\_\_\_  
 (Name, Title)  
 .. Michael E. Carroll, AIA, Senior Vice President  
 \_\_\_\_\_  
 (Printed Name and Title)  
 2360 Chauvin Drive, Lexington, KY 40517  
 \_\_\_\_\_  
 (Address)  
 p: 859.268.1933      f: 859.268.3341  
 \_\_\_\_\_  
 (Phone Number) / (Fax Number)  
 mcarroll@bciaep.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.

Brandstetter Carroll Inc.  
 \_\_\_\_\_  
 (Company)  
  
 \_\_\_\_\_  
 (Authorized Signature) (Representative Name, Title)  
 Michael E. Carroll, AIA, Senior Vice President  
 \_\_\_\_\_  
 (Printed Name and Title of Authorized Representative)  
 8/15/2019  
 \_\_\_\_\_  
 (Date)  
 p: 859.268.1933      f: 859.268.3341  
 \_\_\_\_\_  
 (Phone Number) (Fax Number)

ADDENDUM ACKNOWLEDGEMENT FORM  
SOLICITATION NO.:

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

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

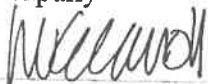
Addendum Numbers Received:  
(Check the box next to each addendum received)

- |   |  |
|---|--|
| <input type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6  |
| <input type="checkbox"/> Addendum No. 2 | <input type="checkbox"/> Addendum No. 7  |
| <input type="checkbox"/> Addendum No. 3 | <input type="checkbox"/> Addendum No. 8  |
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Brandstetter Carroll Inc.

Company



Authorized Signature

8/15/2019

Date

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



## Disclosure of Interested Parties to Contracts

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- (2) the person(s) who have an ownership interest equal to or greater than 25% in the business entity performing work or service pursuant to, or in furtherance of, the applicable contract. (This subdivision does not apply to a publicly traded company); and
- (3) the person or business entity, if any, that served as a compensated broker or intermediary to actively facilitate the applicable contract or negotiated the terms of the applicable contract with the state agency. (This subdivision does not apply to persons or business entities performing legal services related to the negotiation or drafting of the applicable contract.)

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West Virginia Ethics Commission  
Disclosure of Interested Parties to Contracts

(Required by W. Va. Code § 6D-1-2)

Name of Contracting Business Entity Brandstetter Carroll Inc. Address: 2360 Chauvin Drive, Lexington, KY 40517

Name of Authorized Agent: Michael E. Carroll, AIA Address: 2360 Chauvin Drive, Lexington, KY 40517

Contract Number: \_\_\_\_\_ Contract Description: \_\_\_\_\_

Governmental agency awarding contract: \_\_\_\_\_

Check here if this is a Supplemental Disclosure

List the Names of Interested Parties to the contract which are known or reasonably anticipated by the contracting business entity for each category below (attach additional pages if necessary):

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Check here if none, otherwise list entity/individual names below.

2. Any person or entity who owns 25% or more of contracting entity (not applicable to publicly traded entities)

Check here if none, otherwise list entity/individual names below.

3. Any person or entity that facilitated, or negotiated the terms of, the applicable contract (excluding legal services related to the negotiation or drafting of the applicable contract)

Check here if none, otherwise list entity/individual names below.

Signature: [Handwritten Signature]

Date Signed: 8/15/2019

**Notary Verification**

State of Kentucky, County of Fayette

I, MICHAEL E. CARROLL, the authorized agent of the contracting business entity listed above, being duly sworn, acknowledge that the Disclosure herein is being made under oath and under the penalty of perjury.

Taken, sworn to and subscribed before me this 8-15-19 day of August, 19

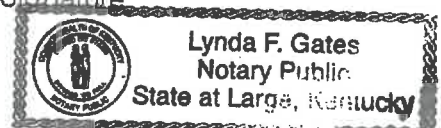
Lynda F. Gates  
Notary Public's Signature

**To be completed by State Agency:**

Date Received by State Agency: \_\_\_\_\_

Date submitted to Ethics Commission: \_\_\_\_\_

Governmental agency submitting Disclosure: \_\_\_\_\_



# PURCHASING AFFIDAVIT

**CONSTRUCTION CONTRACTS:** Under W. Va. Code § 5-22-1(i), the contracting public entity shall not award a construction contract to any bidder that is known to be in default on any monetary obligation owed to the state or a political subdivision of the state, including, but not limited to, obligations related to payroll taxes, property taxes, sales and use taxes, fire service fees, or other fines or fees.

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**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: Brandstetter Carroll Inc.

Authorized Signature: [Signature] Date: 8/15/2019

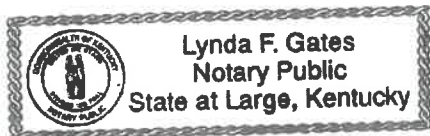
State of Kentucky

County of Fayette, to-wit:

Taken, subscribed, and sworn to before me this 15 day of August, 2019.

My Commission expires 8-9-2020, 20  .

AFFIX SEAL HERE



NOTARY PUBLIC

Lynda F. Gates