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ORIGINAL

# WATTERS SMITH STATE PARK A/E SERVICES FOR MASTER PLAN



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WV PURCHASING  
DIVISION

**AMT**

Submitted By:

A. Morton Thomas and Associates, Inc.  
800 King Farm Boulevard, 4th Floor  
Rockville, MD 20850  
301.881.2545

Submitted To:

West Virginia Division of Natural Resources  
Mr. Guy Nisbet, Supervisor  
2019 Washington Street, East  
Charleston, West Virginia 25305



September 24, 2019

West Virginia Division of Natural Resources  
Attn: Guy Nisbet, Supervisor  
2019 Washington Street, East  
Charleston, West Virginia 25305

**Re: Watters Smith Memorial State Park Master Plan and Design of Improvements**  
AMT Project No.: P19-0729

Dear Mr. Nisbet:

**A. Morton Thomas and Associates, Inc. (AMT)** is pleased to submit one (1) original and one (1) copy of our expression of interest to provide professional services to the West Virginia Division of Natural Resources to develop a master plan for conservation and development improvements at Watters Smith Memorial State Park in Harrison County. This proposal was prepared in accordance with the Division's Request for Expressions of Interest and Addendum 1 (dated September 16, 2019).

For over the past 64 years, AMT has provided planning, design, engineering, and construction phase services for park projects ranging in size from neighborhood parks to large regional parks. AMT offers award-winning national experience on park and recreation projects. Our firm understands how design and vision are linked with the reality of program development, community input, and the permitting process.

We have assembled a team of experts specifically selected for the Watters Smith Park project who have extensive experience designing all of the key program elements that may be included in this project. This project will be led by Steven Torgerson, RLA, who has more than 19 years of experience in planning and design of park and recreational facilities. He has extensive experience leading multi-disciplinary teams of specialists using a collaborative approach and joint problem solving to determine the best design solutions. He is skilled in working on projects with a historic context and has collaborated with State Historic Preservation Offices (SHPO) on a number of federal and local projects. He understands how to integrate new designs into buildings, landscapes, and districts that are on the National Register of Historic Places, and make recommendations for how to preserve the historic context using the Secretary's Standards for Historic Preservation. Before coming to AMT, He served as the Cultural Landscape Architect at Yosemite National Park. His Relevant Award Winning Projects include:

With our recent experience providing master planning and design services for park projects, understanding of the Division's needs, firm resources, and commitment to this project, AMT is well qualified to complete the services required for this project. We appreciate your consideration of our qualifications and look forward to the next stage of your selection process.

Sincerely,

**A. Morton Thomas and Associates, Inc.**

A handwritten signature in blue ink, appearing to read "Steven Torgerson".

Steven Torgerson, CLA  
Project Manager  
storgerson@amtengineering.com

A handwritten signature in blue ink, appearing to read "Max Kantzer".

Max Kantzer, PE, LEED AP  
Principal-in-Charge  
mkantzer@amtengineering.com



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An ENR Top 250 Firm with a staff of 525, AMT provides multi-disciplinary services to clients throughout the Mid-Atlantic region. Since 1955, our firm has provided planning, landscape architecture, engineering, environmental services, survey, and construction administration for a wide variety of park and recreational facilities, wildlife management areas and sites similar to Watter Smith State Park.

AMT has assisted park and recreation districts to plan and develop exceptional, award-winning passive recreational facilities that meet the needs of the community, restore habitat, provide sustainable amenities, and showcase the historic, cultural and environmental significance of the public lands.

Our experience ranges from smaller neighborhood parks to major regional parks that have both active and passive recreational components. We have successfully completed park projects that include entrance drives and gateways; parking areas; pedestrian pathways; multi-use trails; boardwalks; habitat creation; multi-use and multi-generation spaces; pavilions; water launches; playgrounds; stream restoration; and integrated stormwater solutions such as permeable pavements, wetland gardens and bioretention rain gardens.

AMT has a Certificate of Authorization-licensed office in Parkersburg which will support various aspects of this project including civil engineering, site visits, progress meetings, project submissions, and agency coordination.



*Little Bennett Day Use Area - Cultural Landscape*



## TEAM ORGANIZATION

AMT's team is well qualified to provide master planning and relevant professional services for the Watters Smith Memorial State Park. The team is comprised of planners, landscape architects, engineers, architects, and environmental professionals who have relevant and recent experience providing planning and design services for regional parks, recreational facilities, historic properties, and open spaces.

The AMT team will be led by our Project Manager, Steven Torgerson, RLA. Mr. Torgerson has over 19 years of experience developing and updating concept plans for park projects involving active and passive recreation features.

The organizational chart demonstrates our team's structure for this contract. AMT is joined by **Davis Buckley Architects**, providing architecture and historic architecture services; **TRC Companies**, providing archaeology services; **Triad Engineering, Inc.**, providing geotechnical engineering services; **MCC=1200 Architectural Engineers**, providing structural engineering services; and **James Posey Associates**, providing MEP services.

All staff AMT unless noted otherwise.

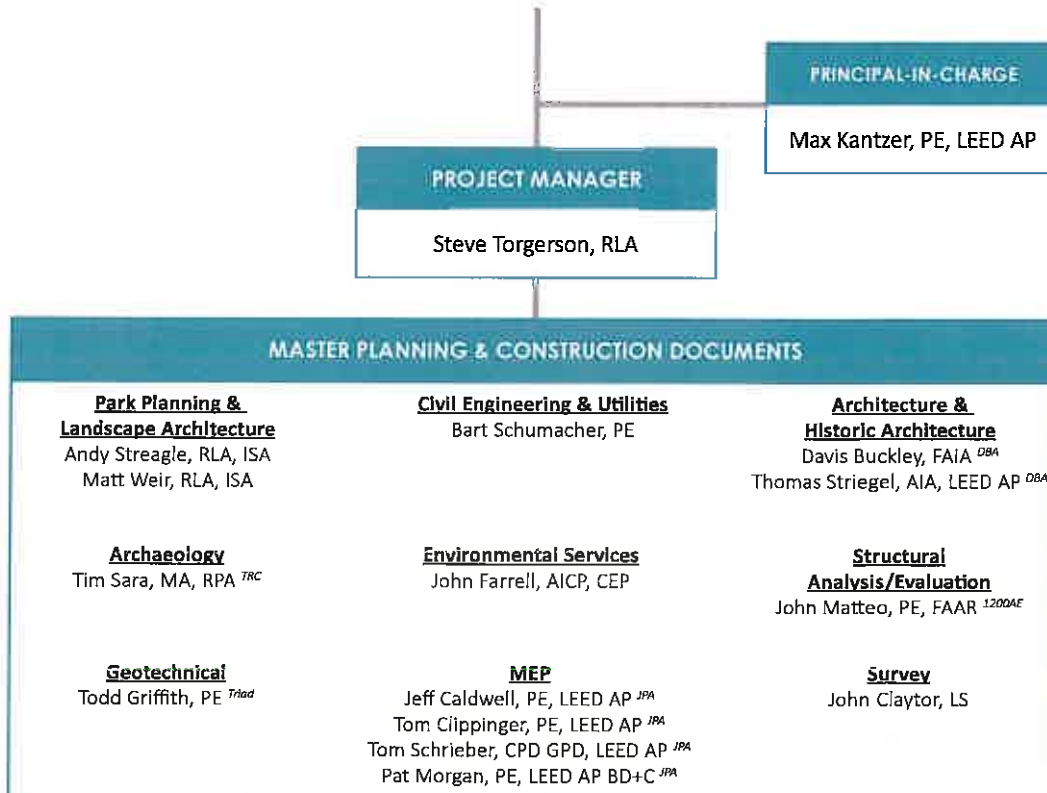
**DBA** - Davis Buckley Architects

**Triad** - Triad Engineering, Inc.

**TRC** - TRC Companies

**1200AE** - MCC=1200 Architectural Engineers

**JPA** - James Posey Associates





## Steve Torgerson, RLA

### Project Manager

Steven Torgerson has over 19 years of experience leading the design process from early conception through construction for public spaces, parks, recreation facilities, historic sites, and natural conservation areas. He serves as liaison in the collaborative design process, bringing together clients, permitting agencies, and allied design professionals to optimize the planning and design process. He brings nationwide experience in planning and design within a sustainable framework. He is passionate about developing designs that are catalyst for people to interact with built world and surrounding environment. He executes unique designs by focusing on the vision while following the established program and considering the surrounding built and natural environment. He creates public spaces, courtyards, and plazas that are inviting, and draw people toward the center. He is frequently called upon to present planning and design concepts to colleagues, clients, and lay community members—distinct audiences that require different approaches and presentation styles, as well as a skillful mixture of hand-drawn and 3-dimensional computer-generated graphics.

Mr. Torgerson is skilled in working on projects with a Historic Context. He has collaborated with State Historic Preservation Offices (SHPO) on a number of federal and local projects. He understands how to integrate new designs into buildings, landscapes, and districts that are on the National Register of Historic Places. He has authored Cultural Landscape Reports and made recommendations for how to preserve the historic context using the Secretary's Standards for Historic Preservation. Before coming to AMT, He served as the Cultural Landscape Architect at Yosemite National Park. His Relevant Award-Winning Projects include:

#### EDUCATION

MLA, 2005, Landscape Architecture, Pennsylvania State University

BLA, 1999, Landscape Architecture, Utah State University

#### REGISTRATIONS

Registered Landscape Architect: VA, MD

#### YEARS OF EXPERIENCE

Total: 19 With Firm: 13

#### RELEVANT PROJECTS

- Fairlington Park, Arlington County, VA
- Madison Manor, Arlington County VA
- Dawson Terrace, Arlington County, VA
- Bluemont Park Connector Trail, Arlington County, VA
- Reeves Farm Park, Arlington County, VA
- Nelly Custis Park, Arlington County, VA
- Oxford Nature Park Master Plan and Phase I Design, Oxford, MD
- Little Bennett Day Use Area Master Plan and Phase I Design, Montgomery County, MD
- Harbor Drive Park, Prince Williams County, VA
- Benjamin Banneker Park Master Plan and Design , Arlington County, VA
- Allen Pond Park Amphitheater, Bowie, MD
- Brookside Gardens Phase I and II Front Entry, Montgomery County, MD
- Brookside Gardens Guide Ponds, Montgomery County, MD
- RFK Fields Master Plan and Bridging Documents, Washington D.C.
- Witter Recreational Fields, Alexandria Master Plan and Design, VA
- Whitmarsh Park Sports Complex Master Plan & Design, Bowie, MD
- Elms Beach Park Master Plan, St. Marys County, MD
- Green Branch Regional Park Sports Complex Master Plan, Prince George's County, MD
- Green Branch Regional Park Lacrosse Master Plan, Prince George's County, MD



## Max Kantzer, PE, LEED AP

### *Principal-in-Charge / Quality Assurance*

Mr. Kantzer is a registered professional engineer and LEED Accredited Professional with 43 years of experience providing and managing professional services for parks and recreational facilities for local government and parks and recreation districts. Mr. Kantzer's experience includes a substantial portfolio of sports complexes, regional and community parks, community centers, trails and open spaces. He has led teams providing planning, surveying, feasibility studies, design, preparation of construction documents, permitting and construction administration for parks and recreation facilities including historic structures, conservation areas, trails, and passive recreational elements. His projects have included a variety of site improvements such as entrance roads, parking, ADA accessibility, utilities, storm drainage, storm water management, forest conservation and erosion stabilization.

#### **EDUCATION**

BS, 1975, Civil Engineering,  
Columbia University

#### **REGISTRATIONS**

Professional Engineer:  
VA, MD, DC, NC, PA, TN, CO  
LEED Accredited  
Professional

#### **YEARS OF EXPERIENCE**

Total: 43    With Firm: 17

#### **RELEVANT PROJECTS**

- Witter Recreational Fields, Alexandria, VA
- Shiloh Park, King George County, VA
- Prince William County Parks and Recreation On-Call Contract, Prince William County, VA
- City of Fairfax Parks and Recreation On-Call Contract, Fairfax County, VA
- Gunston Park Diamond Field Replacement, Arlington County, VA
- Nauck Town Center, Arlington County, VA
- Fairlington Park, Arlington County, VA
- Chestnut Hills Park Frontage, Arlington County, VA
- Dawson Terrace, Arlington County, VA
- Benjamin Banneker Park, Arlington County, VA
- Bluemont Park Connector Trail, Arlington County, VA
- Oakland Park, Madison Manor Park, Arlington County, VA
- Reeves Farm Park, Arlington County, VA
- Nelly Custis Park, Arlington County, VA
- Edison Park, Arlington County, VA
- Spring Grove Turf Fields, Catonsville, MD
- Green Branch Regional Park Sports Complex, Prince George's County, MD
- Green Branch Regional Park Lacrosse Master Plan, Prince George's County, MD
- Acorn Hill Children's Natural Play Area
- Allen Pond Park Improvement, Bowie, MD
- Brookside Gardens Front Entrance, Montgomery County
- Darnestown Heritage Park, Montgomery County, MD
- Walker Mill Skate Park, Prince George's County, MD
- Wheaton-Claridge Local Park Improvement, Montgomery County, MD
- Whitmarsh Park Sports Complex, Bowie, MD



## Andy Streagle, RLA, ISA

### Park Planning & Landscape Architecture

Mr. Streagle has over 16 years of experience providing environmental and landscape architecture services for site planning, design, and construction projects. His expertise includes landscape construction, site analysis, planning and design, environmental planning, tree evaluation, forest conservation, wetland delineation, and sustainable landscape planting design, for stormwater management facilities and other public facilities at local, state, and federal levels. Typical projects include evaluating existing site conditions and analyzing surrounding land uses; preparing conceptual design alternatives; preparing construction documentation; and construction administration and inspection.

#### EDUCATION

MNR, 2013, Natural Resources, Virginia Polytechnic Institute and State University

BLA, 2003, Landscape Architecture, Pennsylvania State University

#### REGISTRATIONS

Registered Landscape Architect: WV [REDACTED]

ISA Certified Arborist [REDACTED]

NALP Certified Landscape Technician – Exterior

Certified Professional Horticulturist: MD

Chesapeake Bay Landscape Professional – Level 1

#### YEARS OF EXPERIENCE

Total: 16 With Firm: 12

#### RELEVANT PROJECTS

**Maryland National Capital Park and Planning Commission IDIQ, Montgomery County MD:** Landscape Architect responsible for environmental services to include natural resource inventory, wetland delineation/permitting, forest conservation permitting along with landscape architecture, impacts to specimen trees and tree protection measures for numerous projects including: Wheaton Claridge Local Park, MLK Jr. Multi-Purpose Athletic Field, Falls Road Parking Lot Expansion, Gude Garden Pond Renovation, and ADA improvements to 9 Local Parks. Provided concept planning, construction document and construction phase services.

**On-Call Landscape Architecture/Civil Engineering Services, Baltimore County, MD:** Lead Landscape Architect for environmental and landscape architectural services as part of an on-call contract for improvements at various County facilities and parks. Assignments include parking area renovations, health path with fitness stations, vehicle access roads, hiker/biker trails, renovation of an existing pier, construction of a new pier, sports field design, vehicle maintenance facility, and therapeutic equestrian facility. Services provided include natural resource inventories, forest conservation, tree protection, wetland delineation and permitting, planting design, hardscape design, and site design and grading.

**Montgomery College Facility Master Plan Update, Montgomery County, MD:** Lead Landscape Architect/Environmental Professional for design team providing forest conservation research and information for the 2006-2016 Facility Master Plan Update for the Germantown, Rockville, and Takoma Park/Silver Spring Campuses. Reviewed existing forest conservation and sensitive environmental feature information, researched current forest conservation standards and requirements for three separate jurisdictions, and provided recommendations for the future forest conservation requirements and provided recommendations for future stewardship of sensitive resources.

**Green Branch Regional Park, Bowie, MD:** Landscape Architect for the overall master plan with color illustrative plans and full construction documents, planting plans and details associated with the development of recreational facilities and new infrastructure for a new major, multi-phase park-sports complex. The project design includes passive and active recreational opportunities to include a nature path and bridge that weaves through the proposed butterfly/wet meadow area, pedestrian and vehicular circulation, 450-space parking lot, pavilions, and an integrated system of bioretention and rain gardens and permitting. A central multi-aged playground was also designed to incorporate physical challenges and learning opportunities to a variety of ages, skill levels, and physical abilities.

**Spice Creek Forest Bank, Prince George’s County, MD:** Lead Environmental Specialist for the Spice Creek property is a 157-acre site. AMT to complete Natural Resource Inventory/Forest Stand Delineation and Tree Conservation Plan. The property is bounded on the east by the Patuxent River, Spice Creek, and a large wetland complex to the north, forests to the west, and agricultural lands to the south. Coordinated and supervised field staff over multiple days in the field collecting data on tree species, wetlands and stream delineation, and invasive plant species identification and mapping.





## **Matt Weir, RLA, ISA**

### *Park Planning & Landscape Architecture*

Matthew Weir is a registered landscape architect with wide-ranging experience to provide the master planning and construction administration services specified in this RFP. He has worked in a variety of culturally-, environmentally-, and historically-sensitive settings. He collaborates not only allied professionals on the design team, but also maintenance, operations and construction personnel. This experience enables him to work on various projects that vary in scale, scope, and program. He presents at public meetings, executes permits, prepares cost estimates, compiles specifications and provides bidding assistance.

#### **EDUCATION**

BA, 2011, Landscape Architecture, Pennsylvania State University

#### **REGISTRATIONS**

Certified Landscape Architect: Virginia [REDACTED]

#### **YEARS OF EXPERIENCE**

Total: 7      With Firm: 7

#### **RELEVANT PROJECTS**

**On-Call Engineering and Landscape Services, Arlington, VA:** Landscape Architect for on-call contract for county park and recreation facilities. Current projects include the design and construction of athletic facilities, plazas, playgrounds, pavilions, site furnishings, seat walls, ADA accessibility, signage, tree preservation, planting and permeable pavements, for example. Provided services for nearly a dozen unique county parks.

**Phase IV Western Maryland Rail Trail, Pearre to Little Orleans, MD:** Landscape architect for the multi-use trail atop an abandoned rail bed that parallels the C&O Canal. Coordinated ADA-compliant prefabricated steel bridges that safely direct trail users to/from rail bed and towpath while protecting sensitive bat habitat. Preserved and rehabilitated another former railroad bridge to highlight cultural, visual, and environmental amenities. Design services include: parking, stormwater, ESC, signage, and walls, for example. Provided construction administration services and served as liaison between NPS, DGS, SHA, DNR and the GC.

**Historic Properties Assessment, Prince George's County, MD:** Visited and analyzed 28 historic properties owned and managed by M-NCPPC. Assessed historic structures, including mansions and their dependencies (i.e., carriage houses, icehouses, smokehouses, burial vaults, tenant buildings, pumphouses), farm outbuildings (i.e., tobacco barns, stables, corn cribs), mills, chapels, schoolhouses and cottages. Assessed grading, drainage, vegetation, vehicular circulation, pedestrian circulation, and outdoor site features. Summarized existing conditions and prepared a database for improvements, including priority projects and quantity takeoffs for cost estimating. These surveys provide a basis for long term planning and for establishing priorities for historic property preservation projects.

**Little Bennet Masterplan and Phase 1 Construction Documents, Montgomery County, MD:** Landscape Architect on a collaborative team of engineers, arborists and artists responsible for the award-winning masterplan for the rural 110-acre site. The master plan includes un-programmed open space, pedestrian and equestrian trails, vehicular circulation/parking, playground, amphitheater, outdoor classrooms, signage, restrooms, ADA access and innovative LID SWM strategies. Later, acquired permits and developed Phase 1 CDs.

**Brookside Gardens Parking Lot and Entry Design, Montgomery County, MD:** Landscape Architect responsible for construction documents of the new entry sequence, including driveway, parking lot and plaza. Studied the design at the human scale to create intimate gathering spaces and experiential design details including: water wall, water runnel plaza, rainwater cistern, planters walls, seat walls, and entry walls. The property is enhanced with an improved gatehouse, public art, tree plantings, porous paving, and ADA-accessible boardwalks. Responsible for forest conservation, grading, layout and cost estimating.

**Spice Creek Woodland Conservation Bank, Prince George's County, MD:** Provided NRI/FSD field work and permitting for a 157.03-acre site with an abandoned tree farm, mature forest stands, streams and wetlands. The parcel is within the Chesapeake Bay Critical Area, triggering a critical review process. Provided non-native/invasive species management plan.



## Bart Schumacher, PE

### Civil Engineering & Utilities

Mr. Schumacher has 24 years of civil engineering experience with projects involving site development, stormwater infrastructure, transportation improvements and utilities. His projects include municipal facilities and associated infrastructure improvements for parks and site development. Many of these projects entail civil engineering design, project permitting, construction cost estimates, and preparation of bid documents and specifications. He routinely works as an extension of the clients' staff, assisting with all aspects of project management, engineering design, public outreach, and environmental permitting, bidding and construction administration. He is highly competent in the design of Low-impact Development (LID) and Green Infrastructure including designs for bioretention facilities, permeable pavement, water quality basins, and more.

#### EDUCATION

BS, 1993, Civil Engineering,  
West Virginia Institute of  
Technology

#### REGISTRATIONS

Professional Engineer:  
WV [REDACTED]

#### YEARS OF EXPERIENCE

Total: 24 With Firm: 3

#### RELEVANT PROJECTS

**WV Route 2 over Proctor Creek Bridge, Wetzel County, WV:** Roadway project manager for Proctor Bridge Replacement. The project included the relocation of electric, telephone, and cable lines and poles as well as waterline relocation plans. Waterline relocation plans involved coordination with the Public Service District as well as the Division of Highways. 1325 feet of 2- to 8-inch water lines were installed. The waterline included encased lines under the WVDOH roadways as well as a road bore underneath Proctor Creek. Coordination also involved completing form EG-5 for the West Virginia Department of Health and Human Resources. Hydraulic calculations were performed for fire hydrant pressure. A left turn lane was added as well as widening the roadway to tie into the wider bridge. Radii at a major intersection were improved to accommodate large trucks. Prepared MOT plans to construct the bridge half at a time while keeping adjacent intersections open. Detailed MOT plans were developed with multiple phases. Temporary signal plans were necessary due to sight distance concerns at Proctor Creek Road. Temporary lighting plans were completed to add visibility to work zone transitions. Emergency detour plans were developed and coordinated with the Ohio Department of Transportation since the best alternate route required the use of Route 7 in Ohio. The project included a directional bore under Proctor Creek. Pavement marking plans were developed and signage was upgraded on the project.

**Mineral Wells I-77 NB and SB Weigh Station Renovations, Wood County, WV:** Design leader for project to demolish and construct new weigh station facilities. Old buildings were demolished and replaced with new larger facilities. Roadway plans were developed to improve the bypass lanes as well as repair the existing concrete pavement on the project. Floor plans complete with mechanical, electrical, and plumbing details were completed as well as site plans for the site. Drainage was improved at the site. Coordination with a future pre-pass system was required and conduit and junction boxes were added to accommodate the system without causing future damage to the roadway. The scales were replaced, and project lighting was modified to improve nighttime visibility at the scales. Concrete pads were added to place future outbuildings. The project required utility coordination as well as coordination with the State Fire Marshall.

**Corbitt Hill Turn Lane, WV 2 Wood County, WV:** Project manager and designer for project to add a left turn lane on WV 2 and improve the alignment with Corbitt Hill Road in Wood County. Full maintenance of traffic plans were developed as part of full contract and right of way plans for the project. The project required relocation of waterline and utility poles. Waterline relocation plans were developed, and the project required coordination with the WV Division of Highways and well as the local Public Service District.



## John Farrell, AICP, CEP

### Environmental & Permitting Services

Mr. Farrell has 21 years of experience in planning and design including the design of park and recreation facilities. His expertise includes site assessment and development and environmental planning along with trails, infrastructure, environmental mitigation, and both hardscape and softscape design of park facilities. He has also provided coordination and permitting services through various state, federal, and local agencies.

#### RELEVANT PROJECTS

#### EDUCATION

BS, 1997, Urban Studies and Planning (Environmental Management), Virginia Commonwealth University

#### REGISTRATIONS

American Institute of Certified Planners (AICP)

Certified Environmental Planner

#### YEARS OF EXPERIENCE

Total: 21 With Firm: 13

**Shiloh Park, King George County, VA:** Lead Planner and Environmental Services Project Manager for this complicated passive and active use property. The project design includes baseball and soccer fields, multi-use trails, wildlife viewing areas, boardwalks, picnic shelters, concessions building, restrooms, parking and access roads. The 33-acre property was formerly a non-compliant landfill, which had been closed and designated as a future park. The project involved significant environmental coordination due to the previous land use, steep grades and extensive wetlands.

**Pleasant Grove Park, Fluvanna County, VA:** Lead Planner for the development of a 65-acre regional park master plan. The project involved the creation of a needs survey, analysis of results, public meetings and presentation of the final plan, report, and construction cost estimates. The property is surrounded by the larger Pleasant Grove Natural Area, and as such trail connections to other parts of the property were critical. Soccer, baseball, softball, football and general-purpose fields were planned and sited to accommodate the recreational needs of county residents as well as regional users. Swimming pools and a splash ground also figure prominently in the master plan, as were picnic shelters, jogging trail and habitat enhancement.

**Bayview Park, King George County, VA:** Lead Planner and Designer for the development of a 10-acre master plan for this community park including a pedestrian walkway, soccer field, playgrounds, parking lots, concessions, public utilities, access road, storm water management and related improvements. Wetland viewing areas connected by a multi-purpose all-weather trail were also planned to display the distinctive brackish marsh ecosystem adjacent to the property. This feature effectively increased the total area available for use for bird and wildlife viewing while not adding additional land to the facility.

**Sealston Park, King George County, VA:** Lead Planner and Designer for the development of a 30-acre master plan for the property located behind Sealston Elementary School. Baseball and soccer fields were planned, as well as a circumferential trail, parking and vehicular access and parking improvements. Storm water management and wildlife viewing locations were also planned and proposed.

**Paradise Creek Park Master Plan, City of Portsmouth VA:** Developed a detailed master plan to accentuate the viable aesthetic qualities of this PCB contaminated site. Existing native vegetation was retained, while areas of heavy contamination were designed to be capped and reforested with Longleaf Pine and other plants associated with this rare tree. The site was designed to incorporate multi-purpose trails and other passive use amenities for the community while addressing and alleviating a potential threat to public safety. Trails situated along capped areas were designed to be elevated to provide panoramic views of the site and surrounding area as well as additional habitat area.

**Riverside Regional Park Master Plan, Prince George County, VA:** Lead Planner for the design, creation and expansion of a passive use natural area on the banks of the Appomattox River. Designed an extensive trail system, complete with wildlife viewing pavilions, floating docks, picnic areas, public access, and amphitheater. High rocky bluffs above Tupelo swamps and tidal marshes were made accessible to the public.



## John Claytor, LS

### Surveying

Mr. Claytor has 34 years of surveying experience with a wide variety of projects involving public works improvements including park and recreational facilities. His experience includes aerial and field run topographic surveys showing all physical improvements such as trails, roadways, street improvements, signage, traffic striping, pedestrian related features, drainage, and utilities; control surveys establishing state plane horizontal and vertical datums; boundary and street right-of-way surveys including property, deed, and plat research; preparing property composites; computations/ determination of boundary lines; preparation of legal descriptions and easements; and route surveys, construction stakeout surveying, and utility mapping surveys.

#### EDUCATION

Coursework, Land Surveying Technology, Austin Community College

#### REGISTRATIONS

Licensed Surveyor: Virginia

#### YEARS OF EXPERIENCE

Total: 34 With Firm: 5

#### RELEVANT PROJECTS

**Shiloh Park Recreation Facilities, King George County, VA:** Lead Surveyor for a complicated passive and active use property. The park included baseball and soccer fields, multi-use trails, wildlife viewing areas, boardwalks, picnic shelters, concessions building, restrooms, parking and access roads. The 33-acre property was formerly a non-compliant landfill, which had been closed and designated as a future park. The project involved significant environmental coordination due to the previous land use, steep grades and extensive wetlands.

**Virginia Department of Game and Inland Fisheries (VDGIF) Term Contract, Statewide, VA:** Survey Manager. Surveys include establishing control and benchmarks, ebb/flood elevation studies for launches, wetland delineations, site topographic surveys and easement exhibits. Projects include Briery Creek Lake Dam, Morris Creek Launch Facility, West Point Boat Ramp, Hoskins Creek Boat Launch, Upper Powhatan Lake Dam, and Fluvanna Ruritan Dam. Provided topographic and bathymetric surveys, and construction stakeout.

**Redbud Run Tract, VDGIF, Frederick County, VA:** Mr. Claytor oversaw the determination of the exact boundary of this new addition to the inventory of environmentally significant VDGIF properties. The survey encompassed an area of 58 +/- acres surrounding a stream and open conservation lands on the Redbud Run tract. The project required researching the adjoining parcels, including the subject property. Once determined, survey crews were responsible for posting the boundary, including tree markings and the placement of signs along the boundary lines.

**Rock Castle Creek Stream Restoration, City of Lynchburg, VA:** Lead Surveyor for a stream restoration design, including 2,640 LF of stream improvements to restore unnamed tributaries to Rock Castle Creek, improving stability, ecological function. Services included a topographic survey of the project site, wetland delineation mapping, and 18 easement plats for both temporary and permanent drainage easements on privately owned parcels affected by this construction plan.

**A Street Shared Use Path, Town of Purcellville, VA:** Survey Manager for the new 8' wide asphalt shared use path to the Blue Ridge Middle School along A Street, as part of a town term contract. Pedestrian safety improvements include sidewalk connections, a wayside seating area, and extensive landscaping on HOA properties in coordination with stakeholders and a bioretention basin at the 20th Street intersection.

**VDOT VSBEP Statewide Limited Services Design Term Contract, Statewide, VA:** Licensed Surveyor responsible for supporting surveying services for engineering roadway design tasks under this statewide term contract. Example tasks include 3,000 LF of topographic surveying, boundary and ROW mapping as well as surveying of utility designating for the US Route 301 & Route 17 Intersection Signalization Improvements in Caroline County and 3,000 LF of the Route 206/218 & Route 632 Intersection Signalization Improvements in King George County.





## Davis Buckley, FAIA

### Architecture & Historic Architecture (DBA)

Davis Buckley has more than 40 years of experience in architecture and planning. As founding principal of Davis Buckley Architects and Planners (DBA), he has led design efforts on a comprehensive range of projects including historic preservation, memorials, museums, medical centers, educational facilities, mixed use developments, and environmental and land use planning. Since its founding, the firm's projects have earned over 36 design awards including AIA awards, a Presidential Design Achievement Award of Excellence and twice the coveted Henry Hering Memorial Medal.

#### RELEVANT PROJECTS

#### EDUCATION

Master, Environmental Design, Yale University

BA, Architecture, Yale University

#### REGISTRATIONS

Professional Architect: District of Columbia

██████████, Maryland  
██████████, Virginia

Massachusetts ██████████  
Delaware ██████████

NCARB ██████████

#### YEARS OF EXPERIENCE

Total: 47 With Firm: 40

**Adelphi Mill Assessment and Re-Use Study, Adelphi, MD:** Mr. Buckley Oversaw the compilation of the Conditions Assessment and Preservation Master Plan for the mill which required a complete survey of exterior and interior physical conditions and a code analysis. DBA developed design options to restore and expand the structure and addressed ADA accessibility and kitchen upgrades. The final Conditions Assessment and Preservation Master Plan included design options for future development in addition to a list of prioritized repair and rehabilitation items.

**Oxon Hill Manor Historic Structure and Cultural Landscape Report and Repair Drawings, Oxon Hill, MD:** DBA worked with M-NCPPC on a multi-phase project to develop a Historic Structure and Cultural Landscape Report, and Prioritized Preservation Plan including programming for alternate use, and repairs to the exterior envelope and terrace. DBA also investigated multiple alternate uses for the building, which would allow M-NCPPC to realize the full potential of the building within its historical context.

**Lockkeeper's House, Washington, DC:** DBA worked with the Trust for the National Mall and the National Park Service on the relocation, and rehabilitation of the oldest historic structure on the Mall within Constitution Gardens. Mr. Buckley managed the design from SD to CD and onto CA phases. He helped obtain approvals from the CFA and NCPC.

**Compton Bassett Chapel, Upper Marlboro, MD:** Constructed in several phases, the Chapel experienced a catastrophic chimney wall collapse after a storm event. DBA developed construction documents for emergency repairs. Mr. Buckley managed the design and construction administration team through reconstruction of the chimney wall, and full exterior restoration including masonry, window, basement, fireplace, interior floors, and structural work.

**Red Door Store, Olney, MD:** DBA was tasked to prepare an adaptive reuse conceptual study to relocate and reuse the historic corner store. The team developed options for relocation, site development, building re-use and appropriate additions in order to help M-NCPPC apply for future funding. DBA conducted site, building, and code research and created graphics for the report. Mr. Buckley coordinated M-NCPPC stakeholder input and assisted in developing the scope, approach, and formatting of the report to meet the needs of M-NCPPC.

**M-NCPPC Historic Properties Assessment, Prince George's County, MD:** Mr. Buckley and the DBA team developed and completed a specialized existing conditions assessment and report that included a prioritized cost estimate for 66 historic structures at 27 sites. Mr. Buckley helped M-NCPPC prioritize their needs despite their expansive inventory of structures. He ensured the final product was useful to stakeholders through collaboration and communication. He completed QA/QC for conditions assessment reports.



## Thomas J. Striegel, AIA, LEED AP *Architecture & Historic Architecture (DBA)*

Mr. Striegel, AIA, LEED AP has successfully managed and coordinated project teams with multiple consultants and is experienced in gaining historic preservation, design, and technical approvals in several jurisdictions. He oversees projects from schematic design through construction completion. He is affiliated with the American Institute of Architects, the US Green Building Council, Lambda Alpha International, and The Association for Preservation Technology.

### RELEVANT PROJECTS

#### EDUCATION

BArch, 1985, Architecture,  
Catholic University of  
America

BS, 1984, Architecture,  
Catholic University of  
America

#### REGISTRATIONS

Professional Architect:  
Maryland [REDACTED] District  
of Columbia [REDACTED],  
Virginia [REDACTED]

NCARB [REDACTED]

#### YEARS OF EXPERIENCE

Total: 34 With Firm: 34

**Virginia Soccer Association Building, James S. Long Park, Haymarket, VA:** Design of a new building to provide offices, a classroom, changing rooms, storage, and restrooms at the regional multi-field soccer complex. The building will be built and owned by the Prince William County Department of Parks and Recreation and operated by the Virginia Soccer Association. Mr. Striegel served as the Project Manager and Principal-in-Charge.

**Compton Bassett House, Upper Marlboro, MD:** Compton Bassett is a Georgian style mansion constructed using a unique bond timber masonry wall system. The design team crafted a historic work plan, completed laser scanning and 3D drawings, procured a historic finish analysis to determine ages of important treatments and developed phased construction documents for the repairs to exterior envelope. The repairs include exterior wall reconstruction, repointing, structural repairs, window and door restoration and new roofing. Currently DBA is guiding M-NCPPC in the temporary stabilization of the structure until funding can be obtained for full repairs. Mr. Striegel managed the project team, developed the specifications and phasing plan recommendations.

**Woodlawn Plantation and Smokehouse, Alexandria, VA:** Mr. Striegel managed this project for the National Trust for Historic Preservation that encompassed research, preservation, restoration, and rehabilitation of the exterior envelope of the Manor House, the complete restoration of its outbuildings, and preservation of its historic site. Preserving the structure required improvements in three major areas; foundation drainage, moisture intrusion, and roofing. The project was phased as the budget allowed.

**Mount Airy Assessment of Acquisition Opportunities and Constraints, Upper Marlboro, MD:** DBA created an acquisition assessment for the Park Planning and Development division for the Mount Airy historic site. Formerly a Calvert home, and later a venue for entertainment to the newspaper heiress Cissy Patterson, DBA developed a conditions assessment, which included an accessibility and code review, cost estimate, and a review of opportunities and constraints at the site.

**Stephen Decatur House Museum, Washington, DC:** Mr. Striegel managed this phased historic preservation project and coordinated the team's activities for the reconstruction of the historic kitchen, interior entry/stair halls, and exterior improvements. He wrote technical specifications and was responsible for all jurisdictional and historic approvals, construction administration and post construction services.

**M-NCPPC Historic Properties Assessment, Prince George's County, MD:** The DBA team developed a specialized existing conditions assessment and report templates, which included a prioritized cost-estimate for 66 historic structures on 27 sites owned by the Prince George's County office of M-NCPPC. Mr. Striegel developed the project methodology and coordinated the consultant team schedule to ensure an on-time project.



## Tim Sara, MA, RPA

### Archaeology (TRC)

Mr. Sara is a Registered Professional Archaeologist (RPA) with 34 years of professional experience in cultural resources management and historic preservation planning. Over the course of amassing his experience he has designed and directed surveys and excavations of historic and prehistoric archaeological resources in the Northeast, Mid-Atlantic, Southeast, Midwest, Southwest, and Caribbean. He has also obtained a thorough knowledge of Section 110 and Section 106 and of the National Historic Preservation Act as amended (NHPA) and applying the National Register of Historic Places (NRHP) eligibility criteria to cultural resources. Mr. Sara has received honors and awards for both his academic and professional studies.

#### EDUCATION

MA, 1994, Anthropology,  
City University of New York

BA, 1984, Anthropology and  
Geography, State University  
of New York at Binghamton

#### REGISTRATIONS

Register of Professional  
Archaeologists

Register of Professional  
Archaeologists, 1995

ODOT Section 106 Training  
2014

Section 106 Principals and  
Practices, SRI Foundation  
1999

#### YEARS OF EXPERIENCE

Total: 34

As a professional in the field of cultural resources management, Mr. Sara has also worked directly with other environmental conservation program areas implemented by the National Environmental Policy Act (NEPA). He has served as a key member of overall environmental planning teams, working with other environmental professionals including soil scientists, wetlands specialists, biologists, and hazardous waste managers. He has been a contributing author on more than 100 Environmental Assessments (EAs) and/or Environmental Impact Statements (EIS) and principal or contributing author to more than 250 cultural resources management reports. Mr. Sara currently serves as Program Manager and Office Practice Leader for TRC's Lanham, Maryland office with responsibility for all business functions of the office as well as quality control and staff management.

#### RELEVANT PROJECTS

**Capon Bridge Replacement Project – Phase I and II Archaeological Studies, Hampshire County, West Virginia, State Project S314-50-31.02 (Project Manager/Principal Investigator 2016- present):** Directed all aspects of archaeological background and field research associated with a bridge replacement project in eastern West Virginia. Two newly recorded sites were recorded during Phase I investigation. Site 46HM210 was found to have poor integrity and was recommended as not eligible for NRHP-listing. Site 46HM211, a multi-component site contained both historic and prehistoric cultural deposits and was recommended for further study. Phase II study conducted in 2017 determined site 46HM211 eligible for the NRHP. Co-author of reports submitted to the West Virginia Department of Transportation, Division of Highways (WVDOH); lead author of research design for Phase III date recovery approved by WVDOH and West Virginia State Historic Preservation Office.

**Phase II and III Archaeological Investigations of Sites 46BY229 and 46BY230, Cattle Pass Bridge Realignment Project, Berkeley County, West Virginia, State Project S302-51-2.24 00 (Project Manager/Principal Investigator 2012 - 2013):** Directed all aspects of archaeological research on National Register-eligible site in support of road straightening project in eastern West Virginia. The work was conducted for the West Virginia Department of Transportation, Division of Highways.



## Todd Griffith, PE

### *Geotechnical Engineering (Triad)*

Mr. Griffith is the Geotechnical Engineering Services Manager for the West Virginia Operations of Triad Engineering, Inc. Mr. Griffith possesses over 13 years of geotechnical engineering experience working with public agencies such as WVDOH and USACE, working on projects involving site and subsurface investigations, design and construction of new or modified bridge foundations, cut slope analysis and design, fill slope analysis and design, the elevation and design of earth retainage structures (i.e., earthen dams, MSE walls, reinforced soil slopes), laboratory testing, and stream bank erosion mitigation.

#### EDUCATION

MS, 2005, Civil Engineering,  
Geotechnical Specialization,  
Virginia Tech

BS, 2004, Civil Engineering,  
West Virginia State  
University

#### REGISTRATIONS

Professional Engineer: WV  
██████████

#### YEARS OF EXPERIENCE

Total: 13    With Firm: 1

#### RELEVANT PROJECTS

**Parkersburg Riverfront Park, Parkersburg, WV:** Mr. Griffith oversaw all geotechnical aspects during construction of the riverfront park in Parkersburg, West Virginia. Aspects included underwater and above water placement of structural fill behind approximately 500 feet of sheet pile wall, spacing design and installation of wick drains with subsequent settlement monitoring, and stabilization of saturated, low strength subgrades.

**Wellsburg Bridge Public Private Partnership, Brooke County, WV:** Mr. Griffith serves as the project manager and lead geotechnical engineer for the design-build team for the Wellsburg Bridge project for the West Virginia Department of Highways. Mr. Griffith developed and oversaw the subsurface investigation for the new Ohio River crossing which includes an alignment shift and retaining wall for WV State Route 2. Design work included retaining wall design in marginal rock and soil, abutment slope design, MSE wall abutment design, and foundation design for the bridges.

**US Route 35 Public Private Partnership, Putnam and Mason Counties, WV:** Mr. Griffith serves as the project manager and lead geotechnical engineer for the design-build team for the final section of US Route 35 for the West Virginia Department of Highways. Mr. Griffith developed and oversaw the subsurface investigation for the 14.7-mile section of highway, including two bridges. Design work included cut slope design in marginal rock and soil, fill slope design, reinforced soil slope abutment design, and foundation design for the bridges. Engineering during construction included observation of subgrade for large diameter pipes, observing soil and rock material for usefulness in reinforced soil slope designs, and coming up with solutions to obstructions in geogrid layout for the reinforced soil slope abutments.

**Coalfields Expressway Public-Private Partnership, Wyoming County, WV:** Mr. Griffith served as the geotechnical project reviewer for the design-build team for the project. Mr. Griffith oversaw and reviewed design and analysis from the geotechnical subconsultant on the project. Design work included cut slope design in rock and fill slope design.

**Natural Gas Power Plant, Follansbee, Brooke County, WV:** Mr. Griffith served as the project manager and lead geotechnical engineer for the subsurface investigation and development of geotechnical recommendations for the proposed natural gas power plant. The development included analysis of foundation types based on the subsurface profile which included up to 200 feet of existing fill placed by contractors for the WVDOH during construction of a nearby highway. Additional challenges included concurrent environmental and geotechnical sampling, mining and mine spoil from the nearby Pittsburgh coal seam, and potential settlement of existing and proposed new structural fill.





## John Matteo, PE, FAAR

### Structural Engineering & Analysis (1200AE)

Mr. Matteo is a founding Principal at MCC=1200 Architectural Engineers. During his career of more than two decades Mr. Matteo has balanced professional work with academic pursuits to develop standards of practice for innovative and efficient designs for new construction, paired with sensitivity to project goals for historic preservation and renovation. His breadth of engineering experience with historic structures helps clarify the challenge of quantifying early building materials and systems with respect to current standards, a perspective that greatly enriches new designs that aim for efficiency, economy and durability. He is fully conversant in the Secretary of the Interiors Standards and Guidelines for Historic Preservation as well as other similar international standards. He has served as lead structural engineer or managed such select projects as:

#### EDUCATION

MS, 1993, Structural Engineering, Princeton University

BS, 1989, Civil Engineering, Tufts University

#### REGISTRATIONS

Professional Engineer: WV, VA, NY, DE, CT, PA, MA, SC

#### YEARS OF EXPERIENCE

Total: 30 With Firm: 6

#### RELEVANT PROJECTS

**The Rotunda, University of Virginia, Charlottesville, VA:** Historic Structures Report through ongoing renovation.

**Norfolk Music Shed, Norfolk, CT:** Restoration of historic cupola and reinforcement of truss structure to support current code load requirements.

**George Peabody Library Skylight Replacement, Baltimore, MD:** Structural investigation of historic roof trusses for skylight replacement. Development of reversible, strengthening details to meet use changes and current code requirements.

**Fallingwater, Mill Run, PA:** Historic restoration and preservation of Frank Lloyd Wright's iconic building.

**Lynnhaven House, Virginia Beach, VA:** Structural assessment, historic structures report and structural repairs for the original timber lintel over a main fireplace for this circa 1725 example of Tidewater Virginia vernacular architecture.

#### PUBLICATIONS

Matteo, J. "Where Vision and Numbers Meet- Frank Lloyd Wright and William Wesley Peters" Proceedings from the International Association for Shell and Spatial Structures, Boston Conference, July 2018.

Matteo, J. "Structural Engineering for Historic Architecture - Looking Back and Moving Forward" ChildArt Magazine- International Child Art Foundation, January 2018.

Matteo, J. "Preservation Engineering: Framing a New Curriculum." Preservation Education and Research 4. 2011.

Kaup, J. and J. Matteo. "Guastavino dome analysis: A comparative approach for Jefferson's Rotunda at the University of Virginia." Structural Analysis of Historic Construction- D'yala and Fodds 2008.

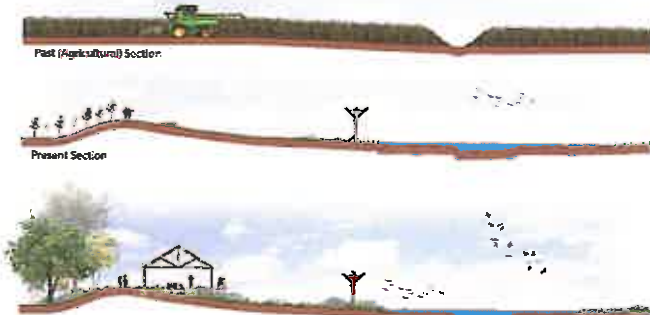
Silman, R. and J. Matteo. "Repair and Retrofit: Is Fallingwater Falling Down?" Structure. July/August 2001.

Nash, K., J. Matteo and M. King. "Frank Lloyd Wright's Fallingwater: A Non-Destructive Structural Investigation and Analysis." Proceedings for the Third Annual NDE Conference. 1996.

## OXFORD NATURE PARK

Talbot County, Maryland

OWNER | Talbot County, MD  
 CONTACT | Cheryl Lewis  
 410-226-5122  
 oxfordclerk@goeaston.net



Oxford Nature Park is a transformation of 86-acres of agricultural lands into a forward-thinking and multi-generational gateway park. Mr. Torgerson Collaborated with Talbot County and the city of Oxford to develop the vision, master plan, and first phase construction documents for the park. The multi-disciplinary team considered the sensitive environment, climate change, pollutant management, the Watershed Implementation Plan, and recreational opportunities throughout the design process.

The soil removed to construct the wetland was used to create a large earthen berm that frames views into the wetland complex and the surrounding landscape. A multi-purpose trail reinforces the overall design and provides the means for the community to traverse ecologically sensitive areas across the site. The parking, signage, bridges, benches, duck boxes, bird houses, and plantings were added to increase habitat and provide passive recreation as well as educational opportunities for visitors.

The park's central design feature is a two-acre wetland complex that transformed 1,300 feet of a former six-foot wide stream channel. The channel was graded into a form with flowing edges that gently blends into the natural setting. The wetland system meets strict design requirements such as water depth, width to length ratios, aquatic habitat diversity, waterfowl pooling, water quality treatment, and water quantity storage.

Quantitative measurements further demonstrate the design's ecological improvements: total nitrogen, phosphorus, and suspended solids are reduced by approximately 36%, 56% and 71%, respectively, and the wetland can accommodate 12.02 acre-feet of water during a 100-year storm event.



# BROOKSIDE GARDENS PARKING GARDEN & FRONT ENTRY

Montgomery County, Maryland

OWNER | Maryland-National Capital Park & Planning  
CONTACT | Mrs. Ching-Fang Chen, PLA, Project  
301-495-2557  
ching-fang.chen@montgomeryparks.org



AMT provided planning, design, and construction phase services for Brookside Gardens, Montgomery County's award-winning passive public park and display garden in Wheaton Regional Park. Brookside Gardens seeks to reorient the entrance to the Visitor's Center as the primary entrance and to create identity to the garden and improve pedestrian and vehicular access.

AMT led the effort to implement the entrance, parking and access improvements of the master plan. The scope included entrance improvements at Glenallen Avenue, new signage, artwork, a gatehouse, improved pedestrian entrance, reconfiguration and expansion of permeable pavement parking, demonstration rain garden planting, entry courtyard with paved pedestrian crosswalks, bus parking and overlook deck, arrival terrace for group assembly, service and emergency vehicular access, energy efficient lighting, stormwater management facilities, landscape irrigation, and site furnishings. The design focused on using and teaching

sustainable solutions to the public that can be implemented on their own property from materials to stormwater.

*This project was recently awarded an Engineering Excellence Award and a Potomac ASLA Award*

**PROBLEMS AND SOLUTIONS:** Major challenges for this project included various stakeholders for the project including Park design staff, Brookside Gardens staff, Friends of Brookside Gardens, neighborhood groups, and county agencies. To help develop consensus among the various opinions and ensure that all stakeholders understood the design, our design team held over 30 charrettes with stakeholders. The process developed a plan that will set the tone for the rest of the master plan implementation.



# LITTLE BENNETT DAY USE AREA MASTER PLAN & PHASE I

Montgomery County, Maryland

OWNER | Maryland-National Capital Park & Planning  
CONTACT | Mrs. Ching-Fang Chen, PLA, Project  
301-495-2557  
ching-fang.chen@montgomeryparks.org



**AMT** collaborated with M-NCPPC on the preparation of the master plan and phase I construction documents to include landscape architecture, civil engineering, surveying, arborist, and architectural services. The Little Bennett Regional Park Master Plan recommended the construction of a “Gateway Area” along MD Route 355, west of the Sopers Branch stream, to serve as the main entrance to the Park. The proposed Gateway Area includes nature based recreational activities with an emphasis on highlighting the site’s unique ecological and cultural heritage.

As project Prime Consultant, AMT oversaw the Geotechnical Engineer and the multi-purpose classroom Architect and provided the following services: survey, geotechnical analysis, vehicular access, permitting, material selection, 30% construction documents and cost estimates, and public presentations. AMT developed the phase I construction documents, specifications, cost estimate, and permitting for the trailhead and parking.

It was important that the park highlighted the natural beauty of the site, while providing smooth transitions between the human elements added and the natural elements preserved. The overall goal for M-NCPPC was to balance conservation with recreation and education. Integration of stormwater management facilities into the overall park design was emphasized throughout the design process.

This gateway area welcomes visitors to the largest regional park in the area and offers passive recreational and interpretive opportunities to connect visitors to the beauty of the regional landscape. Stormwater Management facilities were effectively integrated into the park design using permeable pavements, roadside bioswales, and Sycamore Ring micro-bioretenion facilities. Sycamore Rings were a planned design element, and integrating of stormwater facilities into the rings satisfied ESD requirements, while also ensuring the long-term health of the trees.



# M-NCPPC PARK HISTORIC PROPERTY ASSESSMENTS

Montgomery County, Maryland

OWNER | Maryland-National Capital Park & Planning  
CONTACT | Ms. Yvonne Johnson  
301-669-2579  
yvonne.johnson@pgparks.com



**AMT** provided Historic Properties Assessments for twenty-eight historic properties owned and managed by M-NCPPC. The survey extended throughout the county, including Bowie, Glenn Dale, Lanham, Cheverly, Largo, Walker Mill, Suitland-Silver Hill, Oxon Hill, Clinton, Cheltenham, Upper and Lower Marlboro and Cedarville. Assessed various historic structures, including plantation mansions and their various dependencies (i.e., carriage houses, ice houses, smokehouses, burial vaults, tenant buildings, pumphouses), farm outbuildings (i.e., tobacco barns, stables, corn cribs), mills, chapels, schoolhouses and cottages. Notable properties and structures included Montpelier, Newton White Mansion, Chelsea, Compton Bassett, Mount Calvert, the College Park Airport Hanger, Bladensburg Peace Cross, Publick's Playhouse Theater and the WB&A Historic Bridge.

During site visits, assessed individual structures from the landscape/civil perspective –including grading, drainage, vegetation, vehicular circulation, pedestrian circulation, site light, and outdoor site features, among others. Summarized existing conditions and prepared a database for improvements, including priority projects and quantity takeoffs for cost estimating. Prepared fifty-eight Level 1 Assessment reports (one for each structure). The reports were completed in collaboration with the DBA Architects, the structural engineers, MEP engineers and cost estimators. These surveys provide a basis for long term planning and for establishing priorities for historic property preservation projects.

# BENJAMIN BANNEKER PARK MASTER PLAN

Arlington County, Virginia

OWNER | Arlington County Department of Parks and Recreation  
CONTACT | Ms. Kathy von Bredow, RLA  
703-228-7598  
kvonbredow@arlingtonva.us



AMT provided master planning design and public outreach and construction documents for the Benjamin Banneker Park. The existing 12.5-acre site is located in the suburban developments of Arlington county.

The proposed park features include the following recreational amenities: Four Mile Run trailhead; a section of the Northern Virginia Regional Park Authority (NOVA Parks) Washington & Old Dominion Trail (W&OD); a dog park; playground; picnic facilities; a parking lot off of N. Sycamore Street and a rectangular athletic field. Natural areas predominate the park and include Four Mile Run, forested areas, natural springs and a managed meadow, which supports a diversity of plants and wildlife. A historic boundary stone within the park attests to the rich history of Arlington from a time when the land was part of the District of Columbia.

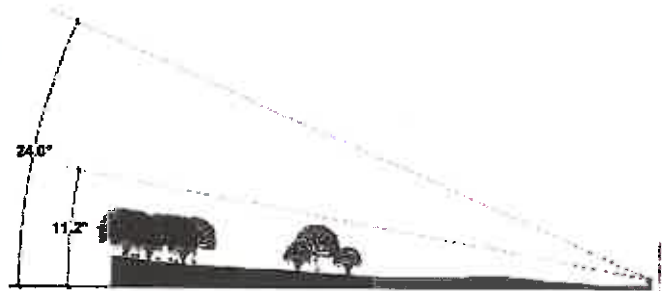
The design includes developing alternatives that the County would allow with the Resource Protection Area (RPA) that surrounds Four Mile Run. The trail network was located closer to the river's edge to minimize impacts to the natural resources and to allow for view into the channel. Additional meadow planting was added to buffer storm water between the trail and the river's edge. The dog park athletic field and playground are located along the perimeters outside of the RPA.



# ALLEN POND PARK

Bowie, Maryland

OWNER | City of Bowie  
CONTACT | Mr. George Stephanos  
301-809-2325  
gstephanos@cityofhowie.org



Allen Pond Park is the City's premier 85-acre multi-use park that include playgrounds, multipurpose athletic fields, a 10-acre stocked park, bowie ice arena, plaza space, promenade, skate park, amphitheater and picnic pavilions. AMT was hired to develop a master plan and full design for the amphitheater and associated restrooms, plazas, parking, and trail connectivity as part of the modernization of the park. The amphitheater master plan included several iterations to optimize the sites views and visits into the bandshell and to the surrounding facilities. The design process included options for using the tensile structure band shell for other purposes when not in use for concerts

and other artistic venues. Two restroom facilities were included in the master-plan and final design with associated plaza space for gathering. The site was designed with ADA accessibility from the parking lot down to the amphitheater. Lighting for the project supports both amphitheater venues and public use after hours. The trail network was developed to allow the flow of pedestrians during high use but to also allow for strolling and part of the larger trail network around the park. The stormwater was designed as an integral focus of the site design. Tree plantings reinforce the site design and provide shade during the hotter summer performances.



# NANSEMOND RIVER PARK

Suffolk, Virginia

OWNER | City of Suffolk  
 CONTACT | Mr. Jay Smigielski  
 757-514-7703  
 jsmigielski@suffolkva.us



- Gateway
- Primary Access
- Athletics
- Passive Gardens Ecotourism
- Water Access
- Refuge Gardens & Trails



The Nansemond River Park complex is located on a 380-acre former WWII Navy radio transmitting site. The Navy owned the land until 1993 when it was turned over to Suffolk during the Base Realignment and Closure (BRAC) process. Suffolk has since used the land for public works, police (K9) and various other purposes. In 2005, a consulting firm developed a master plan that was grandiose in function and price, with a 10,000-seat amphitheater, an equestrian facility, a large festival site and traditional athletic facilities. The \$46M construction price was far more than the City could support.

The updated master plan provides a vision that fits within the City's budget and provides the most effective and efficient use of the City's lands and funds. The City budget allocates approximately \$400,000 for the design phase of the project, including the razing of the central radio transmitting facility. The City envisions the future rebranded park (previously the Driver Sports Complex) as a revenue generating facility that attracts visitors and large tournaments throughout the region and state. All revenues will be used to improve the park- either maintenance or the construction of new facilities.

The Nansemond River waterfront parcel has numerous potential for passive and active recreation. The abundant, flat and mostly cleared land is ideal for multipurpose fields for baseball, soccer, football and lacrosse. These sports draw the largest tournaments and are the best for revenue generation. Storage and maintenance facilities, concessions and restrooms support these fields.

Significant improvements to supporting infrastructure are required as well. AMT is providing utility, transportation and environmental due diligence necessary to support the proposed master plan. AMT is also evaluating other supporting infrastructure such as water, sewer and electricity.

# ADELPHI MILL PRESERVATION MASTER PLAN (DBA)

Adelphi, Maryland

OWNER | Maryland-National Capital Park & Planning  
CONTACT | Yvonne Johnson, AIA  
240-346-1675  
yvonnjohn@gmail.com



The site of the Adelphi Mill was originally portions of two plots called Gilead and Cramphin's Lot, which were purchased by Issachar and Mahlon Scholfield in 1796 and renamed Adelphi, Greek for brothers. The Mill and adjacent Miller's cottage were constructed at this time and appear in the county tax records for 1798. The Mill was operated by the brother until 1813 as a grist mill and occasionally for wool carding. Later the Mill was passed through several owners. In 1951 the McCormick-Goodharts donated the Mill, the cottage, and 34 acres of land to the Maryland-National Capital Parks and Planning Commission. The Mill has remained unused since the Rigg's ownership and by the 1970's was in a dilapidated state. In 1976, M-NCPPC performed an extensive repair of the Mill, adapting it for use as a community event space. The Mill building is currently used as an event space.

DBA worked with the M-NCPPC and Oheme Van Sweden to develop a preservation plan for the historic site. The multidisciplinary team of landscape and preservation architects and structural, mechanical and civil engineers studied existing conditions, natural resources, utilities, vehicular and pedestrian circulation, regional and neighborhood connections to develop a plan for the rehabilitation of the Entry Plaza, Lawn, Mill, Playground and Site. The plan included code and accessibility upgrades and sustainable interventions. The team also provided a plan for safe pathways to existing neighborhoods.



# PERRY POINT GRISTMILL AND MANSION HOUSE (DBA)

*Perry Point, Maryland*

OWNER | VA Maryland Healthcare System  
CONTACT | Michael McNeil  
(410) 642-2411  
Michael.McNeil@va.gov



Located along the Susquehanna River, Perry Point VA Medical Center is the largest inpatient facility in the VA Maryland Health Care System that provides a broad range of inpatient, outpatient and primary care services. DBA was contracted by the VA to assist in the rehabilitation of the historic Perry Point Gristmill and Mansion House. The goal was to rehabilitate the underutilized buildings so that they could be used by the staff, veterans, and the community.

At the Perry Point Gristmill, the industrial building's use was constrained by its integral historic mill framing, heavy mill equipment, inaccessible floor level changes and severe deterioration. The goal was to overcome these constraints in a sustainable historic manner to provide veterans, with varying levels of disability, access to all part of the historic structure and site.

Resiliency and sustainability were key design issues given the building's proximity to the River. The lower level of the structure is finished with durable materials able to resist floodwater damage. A geo-thermal system was sensitively integrated in the important Native American archaeological site without any disturbance.

Modern elements and finishes were selected to both differentiate and accentuate modern interventions from historic elements which include a glass and steel elevator, ramp and stair. Elements such as windows, roofing and stonework were restored.

For the Perry Point Mansion, the intention of the project was to rehabilitate the Mansion to incorporate modern amenities to serve as a multi-functional space dedicated to rehabilitating veterans and support the community for events. The rehabilitation included integrating new mechanical, electrical, plumbing and fire protection systems. A new warming kitchen replaced the previous cramped residential kitchen; new accessible restrooms were installed and all interior and exterior elements were restored. All work was done with minimal disturbance to the historic fabric and minimal intrusion into the historic spaces.

The south porch was renovated by removing the enclosing walls and windows and restoring the historic columns. DBA designed new glass and steel glazing system so that the appearance is as close to the original open porch as possible while allowing the client to continue using the room for indoor programs during all seasons.

The project was designed utilizing best practices incorporating LEED principals and design strategies to the greatest extent possible. The new energy efficient HVAC and lighting reduce energy consumption below ASHRAE 90.1-2007 Standard.



### PROJECT UNDERSTANDING AND OBJECTIVES

Located in the Piedmont of West Virginia, Watters Smith State Park provides a unique glimpse into the history of homestead and pioneer life from the late 1700s to the early 1900s. The 532-acre park includes two museums along with other structures and farm implements that were once used to operate the family business. Picnicking, hiking, and bird watching are other activities currently available at the park. DNR manages the park for its historic importance.

AMT understands that the project will include a master plan for the conservation and park development that is consistent with the historic character of the park. Based on the approved master plan, we will provide construction documents, specifications, cost estimates, construction administration, and permitting for improvements as necessary and desired by DNR.

The AMT Design Team envisions a fully integrated Watters Smith State Park that considers the site's historical setting, ecological systems, spatial requirements, and fiscal responsibility. We have a thorough understanding of the design process, and the steps necessary to take DNR's ideas and create a park that the public can enjoy for generations to come. As a full-service design team, we will consider the site constraints, historic structures, permitting process, project budget, and park operations. We apply our experience and lessons learned from similar design efforts to carry out a vision that is creative, exciting, and constructible. With fully engaged stakeholders and effective multi-disciplinary teamwork, we will deliver a final product that honors, respects, and takes full advantage of the park.

The following are the goals for the project, as stated by DNR in the request for Expressions of Interest:

- Review existing plans, conditions and evaluate the site while communicating effectively with the owner to determine a plan that can be implemented in a manner that will minimize disruption and meet all objectives.
- As a portion of this process outlined in Objective 1, provide all necessary services to design the facilities described in the EOI in a manner that is consistent with The Division of Natural Resources needs, objectives, current law, and current code; while following the plan to design and execute the project within the project budget.
- Provide Construction Contract Administration Services with competent professionals that ensures the project is constructed and functions as designed.

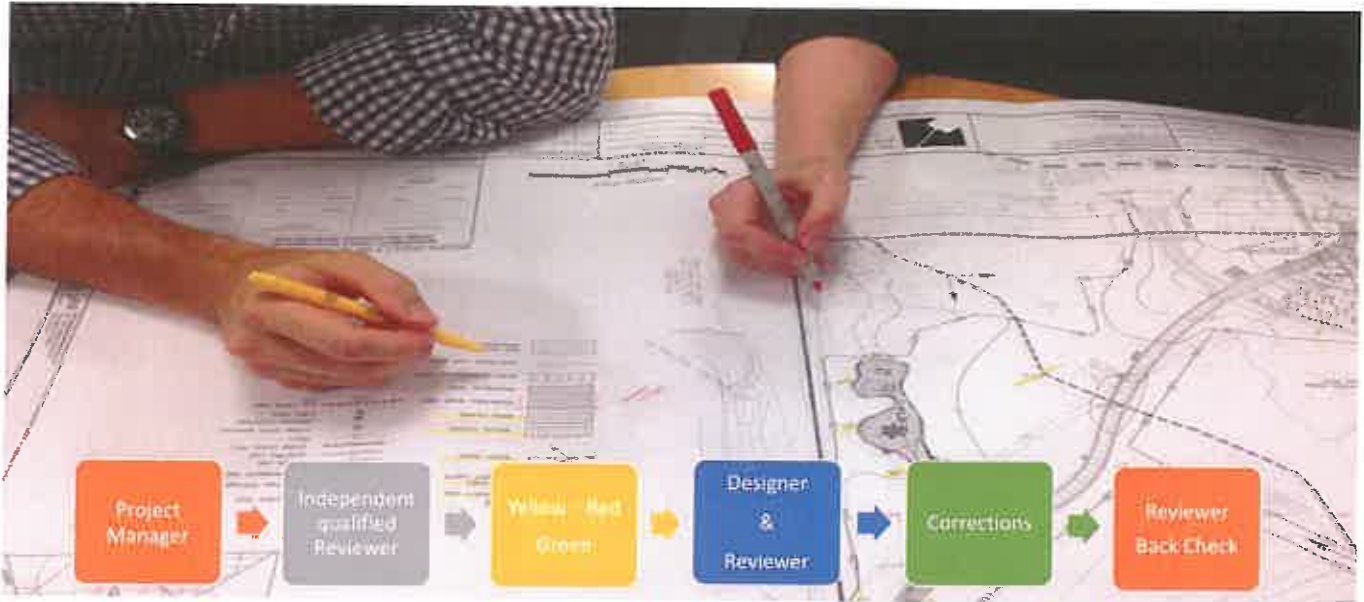
### PROJECT APPROACH AND IMPLEMENTATION PLAN

Our proven management approach guarantees the best possible outcome for the Watters Smith master plan. We listen to identify goals and objectives, define the scope of services accurately, monitor the flow of the project, conduct project meetings, and provide regular progress reports. Our process includes review at milestone intervals, continuous client feedback, and documentation of all project-related activities and decisions critical to project success.

AMT's Project Manager, Steven Torgerson, RLA, will be the primary point of contact. He brings nearly 20 years of experience in the design of public recreational spaces. He uses a collaborative approach to achieve the design



Watters Smith State Park Birds-Eye View



vision that is financially smart, historically significant and ecologically integrated. His design philosophy is informed by how people use spaces and their interactions with both their community and the natural environment. He will oversee coordination of design tasks, organization with sub-contractors, project schedule, meeting dates, and issues that could impact the project. Max Kantzer, PE, Principal-in-Charge, will work directly with Mr. Torgerson to ensure that appropriate resources are assigned, information and decisions are managed to maintain project momentum, and that quality control is implemented throughout the project.

### QUALITY ASSURANCE AND QUALITY CONTROL

AMT will perform in-house Quality Assurance/Quality Control (QA/QC) reviews throughout the design process for each submittal. This QA/QC process begins with Mr. Torgerson who explains the quality expectations and documentation requirements to the design team and subconsultants. The process continues with the Project Manager’s review of the team’s work regarding quality, completeness, and documentation. Once the Project Manager has signed off on a submittal, the project will be reviewed by a QC team member. This QC team member, who will be outside of the core production team, will bring an independent perspective to the review.

### PROJECT INITIATION

The AMT design team includes a collaborative, partnering approach with the DNR staff. We have found that this process works best when we facilitate a kick-off meeting/partnering session with the Project Manager and other staff at the beginning of the project. At this meeting, we will review and verify roles, responsibilities, deliverables, schedules, and

deadlines. We will discuss resources that our team brings to the project, as well as staff resources available to support the project. We will identify community resources, groups and other individuals/groups who can contribute to the development of the park.

Our discussion will include DNR’s thoughts on the existing facilities, site, program, needs, project vision, and goals. It will be useful to know what priorities have already been identified and to hear any ideas from the maintenance staff and park managers. Following the kick-off meeting, we will prepare and submit a project schedule and meeting minutes summarizing the discussion and decisions reached. We will develop a comprehensive project schedule that meets the timing and funding requirements of the DNR.

### EXISTING CONDITIONS

AMT has completed a preliminary desktop review of the park. The farm is listed under number 197440516 of the National Register for Historic Places. The nomination includes the structures, museum, and surrounding cultural landscape. Duck Creek and its tributaries run through the site with an impoundments pond located just to the north of the farm area. The park is a mixture of open rolling areas with forested upland and stream valley.

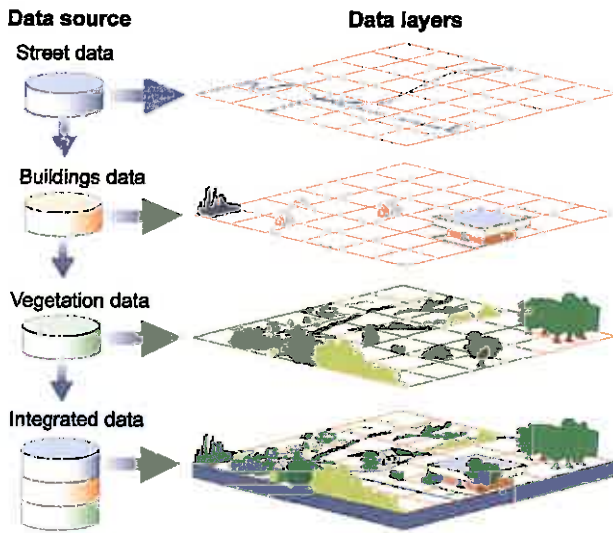
### SITE ANALYSIS

The AMT Team will collect detailed information about the site using geospatial information, existing reports, and other information provided by DNR. Our team will review the existing program and gather information about the vision for the future program. The site evaluations will allow us to uncover details and develop a comprehensive



understanding of the site's distinctive elements. These will include the existing trees, stream reach, structures, critical habitat and wildlife, as well as alterations by human activity, on-site and nearby improvements, infrastructure, and other features that will influence or be influenced by the proposed site improvements. We will also evaluate short-term and long-range plans, regulations and agency information that will influence the design and decision-making process.

The collected information will be used to support the design process. AMT has brought on Davis Buckley Architects to assess the historic buildings on the site. We frequently work together on projects that involve historic structures. Our team will also assess the existing structural, electrical and mechanical infrastructure. We will identify deficiencies and develop needs assessments for historic structures.



## ARCHAEOLOGY

AMT is collaborating with TRC to provide Archaeological Services. AMT has worked with them throughout West Virginia on several projects. If necessary, TRC will prepare a Phase I Archaeological survey to include Background Research, Field Investigations, Artifact Processing and Data Analysis, Report Preparation and coordination with West Virginia State Historic Preservation Officer (SHPO).

If necessary, we will perform archaeological field investigations to locate specific evidence of archaeological resources in the Study Area. A reconnaissance survey will be conducted across the entire Study Area in order to make preliminary assessments of the existence of historic resources. If artifacts are recovered in the course of the field investigations they will be washed and inventoried. To the extent possible, the recovered artifacts will be identified as to material, temporal or cultural/chronological association, style, and function.

A fully detailed report presenting the goals, methods, and results of the investigation will be prepared in accordance with SHPO guidelines. Conclusions will address the extent and potential

significance of archaeological resources within the Study Area. As appropriate, recommendations to mitigate adverse effects to potentially significant archaeological resources will be developed. The report will contain appropriate illustrations, including maps, drawings, and photographs.

## BASE MAPPING

The final base map will be a combination of the survey, geospatial data, and site analysis. The base map will be prepared to support the master planning process.

## PUBLIC OUTREACH

If required by DNR, AMT can develop a public outreach strategy and implementation plan for review and approval by DNR. Steven Torgerson will lead the process and has regional and national experience reaching out to the public and stakeholders on complex projects similar to Watters Smith State Park. Our design team uses numerous techniques as a means of attracting public interest and participation. We recommend walking the site with specific stakeholders to clarify the design intent. We recognize that outreach is more than just informing the public, stakeholders, and staff. It is gathering information, listening to ideas, and synthesizing needs from a diverse set of stakeholders.

As a team, we understand that public presentations can be stressful. Our goal is to make them flow seamlessly. Our focus on public outreach is to gather information from people of all walks of life, ages, and interests. AMT will collaborate with DNR in preparing for and presenting at Public Meetings. The community meetings will be tailored to the project and are an interactive process with the community. We have used several techniques to present and gather information from the community that allows those with varying levels of voice to express their opinion. We will refine the outreach plan as we move forward from the initial kickoff meeting.







## DRAFT MASTER PLAN

In one recent public meeting with approximately 50 attendees, we found success by allowing people to add their comments on the presentation boards using sticky notes. The process allowed the community to express the types of experiences they would like, dislike, or that they thought we should include in the park. We had several children that wrote what they wanted to see in the playgrounds with swings, while parents and older participants elaborated with their comments about safety, shade and places to sit. Ultimately the community enjoyed the collaborative process and supported the project as we presented to the County Council.

## PROGRAM & VISION

In collaboration with DNR, we will develop a program for the Watters Smith State Park that includes historic and natural areas. We will interview staff to gain an understanding of the types of uses that are desired for the park and if they will be expanded from the current uses.

The Vision for the Park will include considerations of site and data analyses, and findings and recommendations from our meetings. Our responsibility as consultants will be to bring our collective experience and recommendations of what is possible on the site, what is historically appropriate, what is environmentally sustainable, and what is practical to make the vision a reality.

The AMT team will develop a number of alternative schematic concept plans and supporting graphics showing development areas, facilities, and land uses. We will explore ways to enhance the park by designing functional and cohesive layouts of facilities and activities and integrating the site's natural and cultural resources. The concept plans will provide a cohesive network of vehicular and pedestrian circulation with an arrangement of facilities and parking areas that promotes ease of access, ADA accessibility and safety.

The designs will have a strong sense of arrival and identity, with easy to find routes and destinations. We will incorporate principles of Crime Prevention Through Environmental Design (CPTED) and propose solutions that minimize vandalism and maintenance requirements. The pedestrian circulation system will include standards for clear signage and wayfinding. We will also explore opportunities for educational and interpretive signage.

AMT's design team has extensive experience with restoring historic buildings that range from simple and cosmetic updates to more complicated and comprehensive renovation. These projects include adding effective waterproofing to incorporating modern amenities and adding geothermal wells that combine history with contemporary sustainability.



The master plan will include the condition of the existing structures and any mitigating measures that might be needed to ensure they are safe and will stand for future generations. Mitigation measures will be identified with initial recommendations for repair under the Secretary's Standards for Historic Preservation.

We will prepare order-of-magnitude cost estimates that include construction and operations costs for each concept, with phasing scenarios, and timelines for implementation. Working with the Project Manager and staff, we will address and incorporate comments, suggestions, and concerns.

Our design team has experience working with staff and stakeholders in a variety of forums, ranging from NetMeetings, teleconferences, small meetings, and large public workshops and presentations. Members of the AMT design team will attend these meetings and assist the Project Manager and staff with presentations, providing more detailed explanations, and answering questions as needed. To support this effort, we will prepare PowerPoint slides, full-size boards, and other written and graphic materials.

We have extensive capabilities for creating illustrative plans and 3D models of the proposed site elements. Our team will use a combination of Sketchup, Revit, AutoCAD Civil 3d and 3DStudioMax modeling.

The illustrative plan and 3D renderings will convey the design intent, with the ultimate goal of presenting clearly the key relevant information for Watter Smith State Park. We will provide supporting information in written format, and make

a record of all information to be included with the final documents.

### FINAL MASTER PLAN

Our design team will review the outcomes of the Draft Master Plan process with the project manager and staff, and prepare a Final Master Plan that incorporates any necessary revisions.

The Master Plan will present, in refined and final form, the preferred programming and layout for the Park. It will specifically address each of the issues and concerns from DNR.

The Final Master Plan Report, will contain detailed, itemized cost estimates, a phasing plan with cost estimates broken down by phase to assist with the DNR's budgeting process, and guidelines for implementation. It will include a detailed record of the master plan design process, including all analyses, interim planning documents, meeting minutes, and all comments received.

### TOPOGRAPHIC SURVEY

After the master plan has been completed, AMT will prepare topographic surveys of areas that require further survey to prepare construction drawings. AMT's survey team will recover existing controls and benchmarks and establish new controls as required. We obtain all survey data by electronically collecting topographic and planimetric data using state-of-the-art data collection; compiling the data and preparing draft survey worksheets using survey



## STORMWATER

The AMT has integrated stormwater management into park settings throughout the Mid-Atlantic region. Our engineers and landscape architects collaborate to develop solutions that are integrated into the site and tell the story about rainwater. We have numerous successful projects using permeable pavements, bioswales, bioretention, and other techniques. From the start of design, we will consider the spatial requirements and stormwater placement that works within the framework of the design and that preserves ecological systems and the historic infrastructure.

## UTILITIES

AMT's engineers will work closely with the rest of the design team to provide the supporting infrastructure for the park. AMT roadway engineers and civil engineers will work closely with the DNR to identify any updated that might be needed at Duck Creek Road as well as to develop efficient and access drives throughout the park. AMT will provide the utility designs necessary to support the design including updated to the existing electrical, water, and sewer. Our design team can also support exterior lighting design that may be considered to accommodate events that may extend after hours.

## COST-EFFECTIVE DESIGN

From the initial kickoff meeting through to the completion of the project, AMT's design team will collaborate with DNR to develop a project that meets the budget, overall vision, and program. Our design team works closely together to identify ways to achieve the design vision while meeting a viable budget. We believe that our greatest chance to achieve our budget goals is to incorporate them into our early design process. Our team will provide cost estimates along the way so that we are able to track cost trends, and alternatives throughout the design process.

## DESIGN DEVELOPMENT PHASE

During design development we will further refine the selected design alternative. We will continue to collaborate with the Project Manager and staff. The design plans will include preliminary architectural code review, and other permitting review requirements to verify the assumption that were made during the schematic review process. In collaboration with the architect, we will refine the site plans, architectural plans, grading plans, infrastructure plans, lighting plans, and develop a cohesive network of vehicular and pedestrian circulation, with an arrangement of public spaces, facilities and parking areas that promotes ease of access, ADA accessibility, sustainability, and safety. We will also prepare

outline specifications, and a statement of probable costs to ensure that the projects is still within budget.

## CONSTRUCTION DOCUMENT PHASE

The Construction Document Phase will include preparation of full plans, documents, specifications, and permits for approval by the DNR and all required agencies with jurisdiction over the project. Tasks will include completing detailed construction plans, drainage design, hydraulics, landscape architecture, architecture, traffic and safety analysis, design/coordination of utilities, all necessary bid documents, probable costs estimate, and all other supporting-documents necessary for plans approval. Major design items may include, but are not limited to:

- Existing Condition & Demolition
- Site, Layout, & Dimension
- Architectural & Structural
- Mechanical, Electrical & Lighting
- Drainage, Stormwater, & Sediment Control
- ADA Accessibility
- Details
- Signage & Markings
- Planting, Hardscape & Site Amenities
- Traffic

## BID PHASE

AMT will provide bidding assistance throughout the bidding process to including compiling the bid documents, recommendations for general conditions and special conditions of the specifications, attending a pre-bid meeting, providing responses to bidder requests for information, preparing technical addenda, assistance in evaluating the bids, confirming licenses, verifying references, and providing written recommendation for contract award.





## CONSTRUCTION ADMINISTRATION & POST MONITORING

AMT's design team has provided construction administration on parks similar to Watters Smith Memorial Park throughout the region. We envision construction administration as a partnership between the contractor, the design team, and DNR. This partnership ensures that the design vision is realized. AMT has used proprietary systems such as Submittal Exchange and have developed our own SharePoint site to document and track the construction and post monitoring process. We are also able to integrate our seasoned construction inspectors if necessary. Our role includes:

- Site Visits & Progress Meetings
- Meeting Minutes
- Certify Contractor Payments
- Shop Drawing Review & Approval
- Change Order Review and Approval
- Punch Lists & Substantials
- Post Construction Monitoring



**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)

Max Kantzer, PE, LEED AP

\_\_\_\_\_  
(Printed Name and Title)

800 King Farm Boulevard, Fourth Floor, Rockville, MD 20850

\_\_\_\_\_  
(Address)

301-881-2545

\_\_\_\_\_  
(Phone Number) / (Fax Number)

mkantzer@amtengineering.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.

A. Morton Thomas and Associates, Inc.

\_\_\_\_\_  
(Company)

  
\_\_\_\_\_  
(Authorized Signature) (Representative Name, Title)

Max Kantzer, PE, LEED AP, Vice President

\_\_\_\_\_  
(Printed Name and Title of Authorized Representative)

September 24, 2019

\_\_\_\_\_  
(Date)

Phone: 301-881-2545 Fax: 301-881-0814

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

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

A. Morton Thomas and Associates, Inc.

Company

  
Authorized Signature

September 24, 2019

Date

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



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

(Required by W. Va. Code § 6D-1-2)

**Name of Contracting Business Entity:** A. Morton Thomas and Associates, Inc. **Address:** 800 King Farm Boulevard, 4th Floor, Rockville, Maryland 20850

**Name of Authorized Agent:** Max Kantzer, PE, LEED AP **Address:** 800 King Farm Boulevard, 4th Floor, Rockville, Maryland 20850

**Contract Number:** CEOI 0310 DNR2000000003 **Contract Description:** A/E Services-Watters Smith State Park New Facilities Project

**Governmental agency awarding contract:** West Virginia Division of Natural Resources

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.

TRC Companies, Inc.; Triad Engineering, Inc.; Davis Buckley Architects and Planners; MCC=1200 Architectural Engineers;  
James Posey Associates

**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: 

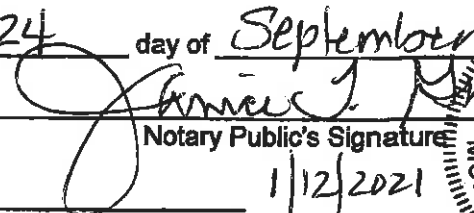
Date Signed: September 24, 2019

**Notary Verification**

State of Maryland, County of Montgomery:

I, Max Kantzer, 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 24 day of September

  
Notary Public's Signature  
1/12/2021

**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: A. Morton Thomas and Associates, Inc.

Authorized Signature: \_\_\_\_\_

Date: September 24, 2019

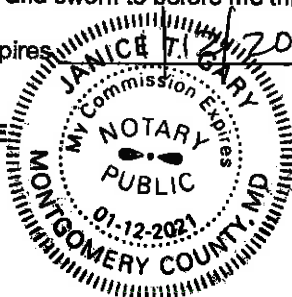
State of Maryland

County of Montgomery, to-wit:

Taken, subscribed, and sworn to before me this 24 day of September, 2019.

My Commission expires January 12, 2021, 2021.

AFFIX SEAL HERE



NOTARY PUBLIC

Janice T. Mary  
Purchasing Affidavit (Revised 01/19/2018)