

Expression of Interest for
**WATTERS SMITH MEMORIAL
STATE PARK**
Master Plan and Design Improvements
September 24, 2019

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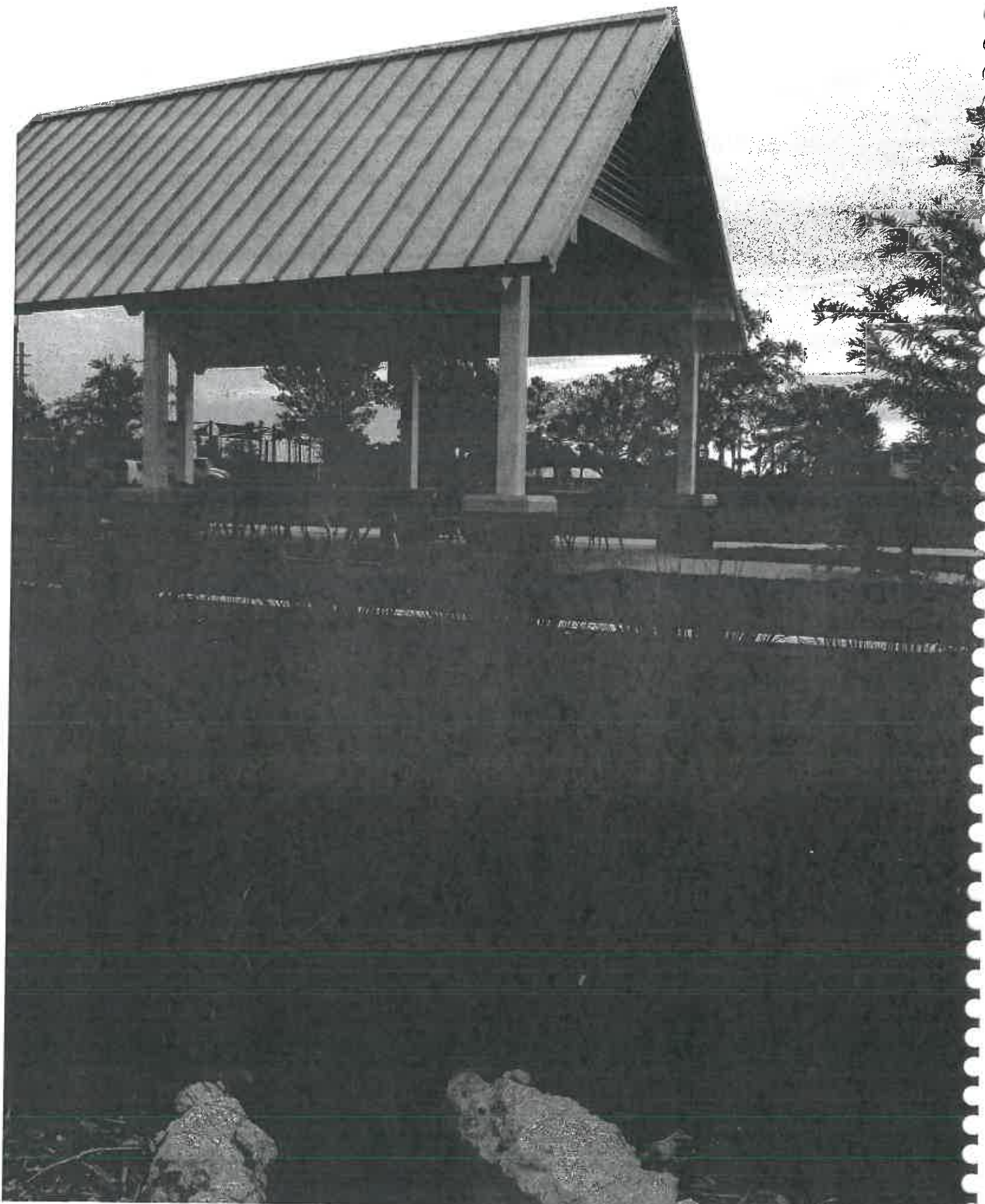
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WV PURCHASING
DIVISION



**COMMUNITY
SOLUTIONS
GROUP**

Creating great community places.





Expression of Interest for

WATTERS SMITH MEMORIAL STATE PARK

Master Plan and Design Improvements

West Virginia Division of Natural Resources | September 24, 2019

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Planning | Urban Design
Landscape Architecture
Economics | Real Estate

September 24, 2019

Department of Administration, Purchasing Division
2019 Washington Street East
Charleston, WV 25305

Expression of Interest | Watters Smith Master Plan and Design Project

Members of the Selection Committee:

From vision to ribbon, a successful project must be shepherded through multiple stages, which require the knowledge and expertise of multiple skilled specialists. The Community Solutions Group (CSG), a service group within GAI Consultants, Inc. (GAI), has been strategically assembled to deliver results to the West Virginia Division of Natural Resources (WVDNR) and their stakeholders. Completed with great economy, sensitivity, and focus, this master plan will serve as the catalyst for a park that celebrates the rich history of Harrison County and the community for which it serves. Through the expertise incorporated in GAI's Community Solutions Group, we are able to provide all the technical disciplines necessary to address the scope as outlined "in house", without the need for subconsultants. The attached submission comprises our response to your expression of interest (EOI) dated 8.28.2019.

To accomplish this assignment, GAI/CSG has organized a skilled team to evaluate and distill a series of planning initiatives and complementing inventories, with specific understanding of the permitting and infrastructure improvement issues often encountered in developing recreational assets. Our team of core disciplines understand the balance between imagination, creativity, technical acumen, and reliability. The key staff who have been specifically selected for this team contributes a combined technical knowledge encompassing the fields of landscape architecture; planning; zoning; market analysis; public outreach; civil and environmental engineering; transportation; and land use planning and land development. Because of this, we are confident that we are well - equipped to deliver highly creative, yet pragmatic solutions to any project with which we are involved.

We believe an active stakeholder engagement process is critical to the overall success of this project. Recognizing importance of broadened inclusionary strategies—which is often a challenge to many design teams—we will implement and lead a critical stakeholder engagement strategy that will ensure the historical character of the property and the ideas of the local community and stakeholders are heard, honored and incorporated into the design in a sympathetic manner. Our team emphasizes the importance of a thorough stakeholder participation process and looks forward to interacting with those parties who will embrace and launch the Watters Smith Park Master Plan with new ideas, exciting design solutions, and discretely targeted programs and initiatives.

We believe an important element in distinguishing this team from other consultants is our impressive record of parks, recreation and trail work relevant to this assignment. The GAI/CSG team has been a staple in the region for over 30 years and is honored to have been involved in multiple high-profile projects performing similar, if not identical tasks to the ones identified in your EOI. Our strong background in recreational planning is unparalleled in the region, having conceptualized, planned, and implemented scores of park, recreational areas, and trail master plans throughout the region, many focused on distinctive natural resources which can be leveraged for a variety of uses and economic benefits. Most are operational or well along in their implementation stages.

GAI Consultants, Inc.
Charleston Office
300 Summers Street
Suite 1100
Charleston, WV 25301
T 304.926.8100
F 304.926.8180

gaiconsultants.com

Most recently, GAI/CSG served as the prime consultant for the 15-million-dollar renovation to Valley Park in Putnam County, WV. Services for this project included master planning, bid document preparation and construction administration services. Now complete, Valley Park has already proven to be one of the most inclusive parks in the region and is quickly becoming one of the leading tourism drivers in the region.

GAI/CSG also designed the newly constructed 2-mile bikeway project along Kanawha Boulevard in the West Side of Charleston connecting Magic island with Patrick Street and North Charleston. In addition to a two-way bike lane, the team incorporated state-of-the-art stormwater management techniques to showcase the City of Charleston's commitment to water quality and best management practices. We are also proud to have served as the prime consultant for Haddad Riverfront Park, which involved services such as landscape architecture and master planning, site / civil engineering, permitting, structural engineering, surveying, and construction administration services. This continued work demonstrates our capability to work collaboratively with our clients - **Concept to Construction** - advancing vision into brick and mortar reality that will surely benefit the WVDNR.

Project Management – To keep the project on track and ensure that the schedule is closely followed, we have organized a management team with **principal-level involvement**, that will be dedicated to the successful outcome of this plan. This project will be managed exclusively by GAI/CSG, utilizing local talent from our Charleston and Bridgeport offices, which affords close proximity and easy access to the project site. We value the relationships we foster with our clients and strive to work collaboratively with them—from concept to ribbon cutting—advancing vision into tangible projects that will surely benefit the citizens and visitors of the region for years to come.

Dave Gilmore, PLA, MBA, Director of Landscape Architecture and Planning for GAI/CSG, will serve as the Principal-in-Charge for this assignment. Dave has more than 30 years of master planning and construction experience on a diverse range of park and recreation projects and has been instrumental in leading numerous successful recreational studies with the specific complexities inherent to the design and permitting of projects associated with environmentally and culturally sensitive sites. Dave is based in our Charleston office and will be your primary point of contact.

As a firm deeply invested in the region, we welcome the opportunity to be a part of your planning and implementation team for this project. We look forward to speaking with you further about our qualifications and how the GAI/CSG team can help turn your project into a reality. Please feel free to contact me at any time with questions at d.gilmore@gaiconsultants.com or 681.245.8867.

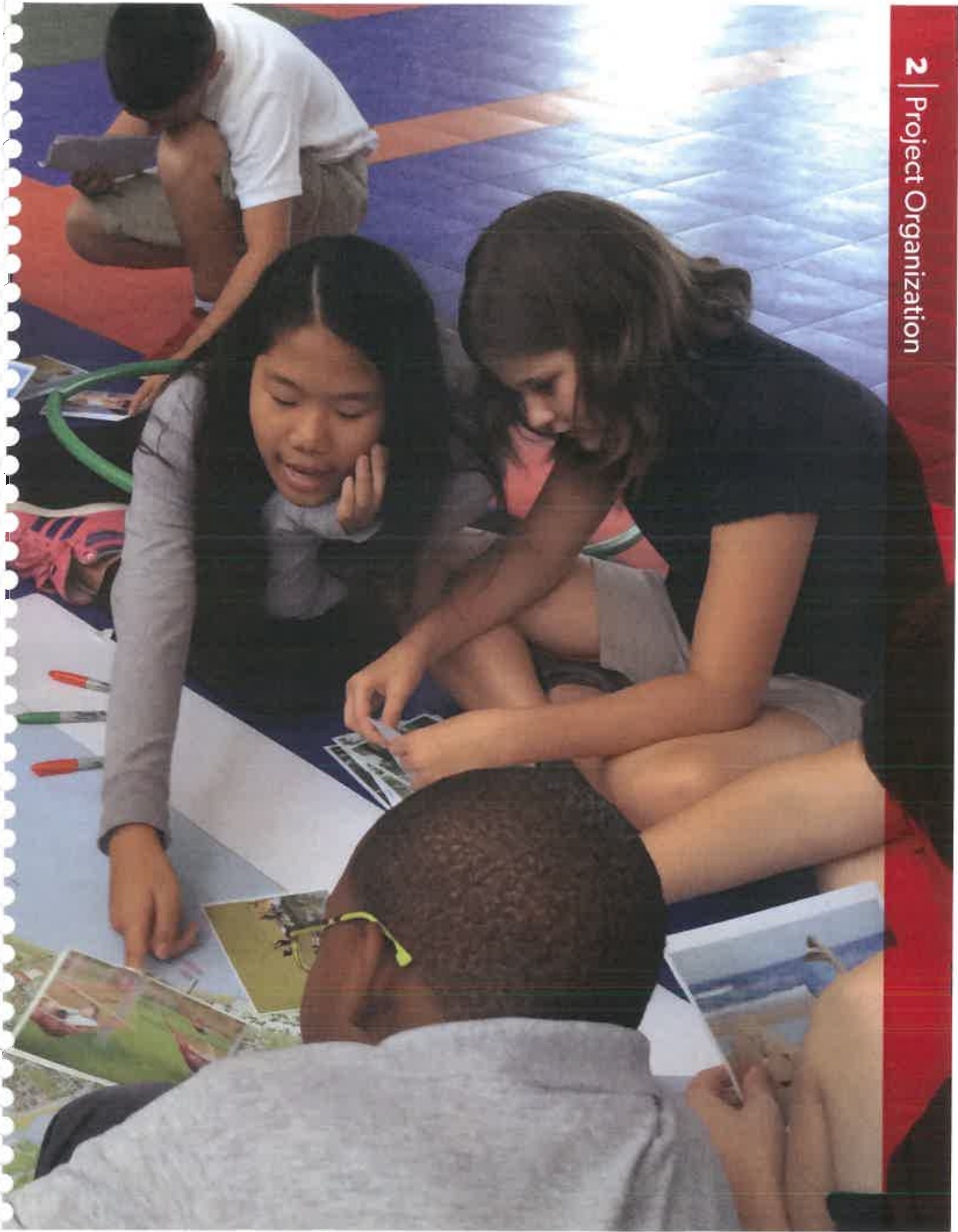
Sincerely,



David Gilmore, PLA, MBA
Director of Landscape Architecture and Planning
GAI Consultants | Community Solutions Group



**COMMUNITY
SOLUTIONS
GROUP**





96%
OVER
5 DECADES

REPEAT WORK

WITH LOYAL CLIENTS

FIRM OVERVIEW

About GAI

Streamlining Solutions

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

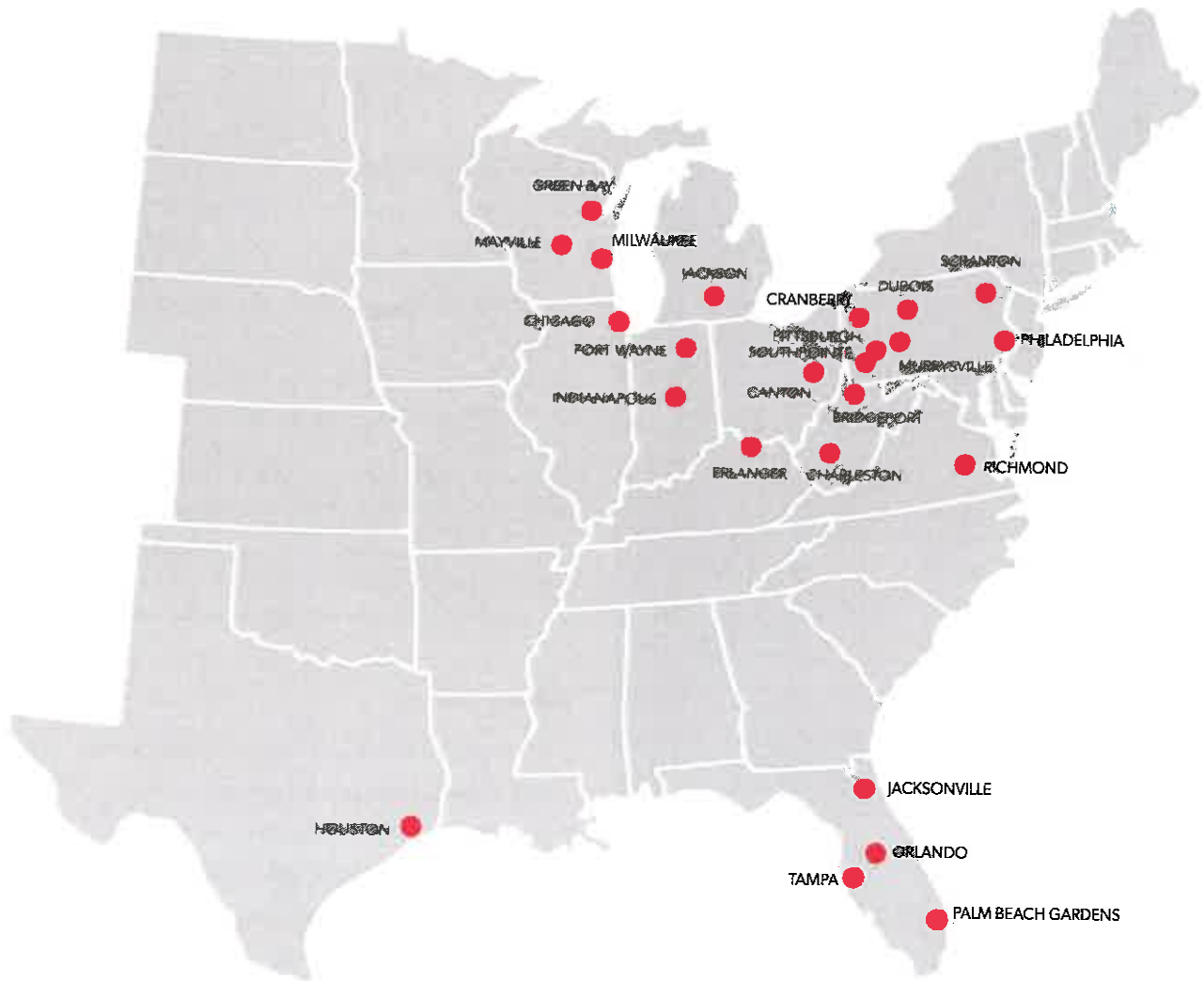
With an award-winning and respected professional reputation in landscape architecture, urban design, multiple engineering, environmental, and technical practice areas, GAI distinguishes itself by our solid reputation of providing excellent customer service along with innovative yet practical solutions.

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

Adding Value

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

OFFICE LOCATIONS



Office Locations

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





GAI/CSG's has 2 offices within a short driving distance of the project location.

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

GAI – Charleston, WV

Dave Gilmore | Principle-in-Charge
300 Summers St., Suite 1100 | Charleston, WV 25301
T 304.926.8100 | d.gilmore@gaiconsultants.com



GAI's Community Solutions Group

What We Are

As part of GAI, our specialized Community Solutions Group (CSG) practice combines with the broad knowledge of our engineering, planning, and environmental consulting firm. CSG is an idea-driven strategic consulting practice integrating design, planning, and economics. We are committed to enhancing communities in ways that are practical, sustainable, and authentic to our clients' needs, while being politically aware, financially feasible, and aesthetically compelling. Our mission is to create livable places of lasting value in an increasingly connected, complex, and competitive world.

COMMUNITY SOLUTIONS: EXPERIENCED
PEOPLE, OPEN MINDS, FRESH IDEAS

Who We Are

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

What We Do

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

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

Urban Design + Planning

Economics + Real Estate

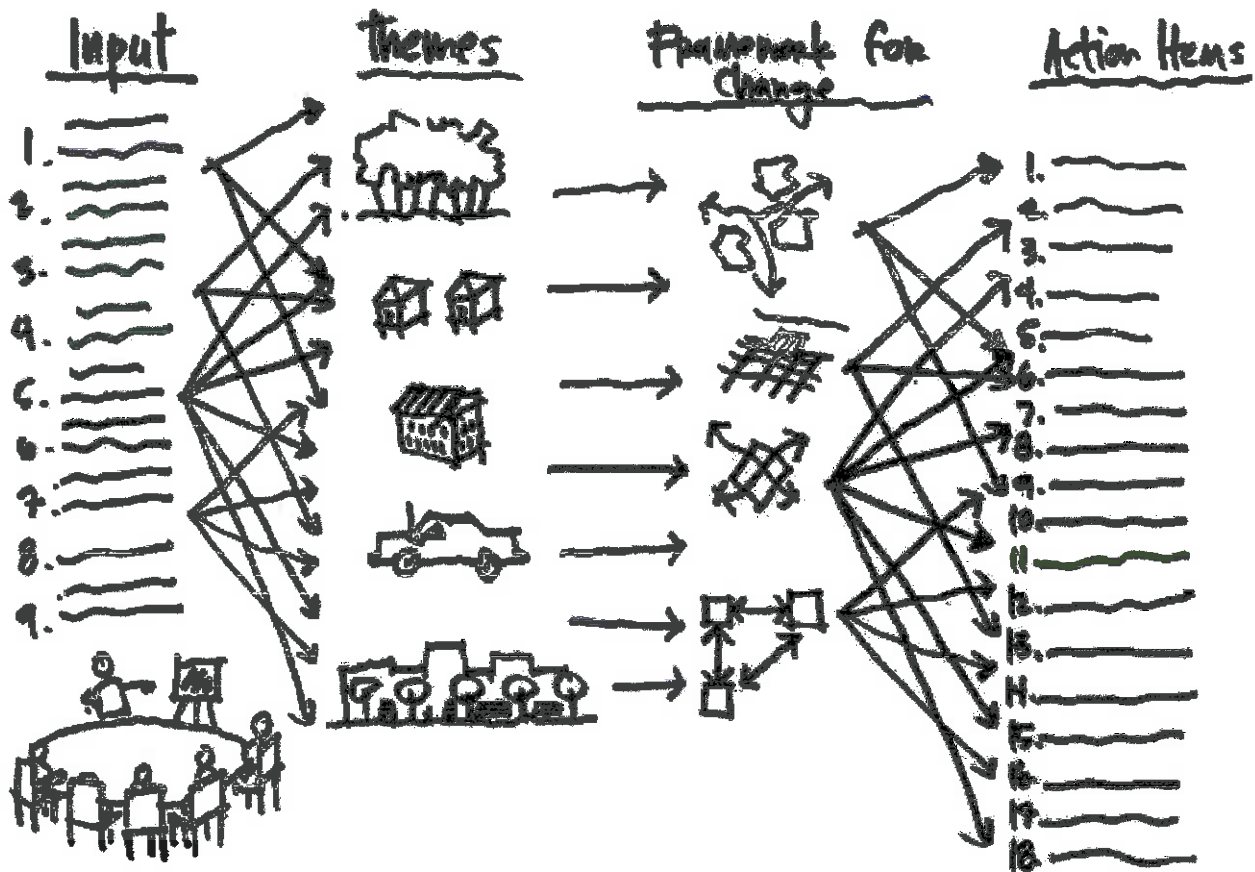
Landscape Architecture + Design

Public Involvement and Consensus Building



One cornerstone of this work is our commitment to working collaboratively—the time and place of a new plan is a significant event in the life of a community.

Our approach to recreational planning is based on a time-tested, successful process that our team members have generally followed for more than 15 years under the leadership of Dave Gilmore. While we are very flexible about adjusting the specific activities to the needs of each project and client, this general sequence of steps has consistently ensured plans that are thorough, actionable, and enjoy community support.



STAFF ORGANIZATION



WEST VIRGINIA DIVISION OF NATURAL RESOURCES

PRINCIPAL-IN-CHARGE
PROJECT MANAGER
DAVE GILMORE, PLA, MBA

LANDSCAPE
ARCHITECTURE

**DAVE GILMORE, PLA,
MBA**

JAMES YOST, PLA, ASLA

JACOB BURNS, PLA, ASLA

CIVIL

**KENNETH KINDER, PE,
CFM**

SHAUN LONG, PE

GIS & ENVIRONMENTAL
PERMITTING

JASON COOK, CE, PWS

DANIEL WARE



TEAM QUALIFICATIONS

OUR PEOPLE MAKE
THE DIFFERENCE

DAVE GILMORE, PLA, MBA

Director, Landscape Architecture



Dave currently serves as the Director of Landscape Architecture services for GAI Consultant's Community Solutions Group. In this role, he coordinates projects and marketing activities for all of GAI's offices throughout the NE and Midwest region. In this capacity, Mr. Gilmore brings more than 27 years of experience on a diverse range of projects covering all aspects of landscape architectural design in both the public and private sector.

Throughout his career, Dave has been actively involved in a wide variety of challenging projects. His experience includes but is not limited to public outreach and programming, construction document and technical specification preparation, site analysis, schematic design, construction administration, master and land use design (campus, riverfronts, resorts, parks, recreational, residential, industrial, and commercial), streetscape and municipality improvements, landscape and hardscape design, and graphic presentation drawing.

Dave also remains active with the West Virginia University School of Landscape Architecture and has won multiple awards from the American Society of Landscape Architects for his work.

EDUCATION

- MBA Point Park University
- BS Landscape Architecture, West Virginia University

AFFILIATIONS

- American Society of Landscape Architects (ASLA)
- Council of Landscape Architectural Review Board (CLARB)
- West Virginia Chapter (WVASLA)
 - Past WVASLA State Licensing Board
 - Past President
 - Executive Committee Member
 - Chairman, Licensing and Sunset Review Committee
 - Judge, Senior Design Awards, West Virginia University

AWARDS

- Haddad Riverfront Park – American Society of Landscape Architects, Award of Excellence
- National Youth Science Center Master Plan – PAAIA Honor Award
- National Youth Science Center Master Plan – American Society of Landscape Architects, Award of Merit

- Haddad Riverfront Park – WVAIA, Honor Award
- Florida Street Revitalization Master Plan – American Society of Landscape Architects, Award of Merit
- Dupont 'Hyper' Plaza – American Society of Landscape Architects, Award of Merit
- *WV Focus Magazine*, If You Build It They Will Come, July 2015
- Charleston Civic Center Design Competition, First Place
- Top of Rock Design Competition, First Place

Highlighted Professional Experience

- **Haddad Riverfront Park, Charleston, WV.** Master planning, public participation services, design, construction and engineering solutions for the renovation of the Haddad Riverfront Park, which is a popular concert, festival and leisure site in downtown Charleston, West Virginia. Among the City of Charleston's project requirements were a retractable canopy to provide protection and visual interest, an overlook plaza and pavilion that extends Court Street to the Kanawha River, an extension of the lower wharf area, a new streetscape design along Kanawha Boulevard, and an event stage for concerts.
- **Putnam County Comprehensive Parks and Recreation Plan, WV.** Master planning services for county wide parks, recreation and open space plan for Putnam County, WV. The design team also focused on upgrading and providing additional park amenities for Valley Park, the crown jewel in the Putnam County Parks System. Enhancements include a new pool complex, community center, and sports complex that would enhance and create opportunities for park sponsored events and programs.
- **Charleston Civic Center, Charleston, WV.** Design Competition winner for a 100 million renovation to the Charleston Civic center. Design Highlights include a river trail, new streetscape and entrance features and a new riverfront park and boardwalk.
- **East End Community Park, Charleston, WV.** Masterplan and bidding documents in the East End neighborhood of Charleston, West Virginia. The location of the park has a history of industrial use and was considered a brownfield prior to development. The design team created a plan to remove the contaminated earth and cap the area with clean soil as an extra measure to ensure complete environmental

remediation of the site. Following the completion of construction, the park has evolved into a popular community asset from what was once considered spoiled land.

- **Washington County Comprehensive Parks and Recreation Plan, PA.** Master planning services for county wide parks, recreation and open space plan for Washington County, PA. To continue the parks legacy of providing environmental education and recreation opportunities for the surrounding communities, the design team focused on upgrading and providing additional park amenities that would enhance and create opportunities for park sponsored events and programs.
- **Mingo Creek County Park, Washington County, PA.** Master planning services for a 3,500 acre park master plan as part of an overall park, recreation, and open space plan for Washington County. A few of the recommendations included streamside boardwalks, a disc golf course, group campgrounds, and an amphitheater.
- **Slack Plaza Master Plan, Charleston WV.** Master planning and rehabilitation of a large urban plaza in downtown Charleston. The existing plaza had become tired and in disrepair over the years and as result became virtually underutilized by nine to five, daily office employees in the surrounding downtown area. To breathe a breath of fresh air into the plaza, the design team analyzed the factors contributing to the underutilization of the park and responded with a design that will ultimately energize and invite users into the plaza.
- **Brawley Walkway, Charleston, WV.** Renewal of a prominent linear pedestrian corridor that links two major retail districts within Charleston's downtown core.
- **Charlotte's Creek Farm Equestrian Center, Cabell County, WV.** Master planning and bidding documents for a 50 acre equestrian facility. The plan includes both a private residence and a commercial equestrian farm that will be utilized for housing and training show horses.
- **Kanawha Boulevard Walk and Bikeway Trail Master Plan, Charleston, WV.** Master planning and Bidding document preparation for a two mile bikeway project along a riverfront boulevard along the West Side neighborhood of Charleston, West Virginia. In addition to the addition of a two-way bike line, the team incorporated state-of-the-art stormwater management techniques to showcase the City of Charleston's commitment to water quality and best management practices.

Planning and Parks and Recreation List of Projects

- Charleston Riverfront Park, Charleston, WV
- Kanawha Boulevard Greenway and Bike Trail, Charleston, WV
- Washington County Parks Recreation and Open Space Plan, Washington, PA
- Cross Creek Park Masterplan, Washington, PA
- Charleston Riverfront Park, Charleston, WV
- Kanawha Boulevard Greenway and Bike Trail, Charleston, WV
- Washington County Parks Recreation and Open Space Plan, Washington, PA
- Cross Creek Park Masterplan, Washington, PA
- Terra Haute Gateway, Terra Haute, IN
- Putnam County Parks Recreation and Open Space Plan, Putnam County, WV
- Valley Park Masterplan, Putnam County, WV
- Lee Way Park, Charleston WV
- Slack Plaza, Charleston WV
- Charleston Gateway Design, Charleston, WV
- West Virginia State Capital Grounds Masterplan, Charleston, WV
- Stonewall Jackson State Park Master Plan, Roanoke, WV
- Horicon Preserve, Horicon, WI
- Charleston Gateway Park, Charleston, WV
- West Liberty Soccer Complex, West Liberty, WV
- Frontier Riverfront Park, Charleston, WV
- Court Street Overlook, Charleston, WV
- Huntington Dog Park, Huntington, WV
- Meadowlark Park, Fostoria, OH
- Shoenbaum Performance Stage, Charleston, WV
- Berry Hills Country Club Master Plan, Charleston, WV
- Twin Falls State Park, Twin Falls, WV
- Dow Heritage Park, Charleston, WV
- CAMC General Division Employee Park, Charleston, WV
- Dupont 'Hyper' Plaza, Belle, WV
- Ohio to Erie Trail in Multiple Counties, OH
- Coonskin Park, Charleston, WV

KENNETH KINDER, PE, CFM

Engineering Manager



Mr. Kinder specializes in civil engineering design for civil engineering projects including civil site design, erosion and sediment control, stormwater management, hydraulic modeling, floodplain permitting, wastewater treatment, geotechnical solutions, surface and underground coal permitting, limestone quarry permitting, and solid waste landfill design.

As a project manager, Mr. Kinder ensures accuracy of work, meets schedule requirements, and maintains excellent client relationships. He develops engineering calculations, prepares project drawings, generates contract documents and specifications, and completes engineering reports.

Mr. Kinder is a registered Certified Floodplain Manager (CFM) and provided services to the Kanawha County Planning Commission to complete a third party technical review of an HEC-RAS analysis submitted to the County. His software skills include AutoCAD, Flowmaster, Culvertmaster, StormCad, PondPack, SedCad, Win TR-55, HEC-HMS, and HEC-RAS.

EDUCATION

- B.S. Civil Engineering 2003, West Virginia University Institute of Technology

REGISTRATIONS

- Professional Engineer, WV License No. [REDACTED]
- Certified Floodplain Manager (CFM)
- Troxler Nuclear Density Operator, 2001
- MSHA 8-Hour Safety Refresher, 2011
- HAZWOPER 40-Hour Safety Training, 2012

Highlighted Professional Experience

- Project Engineer for civil site design including: preparing erosion and sediment control plans, designing utility systems, site layouts and grading plans, and designing surface drainage including storm sewer systems and stormwater detention and retention ponds. Prepared permit applications for WVDEP construction stormwater permits, WVDOH MM-109 permits, and floodplain development permits
- Project Engineer for geotechnical work including developing boring layouts, coordinating geotechnical drilling, and using the gathered information to develop grading plans, design rock toe keys as needed for impoundments and valley fills, develop slope stability analyses, and to assist with foundation design for buildings, bridge abutments and retaining walls.
- Project Engineer for preparing design and construction documents for municipal solid waste and industrial waste (coal combustion byproduct) landfill cells and caps. Work included developing stormwater control plans, design of leachate collection systems, design of liner systems for leachate collection and leak detection systems. Work also included preparing construction drawings, technical specifications, and an engineer's estimate of probable construction cost.
- Project Engineer for hydraulic analyses and permit application preparation for developments proposed within the FEMA regulatory floodplain. Work included coordinating with community floodplain managers, preparation of HEC-RAS hydraulic analyses, adjusting proposed grading plans or bridge layouts as required to maintain compliance with the National Flood Insurance Program Prepared elevation certificates and FEMA Letters of Map Amendments.

SHAUN LONG, PE

Civil Technical Leader



Shaun has over 10 years of civil engineering experience along with multiple years of project management experience. He has demonstrated talent for designing and managing various projects. He is a resourceful leader possessing exceptional communication, problem solving and organizational skills. He has experience doing bridge inspection, bridge design, and plan preparation. He is proficient in design based on the LRFD code and has designed various components using steel, reinforced concrete, prestressed concrete, post tensioned concrete, and timber. He is very skilled in using various bridge analysis and design software programs.

Shaun's experience gained during his graduate studies includes various structural designs and methodologies, evaluating transportation systems, transportation planning, and traffic analysis. Shaun is knowledgeable in some of the latest traffic analysis and vehicle emissions software packages.

EDUCATION

- MS, 2011, Engineering, Marshall University, focus in Transportation and Structures
- BS, 2005, Civil Engineering, WV University Institute of Technology

REGISTRATIONS

- Professional Engineer
– West Virginia, 2010

AFFILIATIONS

- American Society of Civil Engineers (ASCE)
- Prestressed Concrete Institute (PCI), 93675

CERTIFICATIONS AND TRAINING

- "NHI Course 130055, Safety Inspection of In-Services Bridges", Charleston, WV, May 14-25, 2012
- "NHI Course 130078, Fracture Critical Inspection Techniques for Steel Bridges", Mechanicsburg, PA, October 28-31, 2014
- Bridge Access Climbing Training, University of Ohio, 2007 Registrations

Highlighted Professional Experience

- **16th Street Entrance/Exit Ramps for WV Department of Transportation in Huntington, WV.** Civil Engineer. During the pursuit, ran synchro models to prove that the offset T intersection configuration could operate more efficiently than the more costly preferred alignment. This modelling helped secure the contract. Designed the exit ramp bridge superstructure and substructure. The project was two simple span ramp bridges with spans of 155' and 116'.
- **Coonskin Design-Build for Swank Construction Company in Charleston, WV.** Project Manager. Served as lead designer and teamed with contractor during design build pursuit to come up with most cost efficient solution. The bridge is a 3 span continuous steel structure over the Elk River. The odd span layout helped to stay out of a very environmentally sensitive portion of the river.
- **Kanawha River Bridge for Brayman Construction Company in Charleston, WV.** Civil Engineer. Responsibilities included a full 3-D model of the bridge, updating construction stages, and design of land piers. Analysis included box erection and tensioning at every construction stage. Baker's Charleston, WV office redesigned seven piers for the contractor and performed a complete analysis of the superstructure and substructure to properly size the piers.
- **Twelvepole Creek Bridge for WV Department of Transportation, Division of Highways in Ceredo, WV.** Civil Associate. Responsible for Analysis of Twin Structures and design of Main River Piers. Baker was responsible for updating and enhancing existing replacement plans using the AASHTO LRFD Bridge Design Specifications, 4th Edition, 2007 for this complex bridge replacement project. The structure is a twin bridge, prestressed concrete beam superstructure made continuous for live load. It is situated on concrete pile and caisson foundations carrying east and westbound traffic of I-64 over Twelvepole Creek.

JAMES YOST, PLA, ASLA

Senior Landscape Architect



James provides experience with on-site project inspections and group management. Providing a strong background in graphic details and site design, serves a vital role in the creation and development of each project. James was recognized by the West Virginia American Society of Landscape Architects as one of three Honor Award recipients from his works completed at West Virginia University. He also adds the ability to communicate to the public and clientele to accomplish a collaborative design approach to all projects. James has extensive knowledge of rendering and graphics tools, such as the Adobe Suite, SketchUp, SU Podium, ArcMap, and AutoDesk software. By utilizing these programs, he is able to provide visual assistance in all areas of project development, such as project presentation, project funding, advertisements, proposal and qualification statement documentation, rendered master plans, and site-specific rendering.

EDUCATION

- BLA, Landscape Architecture, West Virginia University

REGISTRATIONS/CERTIFICATIONS

- Professional Landscape Architect (PLA): PA – 2019, [REDACTED]
- Professional Landscape Architect (PLA): WV [REDACTED]

AFFILIATIONS

- American Society of Landscape Architects, Member 2009–Current
- West Virginia Chapter – American Society of Landscape Architects
 - Member, 2009–Current
 - Public Relations Chair, 2013–2015
- Religious Coalition for Community Renewal, Board Member – 2015–2018
- East End Community Associations, Board Member – Current

Highlighted Professional Experience

- **Forks of Coal State Natural Area, West Virginia Division of Natural Resources, Alum Creek, WV.** Landscape Designer responsible for assisting in the development of a concept master plan for the West Virginia Division of Natural Resources project at the Fork of Coal. The master plan consisted of creating nature trails, outdoor educational areas, new building development, and access to fishing along both the Big and Little Coal River.

- **Hatfield Cemetery Park and Trail Master Plan, Hatfield McCoy Convention and Visitors Bureau, Sarah Ann, WV.** As Landscape Designer, developed a concept masterplan for the new tourist destination centered around the Hatfield Cemetery for the Hatfield McCoy Convention and Visitors Bureau. The developed master plan consisted of a new access bridge, parking with a bus loop, and nature trails leading to the cemetery site. The imagery was used to gain grant and private funding towards the project, which has been successful and the first phase of development has been funded and will begin construction in the near future.
- **Beech Fork State Park Lodge Development, West Virginia Division of Natural Resources (WVDNR), Lavalette, WV.** As Landscape Designer, collaborated with another firm to perform on-site inventory and analysis for the review of a 75-room lodge and conference center to be positioned along Beech Fork Lake. Developed a preliminary concept master plan, road alignment, earth work calculations, and slope analysis maps—all completed to determine a feasible budget for the project.
- **John Henry Historical Park Phase I, Summers County Commission, Talcott, WV.** Landscape Designer responsible for Phase I design support. The first phase of the park consisted of an access road and parking to create connections to the existing nature and interpretive trails of this park. The relocation of the John Henry statue was brought closer to the Great Bend Tunnel opening, and the location preparation for picnic shelter was determined.
- **Harrisville Sidewalk Enhancements, WVDOT, Harrisville, WV.** Landscape Designer responsible for supporting design, more than 700 lf of new sidewalk along Cross Street, East South Street, and Spring Street in historical Harrisville. This project, when completed, will help create better access to the residence and local businesses as well as improve the rain water collection in the historical downtown. Developing cost-efficient construction documents, we were able to develop this design with little cost to the town.

JACOB BURNS, PLA, ASLA

Senior Landscape Architect



Jacob specializes in landscape architecture and related fields. In his 5 years with GAI's Community Solutions Group, he has amassed a portfolio of varied projects ranging from master planning to detailed design. The assortment of work in that time has helped to qualify him for an array of tasks. His scope of work includes research, mapping, visioning, site planning, design development, and construction documentation.

Jacob is proficient with a wide range of mapping and design programs, including Adobe Creative Suite, AutoCAD, SketchUp, and ArcGIS. Additionally, his skills include hand drawing and hand rendering, which he uses to efficiently express design intent.

EDUCATION

- BS, Landscape Architecture, West Virginia University

REGISTRATIONS/CERTIFICATIONS

- Professional Landscape Architect (PLA): IN # [REDACTED]
- Professional Landscape Architect (PLA): WV [REDACTED]

AFFILIATIONS

- American Society of Landscape Architects, West Virginia Chapter

Highlighted Professional Experience

- **Washington County Parks, Recreation and Open Space Plan, Washington County, PA.** Landscape Designer on a 3,500-acre park master plan as part of an overall parks, recreation, and open space plan for Washington County. To continue the parks legacy of providing environmental education and recreation opportunities for the surrounding communities, the design team focused on upgrading and providing additional park amenities that would enhance and create opportunities for park sponsored events and programs. A few of the recommendations included streamside boardwalks, a disc golf course, group camp grounds, and an amphitheater.
- **Kanawha Boulevard Walk and Bikeway Trail Master Plan, Charleston, WV.** Landscape Designer for a 2-mile bikeway project along a riverfront boulevard in the West Side neighborhood of Charleston, WV. Duties on the project included providing CAD support, creating landscape plans, and creating presentation graphics.
- **Putnam County Parks and Recreation Master Plan, Putnam County, WV.** Landscape Designer for extensive county-wide project. In an effort to help plan for the current and future needs of county residents, the Putnam County Parks and Recreation Commission launched a master planning effort to determine what was needed within the parks system. Project included inventorying all existing recreational assets within the county, analyzing potential recreation opportunities, meeting with community members to determine what was desired, and completing a full master plan for Valley Park, a 60-acre park in Hurricane, WV.
- **Valley Park Improvements and Renovation, Hurricane, WV.** As a spinoff of the Putnam County Parks and Recreation Master Plan, Mr. Burns worked as a Landscape Designer on the master planning and development of construction documents for a \$14 million renovation of Valley Park. Additionally, Mr. Burns worked as the lead contact during construction administration for the project.
- **Slack Plaza Master Plan, Charleston, WV.** Landscape Designer for the master planning and rehabilitation of a large urban plaza in downtown Charleston. The existing plaza had fallen into disrepair over the years; as a result it had gone mostly unused by the daily 9 to 5 office employees in the surrounding downtown area. To revitalize the plaza, the design team analyzed the factors contributing to the underutilization of the park and responded with a design to ultimately energize and invite users into the plaza.

JASON COOK, CE, PWS

Environmental Scientist



Jason specializes in the aquatic biology field with a variety of skill sets. This includes environmental data management, use of water quality instruments, fish parasitology, research on non-native species introduction, molecular biology, aquatic ecology, report writing, aquatic data management activities, and geographic information systems (GIS). Since joining GAI, Jason has worked as a task manager, assistant project manager, and lead biologist on projects in West Virginia (WV), Virginia (VA), North Carolina (NC), Ohio (OH), and Kentucky (KY); performing nationwide permitting, report writing and review, wetland delineations, wetland mitigation site monitoring, wetland hydrology monitoring, invasive species abundance, endangered species consultations and habitat surveys, stream assessments and impact surveys, pre-construction delineations, macroinvertebrate collection and taxonomy, and GIS mapping.

Highlighted Professional Experience

- **Stream and Wetland Mitigation Monitoring, Various Locations**
- **Stream Assessments, Western WV and Eastern KY**
- **Well Pad Compliance Projects, WV and OH**
- **Right of Entry Permits, WV**
- **Preparation of USACE Pre-Construction Notifications**

DANIEL WARE

Environmental Specialist



Mr. Ware specializes in the biological field with a variety of skill sets. This includes environmental data management, identification and treatment of nonnative invasive species, identification of flora and fauna of West Virginia and Ohio, report writing, and GIS. Since joining GAI, Daniel has worked on wetland delineation, phase I site assessment, stream identification and assessment, wetland mitigation site monitoring, pre-construction water sampling, macroinvertebrate sampling and identification, coordinating multiple groups, and report writing.





GAI's Design Philosophy

GAI's design philosophy begins as an exercise in problem definition. Identifying constraints and opportunities evolves from a variety of physical and nonphysical conditions, and most importantly – the needs of the local residents, park visitors, and other stakeholders. The ability to creatively combine these factors is the key to a project's success.

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

GAI approaches all parks and recreation projects with a clear understanding that each community is unique and has natural,

environmental, historical, and cultural influences that should be protected and enhanced through thoughtful active and passive recreation opportunities, land management, infrastructure, and facility design.

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

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

1 Strategic Development Approach

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

2 Design for Sustainable Environments

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

3 Create a Pedestrian-Friendly Environment

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



4 Create a Safe and Secure Environment

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

5 Develop a Unique Park Character and Identity

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

6 Create Community Linkages

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





7 Address Maintenance and Operations Issues and Opportunities

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

8 Develop Innovative Public-Private Partnerships

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

9 Provide a Measurable Return on Investment

- Leverage community entertainment/performance facilities within the downtown area for economic impact year-round (i.e., three-season shelters, park support facilities, etc.).
- Integrate alternative development funding strategies, maintenance and operations cost assessments, and additional return on investment/revenue generation opportunities.

10 Identify Alternative Funding Strategies to Realize the Implementation

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

DEVELOPING A PARKS MASTER PLAN

Every community is different and every parks system has unique needs and opportunities. By following four general steps, a plan can meet local needs in a manner that is inclusive, thoughtful, and enjoys broad support. The areas of emphasis at each step may change, but this is a consistently successful general approach.

1 Understand

2 Organize



PROGRAMMING *Look, Listen, and Learn*

We complete a detailed review of the community using a variety of face to face interactions, site survey, demographics, technical analysis, and industry benchmarking. We will work together to define the issues and opportunities that the Parks Master Plan should address.

Our goal is to develop a comprehensive understanding of place before we form recommendations.

GUIDING PRINCIPLES *Agreeing on Strategic Frameworks*

As we conclude our baseline understanding, it is important to define what we have learned, what we think it means, and how it will guide the plan. We have found that if we can develop consensus on the big ideas and approach, then the momentum for the plan builds.

Our plan recommendations are strongly supported because they are clearly linked to shared principles.

Design

Implement



DISTRICTS



LINKAGES



FACILITIES



PROGRAMS



DELIVERY



PRIORITY



FUNDING



BUDGET



GOVERNANCE
AND PARTNERS

DEVELOPING COMPONENTS

An Integrated Whole

Based upon the Guiding Principles, the plan will address specific opportunities for projects and initiatives. Facilities, programs, and local connectivity are addressed, along with preliminary recommendations regarding the operational delivery model for the new Park.

AN ACTIONABLE PLAN

A Strategy for Success

The final Parks Master Plan links each step along the journey into a clearly defined set of prioritized projects and budgets that drive back to meeting identified needs and Guiding Principles. Because of our robust economics and strategic governance capabilities, we can provide models for funding and finance; partnership and grants leverage that to allow projects to happen.

We identify actions that provide multiple benefits and shared success.

APPROACH

PROJECT UNDERSTANDING

Based on the published Expression of Interest (EOI), the West Virginia Department of Natural Resources (WVDNR) seeks contractual support for a qualified team of planners, landscape architects, and engineers to assist their agency in the creation of a master plan for conservation and development of Watters Smith Memorial State Park, located in Harrison County WV.

The GAI / Community Solutions Group team (GAI / CSG) brings an all-inclusive, in-house design team tailor-made for the proposed scope of work.

PROJECT GOALS

We will prepare the Watters Smith Memorial State Park Master Plan with the following goals / Objectives in mind as stated in your recent EOI dated 8.28.2019:

- **Goal / Objective 1:** 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.
- **Goal / Objective 2:** As a portion of this process outlined in objective 1, provide all necessary services to design the facilities in a manner that is consistent with the WVDNR needs, objectives, current law, and current code, while following the plan to design and execute the project within the established budget.
- **Goal / Objective 3:** Provide construction contract administration services with competent professionals that ensures the project is constructed and functions as designed.



Task 1: Project Start Up

1.1 Initial Kick-off Meeting and Site Visit

The project team will schedule a project initiation meeting with the WVDNR and their selected stakeholders to address the following issues:

- Confirm project objectives, planning and community-integration goals, overall development timing, and project schedule/product deliverables.
- Present a data request list of key information, resources, and contacts that might be provided by the WVDNR.

During this phase of the study, the GAI / CSG team will work with the WVDNR to identify key public and private stakeholders, major employers, and other entities with whom we can conduct a focused set of interviews in order to fully understand the issues impacting the study area. We would complete these interviews over a one-week period, with assistance from the WVDNR in terms of contacting and identifying key individuals.

The GAI / CSG project team will also conduct a site tour to visually assess the study areas in order to better understand important connections to the surrounding

region, topography, land use, proposed roadway alignments, railway ROW's, etc. The objective of this task is to clearly delineate the context of the study area.

To this end, we will identify defining characteristics, potential opportunities, and limitations. The visual assessment will include proposed development areas, concentrating on issues such as accessibility and circulation, orientation, environmental constraints, and other critical physical factors that might influence development.

1.2 Stakeholder Meetings

The WVDNR will identify key contact persons for inclusion into the stakeholder group. The stakeholder group will identify vision, values, and key issues affecting the study area. Their comments will provide critical input leading into other tasks. The GAI / CSG team estimates the study to take approximately 8 months to complete and recommends conducting monthly stakeholder group meetings involving a wide range of like-minded stakeholders, including but not limited to:

- Representatives from the WVDNR
- Waters Smith Park Superintendent

- Representatives from the WV Division of Culture and History
- Watters Smith Foundation
- Major Industry Leaders
- Public Elected Officials
- Various Advisory/Committee Board Members
- Key County Staff Members and Department-heads
- Key Partners, Regulatory Agencies, and other local providers
- Environmental Groups
- Special/Interest Advisory Councils
- Staff Focus Groups
- Other members identified by the WVDNR

Task 1.3 Public Outreach Meetings

Our planning work is based upon detailed strategies to understand the place, its people, and the opportunities through a tailored platform for public participation. We find that different segments of the community will feel most comfortable accessing the project in different ways, so we employ multiple techniques. Tools could include traditional methods, such as stakeholder meetings, public workshops and charrettes; non-traditional strategies, such as social media (Facebook, Twitter, Instagram) or other online engagement tools (e.g., website provided by Urban Interactive); or highly interactive place-based exercises, such as walking audits.

Successful collaborative planning requires skilled, informed, and neutral facilitation. In preparing for community events, we will educate participants in order to have an informed discussion of solutions identified by GAI / CSG and the Stakeholder Group. We will make sure that the participants are using the most effective methods for accomplishing their task in the shortest time. To achieve this, we will:

- Orient the participants
- Keep the group focused and on task
- Facilitate individual participation
- Respond to group needs
- Accurately report on the meeting results

We believe in highly interactive public workshops, where stakeholders and citizens become active participants in the planning process rather than simply observers. We will engage key stakeholders as co-conveners and co-facilitators. They will work closely with us on analysis and

presentations. Together, their deep knowledge of the planning context and our experience with engaging a wide range of communities will result in active, informative workshops. By obtaining validation of this structure from the community BEFORE we begin planning, we confirm with the community that their ideas have been heard, and we are moving in a direction that activates their input. When the planning, design, and tourism plan is developed, all the ideas are easily linked back to the frameworks and principles—allowing all participants to understand the linkage to their original input.

Planning is about more than just “including people.” Any plan must identify areas of common purpose, based on community consensus. We want more than just “informed consent;” we want passionate support and energetic commitment for a set of ideas that reflect the input and aspirations of the community, as voiced by the community. Facilitating planning for the Watters Smith Memorial State Park will require sensitivity to a wide range of stakeholders, a commitment to collaborative planning, and a constant eye toward the realities and demands of implementation. The GAI / CSG Team will tailor an interesting and successful community participation program that allows us to access a diverse range of people in ways that are accessible to the broadest constituency.

In educating the public and in receiving timely and meaningful project input, we will employ a number of avenues to both notify the public and to hear their comments and issues. We will develop a subset database of organizations and stakeholders that are part of a targeted outreach effort. This outreach effort is based on our experience that traditional public meeting and notification channels do not always result in the involvement and education of those parties who would be most affected by the project proposals.

Deliverables: Public and stakeholder meetings as required by owner, summary of findings from kick-off meeting and observations of site visits.

Task 2: Base Map Preparation & Review of Existing Documentation

Task 2.1 Base Map Preparation

GAI / CSG will prepare base maps at a sufficient scale, utilizing information provided by the WVDNR and other at-hand GIS sources, including items such as existing, committed, and planned roads, trails, river use/traffic, wetlands, waterbodies, floodplain, endangered or threatened species, water supply, wastewater, stormwater, electricity, gas, police, fire, existing land



use, zoning, future land use, political boundaries, parks and open spaces, aerial photographs, and other relevant information. GAI / CSG will consider all information supplied by the WVDNR or their representative(s) as accurate and correct.

Task 2.2 Review of Existing Information

The team will also review current planning studies and resources already in place. The documents reviewed as part of this task will include, but not be limited to:

- Initial available mapping
- Available utility mapping
- Available comprehensive/strategic plans
- Available zoning codes
- Relevant capital improvement plans
- Plans for neighboring towns and counties
- Review of potential federal / state / and local permitting requirements

Deliverables: Base mapping to build the planning effort on; summary of permitting requirements.

Task 3: Existing Conditions Analysis

Task 3.1 Analysis

GAI / CSG will devote the first part of the process to fact gathering and analysis to identify the best opportunities for this site. In classic planning terms this is the “problem identification” and “scope definition” stage of the work. GAI / CSG will reach out to the WVDNR and county planners to consider their existing usage demands, as well as planned transportation and infrastructure improvements adjacent to the study area.

Our analysis will include a review of the base mapping, as well as a site visit and walkover by GAI / CSG. Additional information provided by the WVDNR will also be reviewed, if applicable, for the preparation of the regional outdoor and recreation study. Included in this task will be an analysis of the physical, environmental, and cultural attributes of the site. GAI / CSG will also synthesize the analysis information to determine the capacity, suitability, and location for development of the desired program.

At a minimum, we anticipate the following as necessary elements to be researched and analyzed for the site:

- **Physical Attributes:** Infrastructure, transportation network, existing public access and circulation, stormwater, and storm sewer utilities
- **Environmental Attributes:** Natural resources and landscape features, scenic resources, water quality (point and non-point sources)
- **Cultural Attributes:** Historic resources, zoning, permitting requirements

Deliverables: Maps and narrative report summarizing finding of the analysis.

Task 4: Preliminary Schematic Master Plan Development

Task 4.1 Preliminary Plan Preparation

Working with the WVDNR, stakeholders and their representatives, GAI / CSG will evaluate the desired scope of development for the project to identify specific design requirements that may be required to complete the master plan.



We anticipate developing several scenarios to address the overall project. We will work with your described vision of the project and suggest creative and aesthetic options to enhance the property image while still being functional. We anticipate that at a minimum, the following items shall be addressed in the schematic design:

- Parking
- Trails, Walkways & Linkages
- Amphitheater
- Gateways
- Landscaping
- Storm water
- Lighting & Site Amenities

Task 5: Final Master Plan

Task 5.1 Final Master Plan and Associated Graphic Renderings

After revised concepts have been completed and the Owner has reviewed and approved the schematic master plan, GAI / CSG will prepare presentation graphics including a final color rendered master plan and perspectives necessary to convey the site design objective in a clear and imaginative manner. The plan will illustrate the schematic design from a bird's eye view and will include:

- Written Summary of the proposed final master plan and recommendations;
- Illustration of the desired character and vision of the park;
- Recommendations for context sensitive development; Proposed aesthetic improvements;
- Preservation of any potential cultural and historical assets;
- Pedestrian and vehicular circulation, community and greenway linkages and parking or staging facilities

Task 5.2 Cost Opinions

A final budgetary Cost Opinion reflecting **phasing**, quantities, and unit rates derived from the final Master Plan will be submitted. This will prove to be an invaluable resource to the WVDNR as it pertains to obtaining future funding to implement the various stages of the Master Plan. GAI / CSG will recommend funding strategies (grants, fundraising programs, etc.) to potentially help finance capital improvements.



Deliverables: GAI will prepare the following deliverables for the Slack Plaza master plan project development at the conclusion of the project process:

- Two boards with colored renderings of plans and perspectives;
- One written summary report addressing final design recommendations; Future vegetation and natural resource management; Park operations and maintenance; Development; Cultural Resources;
- One thumb drive containing digital files of renderings and Summary Report

Task 6: Survey/Base Map Preparation

Task 6.1 Base Map Preparation

As phasing is identified, GAI / CSG will prepare a topographic map and perform a supplementary field survey of the subject project to establish the grade and profile of critical elements within the project limits needed to complete the construction drawings. The topographic survey shall provide 1-foot contours and applicable spot elevations and locations of site features such as important break points, curbs, steps, pavement elevations, utilities, drainage, etc. within the project area that shall be used in the design stage. A minimum of two (2) temporary control points shall be established in the field to allow the contractor to lay out their work once plans are complete.

Task 7: Design Development

Task 7.1 Design Development Package

GAI / CSG will prepare a design development (DD) package for the proposed phase(s) of the park. The DD package will reflect and refine the conceptual design elements identified during the design completion stage as well as input received from the WVDNR and their stakeholders. We anticipate the following drawings to be included in the 70% package:

- Preliminary Erosion and Sediment Control Plan
- Preliminary Existing Conditions Plan
- Preliminary Demolition Plan
- Preliminary Proposed Site
- Preliminary Grading and Drainage Plan
- Preliminary Utility Plan
- Preliminary Dimension & Layout Plan
- Preliminary Landscape Plan
- Preliminary Erosion and Sediment Control Details



- Preliminary Site Construction Details
- Preliminary Special Storm Water Management Details
- Preliminary Plant Schedule / Planting Details

Task 7.2 Preliminary Project Specifications

GAI / CSG will draft the preliminary technical specifications as it pertains to GAI / CSG's scope elements.

Task 7.3 Updated Cost Opinion

GAI / CSG will prepare and submit for review and discussion an updated cost estimate in a spread sheet format reflecting quantities and budgetary unit rates derived from the final master plan.

Task 8: Construction Document Preparation

Task 8.1 Construction Document Package

GAI / CSG will prepare a construction package for the proposed park. The construction package will reflect and refine the design elements arrived at in the feasibility study and design development stage. We anticipate the following drawings to be included in the package:

- Cover Sheet
- Erosion and Sediment Control Plan
- Existing Conditions Plan
- Demolition Plan
- Proposed Site



- Grading and Drainage Plan
- Utility Plan
- Dimension & Layout Plan
- Landscape Plan
- Erosion and Sediment Control Details
- Site Construction Details
- Special Storm Water Management Details
- Plant Schedule / Planting Details

Task 8.2 Project Specifications

GAI / CSG will provide the appropriate technical specifications in Masterspec format as it pertains to GAI / CSG's scope elements to complete the work.

Task 8.3 Updated Cost Opinion

GAI / CSG will update the preliminary cost opinion prepared in the DD stage. GAI / CSG will issue a final engineer's estimate in similar format to the preliminary cost opinion.

Task 9: Construction Administration Services/Meetings

Task 9.1 Construction Administration

GAI / CSG will perform construction administrative duties with regard to:

- Review and approval of shop drawings as pertains to GAI / CSG's scope elements.
- Perform monthly site visits and progress meetings during construction to confirm progress and compliance with construction documents and

specifications.

- Review and editing of meeting minutes.
- Answer RFI's
- Final site inspection / punch list development.
- Project close-out.

Task 9.2 Meetings

GAI / CSG and shall attend project design meetings based on a predetermined construction schedule as required to complete the project with regard to:

- Site / Contractor Visits
- Monthly Progress meetings
- Design meetings

Task 10: Permitting and Utility Coordination

Task 10.1 Review of Potential Federal / State and Local Permitting Activities

The team will review and summarize potential federal / state and local permitting requirements anticipated to be necessary to advance the various projects identified in the report into implementation. As projects / phases are identified, Potential agencies might include, but are not be limited to:

- SHPO Consultation for potential Historic and Archaeological sites (possible Indian remains, etc.)
- WVDNR Clearance for Threatened and Endangered Species
- WVDNR Stream Activity Permit for any work planned below the ordinary high-water mark

- WVDEP NPDES Construction Stormwater Permit
 - Disturbance between 1 and 3 acres requires a Notice of Intent
 - Greater than 3 acres requires a Site Registration
- MS4 Permit for permanent stormwater management depending on municipal requirements
- WVDOH MM-109 permit for new work within DOH right of way. This applies to new driveway entrances, upgrades to existing driveways, AND other work within the right of way (around bridge abutments, crossing under bridges, etc.)
- Floodplain Development Permit – Various towns and municipalities
 - Needed for work that occurs within the FEMA floodplain and floodway
 - Includes H&H Analysis to show that there will be NO increase in flood elevations as a result of the project (threshold is ZERO increase)
- USACE Section 404 permit
 - Depending on the amount and type of work, this could be a Nationwide permit, or an Individual permit
 - Will require a field delineation to determine aquatic habitat (location of the Ordinary High-Water Mark and if there are any wetlands located in the floodplain area)
- WVDEP Section 401 Water Quality Certification
 - This may be covered under the USACE Section 404, but also may require an Individual WVDEP401, depending on the type and amount of work
- USFWS Consultation for Threatened and Endangered Species. This will be required for clearance from species in the stream (i.e. mussels, etc.) and is also required for tree clearing (i.e. bat habitat, etc.)

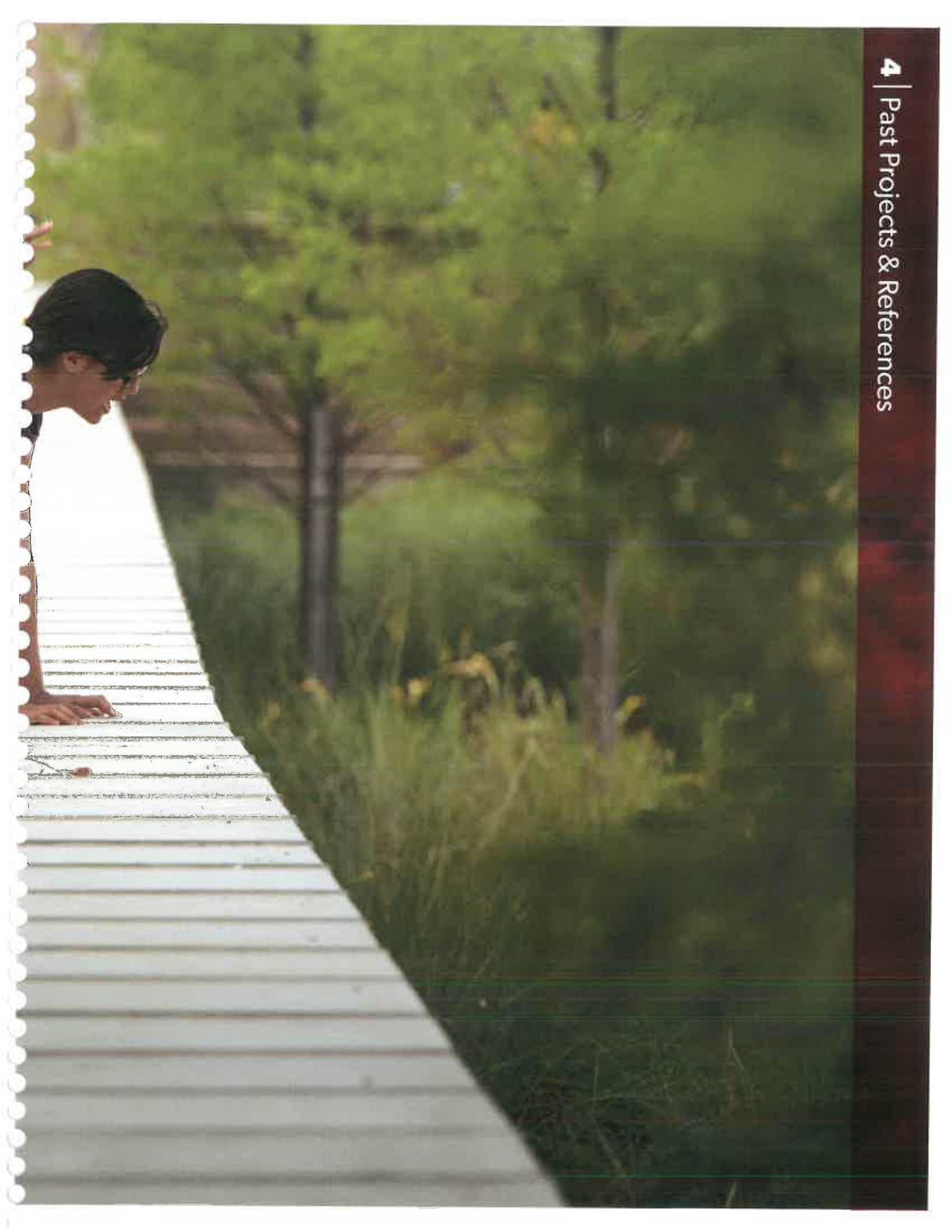
Deliverables: Necessary permits and utility coordination to facilitate the various construction activities identified in the master plan.





OVER THE PAST 58 YEARS, GAI HAS COMPLETED MORE THAN A THOUSAND PLANNING, MASTER PLANNING, DESIGNING OF PARKS/OPEN SPACES, ENGINEERING, SURVEYING, LANDSCAPE ARCHITECTURAL, AND CONSTRUCTION ENGINEERING/ INSPECTION ASSIGNMENTS FOR VARIOUS CLIENTS LOCALLY AND ACROSS THE COUNTRY.

Our team's experiences with these projects have a direct correlation to the requirements for the Gateway Park Master Plan project. Examples of our team's relevant experience are included on the following pages.



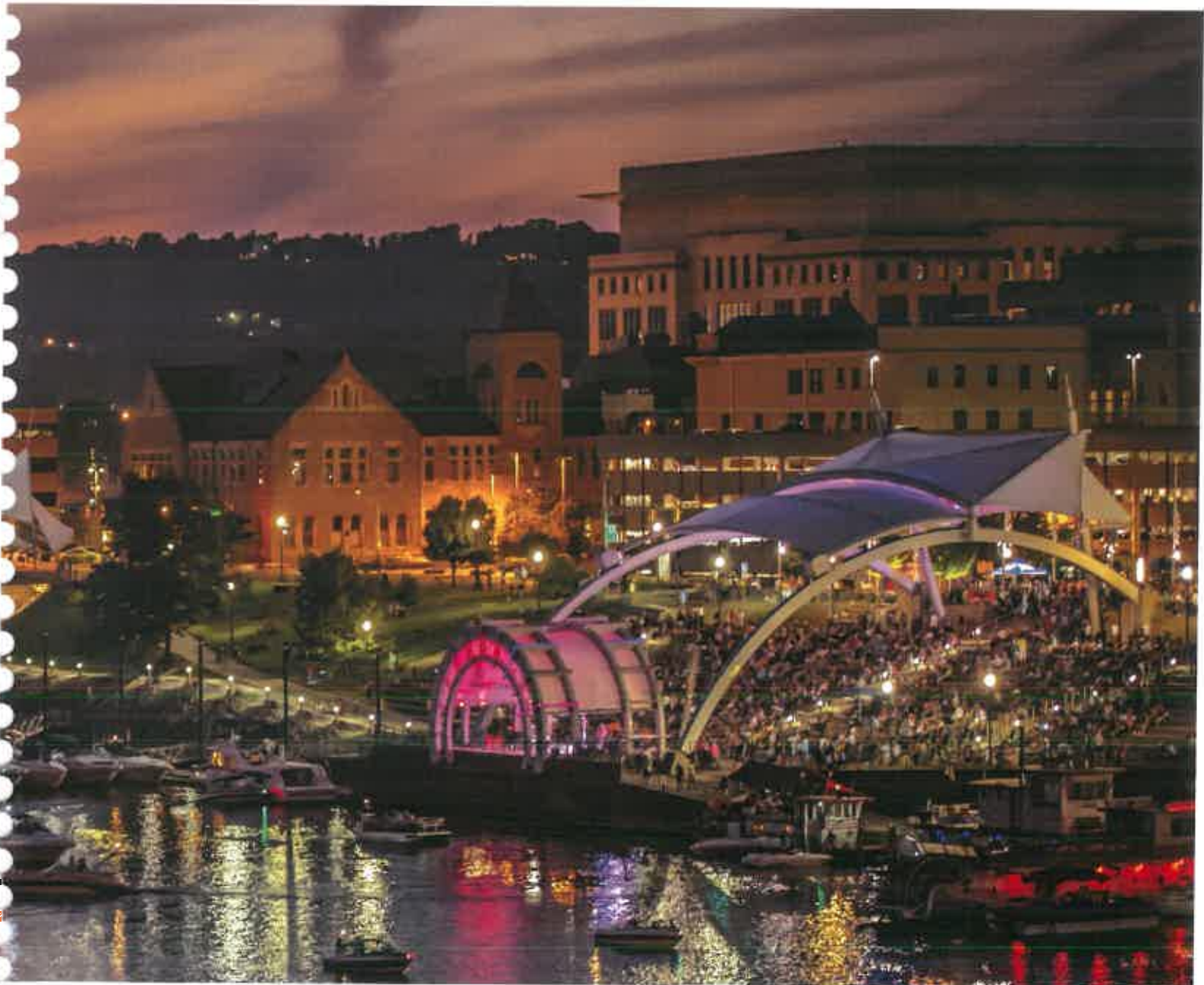
HADDAD RIVERFRONT PARK

Charleston, West Virginia

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

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





VALLEY PARK MASTER PLAN

Putnam County, West Virginia

Completed as a portion of the Putnam County Parks, Recreation, and Open Space Plan, the Valley Park Master Plan project encompassed renovation plans for a popular 60-acre park in Hurricane, West Virginia. The existing park was designed and built in fragmented phases and, as a result, faced several issues. GA's Community Solutions Group team worked closely with the Putnam County Parks and Recreation Commission, the owners of the facility, to identify key issues and problems, and create design solutions.

The master planning process began with an in-depth look at the park's existing infrastructure, facilities, amenities, context, and connections to the surrounding neighborhoods and region. Following the assessment stage, programmatic elements were investigated and considered in response to the recreation needs assessment that was explored during the county-wide study. Once it was determined how Valley Park positively supports the county's recreational needs, and which opportunities are potentially available to better serve the community and region, the design team brought forth a master plan that leverages the park's already valuable assets and creates additional amenities that will strengthen it and the county-wide system at large.





IMPLEMENTABLE PLAN

Valley Park Master Plan is a direct result of the Putnam County Parks, Recreation, and Open Space (PROS) Plan.

Hurricane Bridge Park Master Plan is also a direct result of the Putnam County PROS plan.

CHARLESTON CIVIC CENTER & ELK RIVER PARK

Kanawha County, West Virginia

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

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

GAI is performing site, civil and landscape architecture for this \$100 million project. In addition, GAI's Community Solutions Group is designing a new riverfront park/amphitheater and trail connection along the Elk River that will soon connect the Civic Center to the Kanawha River and beyond.





VICTORY POINTE PARK

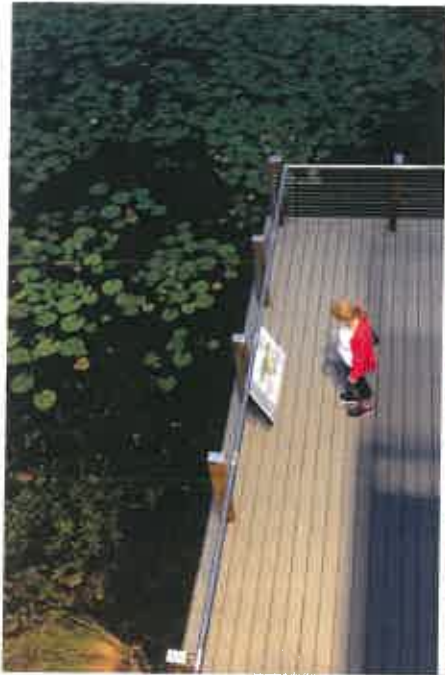
Clermont, Florida

As part of the City of Clermont's Downtown Master Plan process, GAI's Community Solutions Group identified Victory Pointe Park as a key catalyst project, based on the City's need for a new stormwater facility on the west side. The Victory Pointe Park project re-envisioned the typical stormwater pond approach by creating a community amenity that provides recreation, a wildlife habitat, and a signature address for adjacent future development.

The new park receives stormwater from a significant portion of the downtown streets, and includes a series of cascading filter marsh treatment areas designed to reference native Florida environments—just part of a series of innovative stormwater strategies developed to help improve water quality within Lake Minneola and expand development opportunities downtown. In addition to providing environmental improvements and serving as a development catalyst, the project establishes the adjacent lakefront as the location for the myriad special events hosted by the city, creating economic opportunities for merchants and restaurants. GAI also assisted the City in obtaining a \$600,000 Lake County Water Authority Grant to support the project budget.

The project was opened to the public in August 2018.

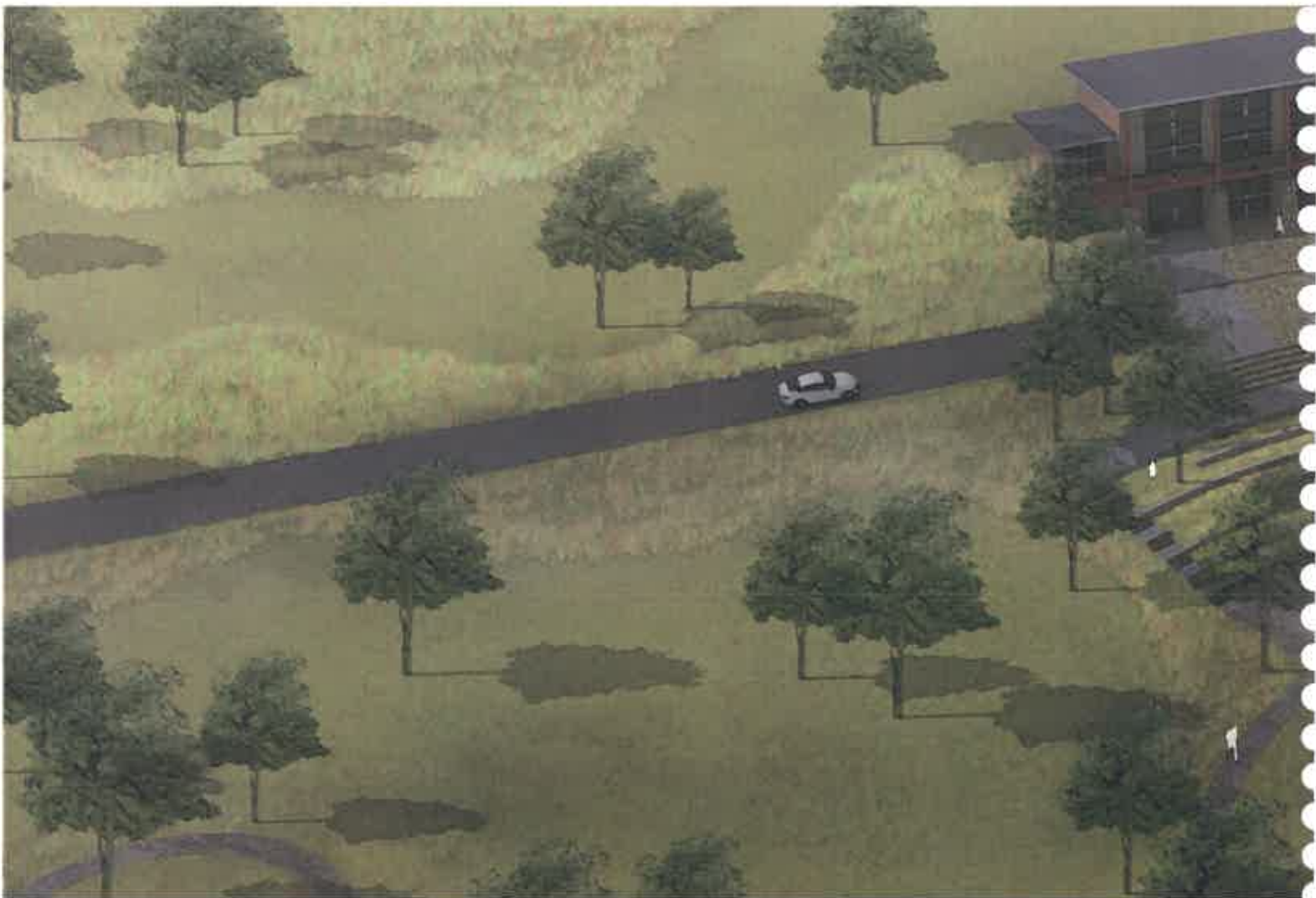




WASHINGTON COUNTY PARKS, RECREATION, AND OPEN SPACE PLAN

Washington County, Pennsylvania

GAI's Community Solutions Group created a 3,500 acre park master plan as part of an overall parks, recreation, and open space plan for Washington County. To continue the parks legacy of providing environmental education and recreation opportunities for the surrounding communities, the design team focused on upgrading and providing additional park amenities that would enhance and create opportunities for park sponsored events and programs. A few of the recommendations included streamside boardwalks, a disc golf course, group camp grounds, and an amphitheater.





WHEELING ISLAND GATEWAY PARK MASTER PLAN

Wheeling, West Virginia

In early 2018, GAI's Community Solutions Group was selected to perform master planning services for a proposed riverfront park on Wheeling Island in Wheeling, West Virginia.

Situated along the banks of the Ohio River, the project site offered a multitude of unique challenges. The team had to develop a feasible master plan for a site that would regularly be inundated with water—the entire site is within the floodplain, and two-thirds of the site is within the floodway. Additionally, the team had to be considerate of the historical nature of the site, as it is bordered to the North by the Wheeling Suspension bridge—a National Historic Landmark. Finally, in order to assist the client in meeting grant submission deadlines, the project team was required to accelerate the typical project timeline by completing the project in less than 3 months from start to finish.

GAI/CSG was able to deliver a master plan, which captured all of the client's wish list items for the site. The final master plan created both a community centerpiece for Wheeling Island and a destination for city residents and visitors alike.





HURRICANE BRIDGE PARK MASTER PLAN

Hurricane, West Virginia

CSG is leading a master plan for the new Hurricane Bridge Park, located in the historic City of Hurricane, West Virginia. Hurricane Bridge Park is viewed as a historically significant and vital open space that not only links many of the surrounding neighborhoods to the park, but also provides a vital connection to the downtown Main Street. The planning and design process promoted the desire for the park to foster health and wellness for the community, serve as an ecological resource, and provide a location for social interaction.

The master planning process identified key park rules of form and overall development structure to allow both an understanding of the park as a total framework and as individual spaces. Spaces proposed include playscape, multipurpose court play, pedestrian green and performance mall, pond, new ball fields, and a Woodland Walk. The master plan also explored and recommended a variety of sustainable stormwater management strategies, ranging from permeable paving surfaces to bioswales and rain gardens.

The master planning effort presents ideas that establish a comprehensive series of physical recommendations in support of ecology, history, programs/events, activities, and behaviors that echo the goals and objectives developed by the CSG team, stakeholders, and the City of Hurricane. A renewed consciousness regarding urban park planning and design and its impact on the health and wellness experience will help create a dynamic and powerful signature park that will serve the citizens for generations to come.



RIVER CITIES TRAIL MASTER PLAN

Montgomery and Smithers, West Virginia

The River Cities Trail Master Plan was prepared for the Strategic Initiatives Council for the Cities of Smithers and Montgomery, West Virginia. This master plan was developed as a guide for future development of a trail system that would link the two municipalities via their existing trails—Cannelton Hollow Trail, Morris Creek Trail, and the Montgomery Mountain Trail. The proposed trail network also connects many community amenities, such as the YMCA, Valley School Complex, and the Montgomery Marina, delineated along existing sidewalks, in addition to a proposed rails-with-trails alignment along the Kanawha River. The River Cities Trail network will provide a safe recreational connection between Smithers and Montgomery, completing a missing link to their existing trail network.



REFERENCES



1 CITY OF CHARLESTON

Dan Vriendt | Director of Planning
915 Quarrier Street, Suite 1
Charleston, WV 25301
304.348.8105

4 CITY OF BLUEFIELD

Charles Ridelhuber | Director of Parks and Recreation
1780 Stadium Drive
Bluefield, WV 24701
304.327.2401

2 PUTNAM COUNTY COMMISSION

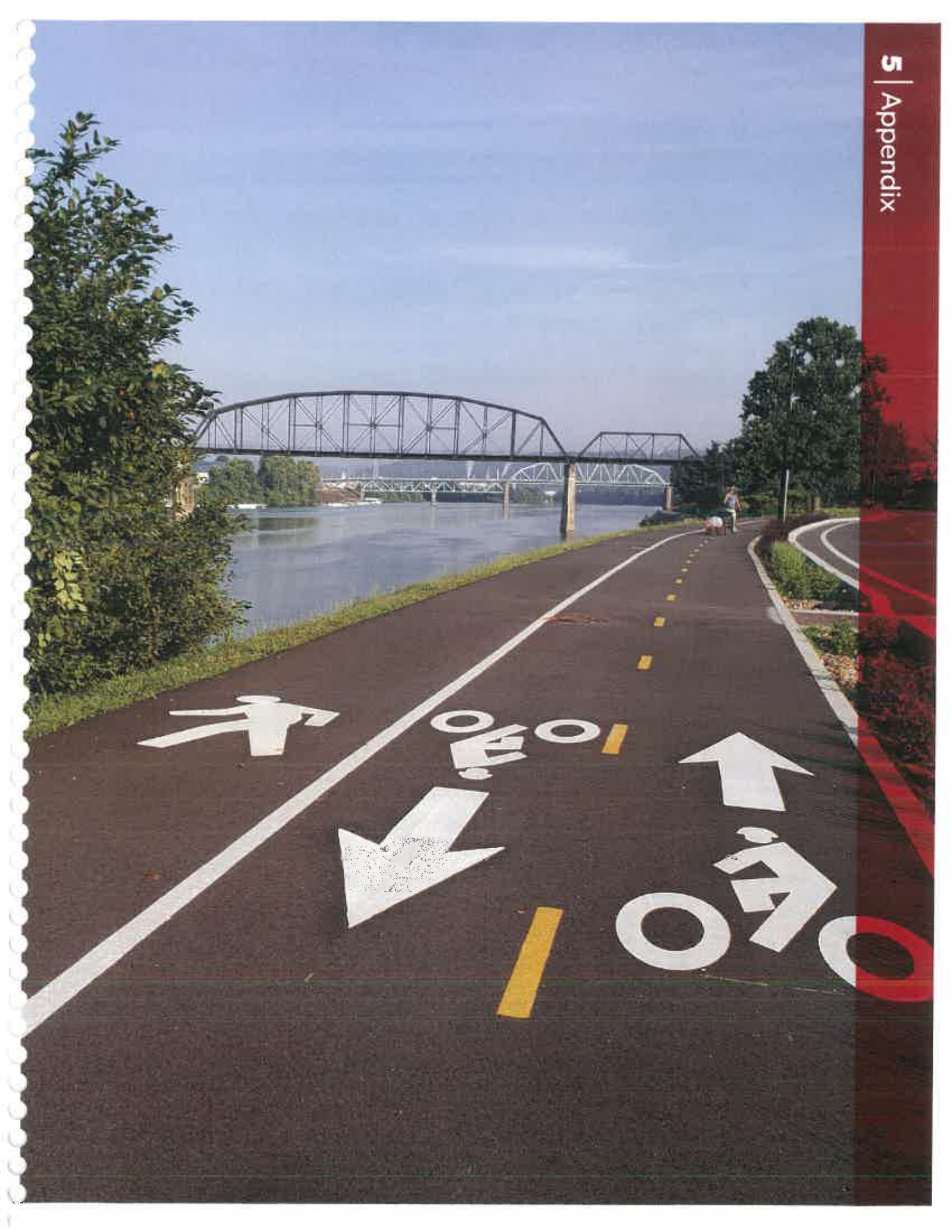
Jeremy Young | County Manager
3389 Winfield Road
Winfield, WV 25213
304.586.0201
jyoung@putnamWV.org

5 CITY OF SMITHERS

Dr. Anne Cavalier | Mayor
518 Michigan Avenue
Smithers, WV 25186
304.442.5282

3 CITY OF WHEELING

Jesse Mestrovic | Director of Parks and Strategic Planning
1500 Chapline Street, Suite 308
Wheeling, WV 26003
304.234.3655



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.

David Gilmore, Director of Landscape Architecture
(Name, Title)

(Printed Name and Title)

300 Summers Street, Charleston, WV. 25301

(Address)

681.245.8867

(Phone Number) / (Fax Number)

d.gilmore@gaiconsultants.com

(email address)

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

GAI Consultants

(Company)



(Authorized Signature) (Representative Name, Title)

David Gilmore, Director of Landscape Architecture

(Printed Name and Title of Authorized Representative)

9.24.19

(Date)

681.245.8867

(Phone Number) (Fax Number)

Revised 08/15/2019

**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.

GAI Consultants

Company


Authorized Signature

9.24.19

Date

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

Revised 08/15/2019

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: GAI CONSULTANTS

Authorized Signature [Signature] Date: 9-24-19

State of West Virginia

County of Kanawha to-wit:

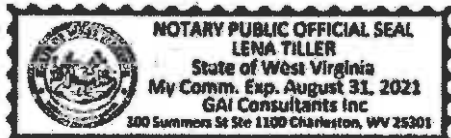
Taken, subscribed, and sworn to before me this 24th day of September, 2019.

My Commission expires August 31, 2021.

AFFIX SEAL HERE

NOTARY PUBLIC

[Signature]



Purchasing Affidavit (Revised 01/19/2018)





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