

# THRASHER



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2019 SEP 25 PM 2:44  
WV PURCHASING  
DIVISION  
*Opened to Determine Contents*



## WVDNR WATTERS SMITH MEMORIAL STATE PARK

Master Plan and Design of Improvements - DNR200000003

Submitted by:  
The Thrasher Group, Inc.  
September 24, 2019

**BID RECEIVED LATE**

**BUYER** *[Signature]*

**WITNESS** *[Signature]* 00-273-6549 | [www.thethrashergroup.com](http://www.thethrashergroup.com)

**DISQUALIFIED**



COMPLEX PROJECTS  
REQUIRE RESOLVE  
**THRASHER'S GOT IT**

September 20, 2019

Attn: Guy Nisbet  
Purchasing Division  
2019 Washington St E  
Charleston, WV 25305

*RE: Solicitation No. CEOI 0310 DNR2000000003*

Dear members of the selection committee:

It is our understanding that the West Virginia Division of Natural Resources wishes to develop and implement a Master Plan for the historic Watters Smith Memorial State Park near Lost Creek, WV. The goal of the Master Plan is to develop the park property while maintaining the historic character and natural resources that make the park such a unique piece of the WV State Park system. Achieving these goals requires a wide cross-section of professional services, including; surveying, planning, engineering, architecture, utility design, environmental, permitting, and construction administration.

The Thrasher Group is a multi-disciplinary firm based in Harrison County, WV with in-house divisions specializing in each of these services. The experienced professionals at Thrasher are passionate about contributing to the enhancement of our state while providing the highest level of service to our clients.

Thrasher is excited to work with the WVDNR to improve one of West Virginia's most historic and beautiful parks for the enjoyment of residents and tourists for years to come.

To that end, the following information states our qualifications and outlines our plan to help you meet your stated goals and objectives for this project.

Sincerely,  
THE THRASHER GROUP, INC.

Robert Milne, PE  
Project Manager

**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.

The Thrasher Group, Inc.

Company



Authorized Signature

September 18, 2019

Date

**NOTE:** This addendum acknowledgement 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:** The Thrasher Group, Inc. **Address:** 600 White Oaks Blvd.  
Bridgeport, WV 26330

**Name of Authorized Agent:** Robert Milne, PE **Address:** \_\_\_\_\_

**Contract Number:** CEOI 0310 DNR20000000003 **Contract Description:** A/E Services-Watters Smith Memorial State Park New Facilities Project

**Governmental agency awarding contract:** 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.

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: *Robert Milne* Date Signed: 9/18/2019

**Notary Verification**

State of WV County of Harrison

I, Robert Milne, 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 18<sup>th</sup> day of September, 2019.

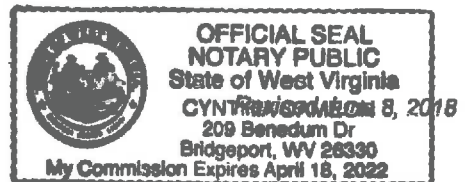
*Cynthia Cameron*  
Notary Public's Signature

**To be completed by State Agency:**

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

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

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



**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.

The Thrasher Group, Inc.

(Name, Title)

Robert Milne, PE - Project Manager

(Printed Name and Title)

600 White Oaks Blvd, Bridgeport, WV 26330

(Address)

304-624-4108 / 304-624-7831

(Phone Number) / (Fax Number)

rmilne@thethrashergroup.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.

The Thrasher Group, Inc.

(Company)



(Authorized Signature) (Representative Name, Title)

Robert Milne, PE - Project Manager

(Printed Name and Title of Authorized Representative)

September 18, 2019

(Date)

304-624-4108 / 304-624-7831

(Phone Number) (Fax Number)

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: The Thrasher Group, Inc.

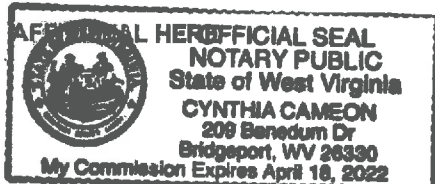
Authorized Signature: [Signature] Date: 9/18/2019

State of WV

County of Harrison, to-wit:

Taken, subscribed, and sworn to before me this 18<sup>th</sup> day of September, 2019.

My Commission expires April 18, 2022.



NOTARY PUBLIC [Signature]

Purchasing Affidavit (Revised 01/19/2018)



- > Site Engineering
- > Architecture
- > Utility Engineering
- > Environmental
- > Survey
- > Transportation
- > Construction Services
- > Geospatial

### Main Point of Contact:

Robert Milne, PE  
Project Manager  
rmilne@thethrashergroup.com  
Cell: 304-677-1209  
Office: 304-326-6141



# 9

### OFFICES

in six states:

West Virginia  
Virginia  
Pennsylvania  
Ohio  
Maryland  
Kentucky



# 600

### EMPLOYEES

- 46** Licensed Professional Engineers
- 20** Licensed Professional Surveyors
- 6** Licensed Professional Architects
- 4** Licensed Professional Landscape Architects



# 36

### YEARS

of delivering  
successful  
projects

Diverse services that grow communities.

**THRASHER'S GOT IT.**



A critical step in meeting your goals is making sure we understand them. Thrasher's team has thoroughly reviewed the Expression of Interest request, visited the park, and even talked with the park superintendent. It is our understanding that the following is currently being considered at the Park: a 200-person pavilion, an amphitheater, an addition to the superintendent's residence, and waterline replacement throughout the park. The pavilion and amphitheater will require utility design to function as currently envisioned.

We are confident in our ability to deliver the highest-quality solutions while meeting each goal / objective you have outlined. We feel strongly that you will be satisfied with the outcomes you receive. Following is a brief outline of our understanding and approach to achieving your goals for the Watters Smith Memorial State Park project:

## GOAL/OBJECTIVE 1

The WVDNR wants to ensure existing plans and site conditions are well understood, design goals for the site are well defined, and implementation of the design minimizes disruption while meeting budgets and maintaining the historic character of the park. Accomplishing these goals requires clear and open lines of communication between the design team and stakeholders. The following Project Approach outlines Thrasher's wholistic approach to address these goals.

## GOAL/OBJECTIVE 2

The WVDNR wants to make sure all necessary services are available to develop and implement a Master Plan that meets the goals, objectives and requirements of the WVDNR, stakeholders, and regulatory agencies. The following Project Experience highlights a few of the many successful projects we have completed with similar prerequisites. Thrasher's in-house capabilities and experience span all the facets required to achieve this goal, including: civil and site engineering, utility engineering, architecture, landscape architecture, environmental, surveying and construction services. The in-house availability of these services also contributes to the open lines of communication required to achieve the other stated project goals and objectives.

## GOAL/OBJECTIVE 3

The WVDNR requires Construction Contract Administration Services to confirm the project is constructed and functions in accordance with the Master Plan and construction documents. Construction Administration always plays a major role in the Thrasher full-services package. This is a piece that we feel is important to offer for every project, and we consistently bid more projects than any other firm in the state. Thrasher has the competent professionals your team needs to ensure your project is constructed correctly and functions as designed.



# PROJECT APPROACH

## Step 1 – Kick-Off Meeting

Thrasher’s Project Manager, Rob Milne, PE, will establish a design kick-off meeting with the WVDNR, Watters Smith Memorial State Park stakeholders, key members, and our project team to review park history and clearly define the Scope of Services.



## Step 4 – Conceptual Design & Master Planning

Following completion of the kick-off meeting, field investigations and base mapping, Thrasher’s Landscape Architecture team will prepare conceptual design drawings of the proposed features and site renovations. Thrasher will also prepare a preliminary report describing the proposed renovations, discussing implementation strategies for the renovations, and providing an Opinion of Probable Cost for each line item.

Thrasher will then meet with the WVDNR and key stakeholders at the park to review the Conceptual Design to determine if any revisions should be made and outline sequencing of proposed renovations. These refinements will be incorporated into a final Watters Smith Memorial State Park Master Plan.

## Step 2 – Field Evaluation

Rob will coordinate with the park superintendent and stakeholders to gather existing park plans and assemble known information about existing conditions and utility locations. Rob will also assemble a team of engineers, landscape architects, and surveyors to conduct a field evaluation. Areas of interest and potential problem areas will be identified for incorporation into existing condition mapping. Photos will be taken to clearly define these areas.

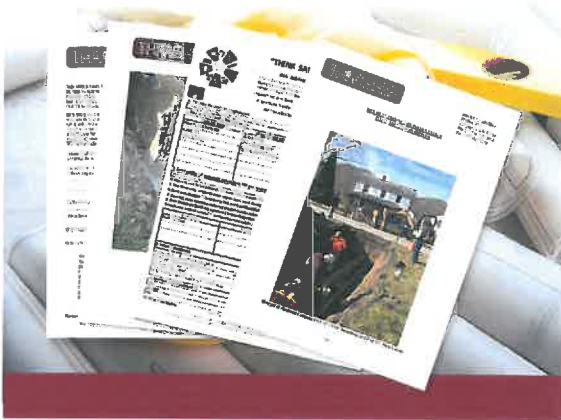
## Step 3 – Creation of Base Mapping

Thrasher will perform topographic mapping and surveying services of the project site. Creation of the project base mapping will extend beyond the limits of the problem areas and areas of interest so that we can adequately analyze conditions for feature layout and drainage management.



## Step 5 – Construction Documents

As the WVDNR is prepared to implement specific features of the Master Plan, Rob will work with the stakeholders and design team to prepare detail design and construction documents. Thrasher proposes two submissions during the plan develop process – preliminary design and final design. The preliminary design submission will be used to review the proposed design solutions with the key stakeholders. After review and comment, Thrasher will complete the final design documents based upon comments received and conclusions reached at the preliminary design review.



## Step 6 – Cost Estimates

Our project team will provide itemized cost estimates for the proposed site work at both the preliminary and final design submissions.

## Step 7 – Bid Process

Thrasher will assist the WVDNR in the preparation of the bid documents. Thrasher will attend the pre-bid meetings and prepare and issue addendums through the bidding process. Once bids are received, Thrasher will review the bids for compliance with the bidding documents.

## Step 8 – Construction Admin and Inspection

The project team will review project submittals, attend project meetings, and provide inspection of the construction being completed.

Thrasher will assist the WVDNR in developing a program to keep the identified stakeholders abreast of potential construction issues. Our project team will prepare our design repairs with the stakeholders and vicinity in mind. We plan to address these issues through clear and concise construction notes, details, and specifications to ensure the safety of residents and construction workers.

Thrasher's Construction Services Division will customize a construction inspection program that meets the needs of the WVDNR for this project. Field reports will be prepared daily and submitted to the WVDNR on a routine basis.

## Step 9 – Project Closeout

Upon completion of the project, our team will provide final punch list inspection services. We will provide final as-built drawings to the WVDNR in both CAD and PDF formats.

# COMMUNICATION PROCEDURES



Communication throughout any project is a primary key to success. To that end, Thrasher will begin communication with the WVDNR immediately upon notification of award and will maintain consistent lines of communication for the duration of the project. This will ensure all parties involved - owner, contractor, and engineer - will always be apprised of the project happenings.

The two main components of the project approach will be design and construction. Each will have its own plan for communication.

## COMMUNICATION DURING DESIGN

Prior to the initiation of design services, Thrasher's Project Manager, Rob Milne, will discuss preferred methods of communication with the WVDNR's point of contact. Updates during the design phase can occur in numerous ways:

- > Weekly status updates via email
- > Weekly conference calls
- > Monthly progress meetings.

No matter the methods preferred, our project teams are well versed in keeping our clients abreast of project status. We can customize your project's communication plans to best fit your teams' wants and needs.

## COMMUNICATION DURING CONSTRUCTION

Before construction begins, Rob will again meet with the WVDNR team to determine preferred communication tools for this phase of the project. Open, consistent communication will be paramount to keep the project on-time and within budget.

Additionally, Thrasher will conduct monthly progress meetings with the contractor, the WVDNR, and key project stakeholders throughout the duration of the project. Meeting minutes will be distributed to all attendees and any other agents identified by the WVDNR. Action Items will be documented within the meeting minutes.

Throughout construction, Thrasher will have people on-site for project representation as well as material testing. Anytime a Thrasher employee is on site during construction, a field report will be prepared. Field reports will be reviewed by the engineering team and distributed to the WVDNR's construction representative on a weekly basis.

## SCHEDULING

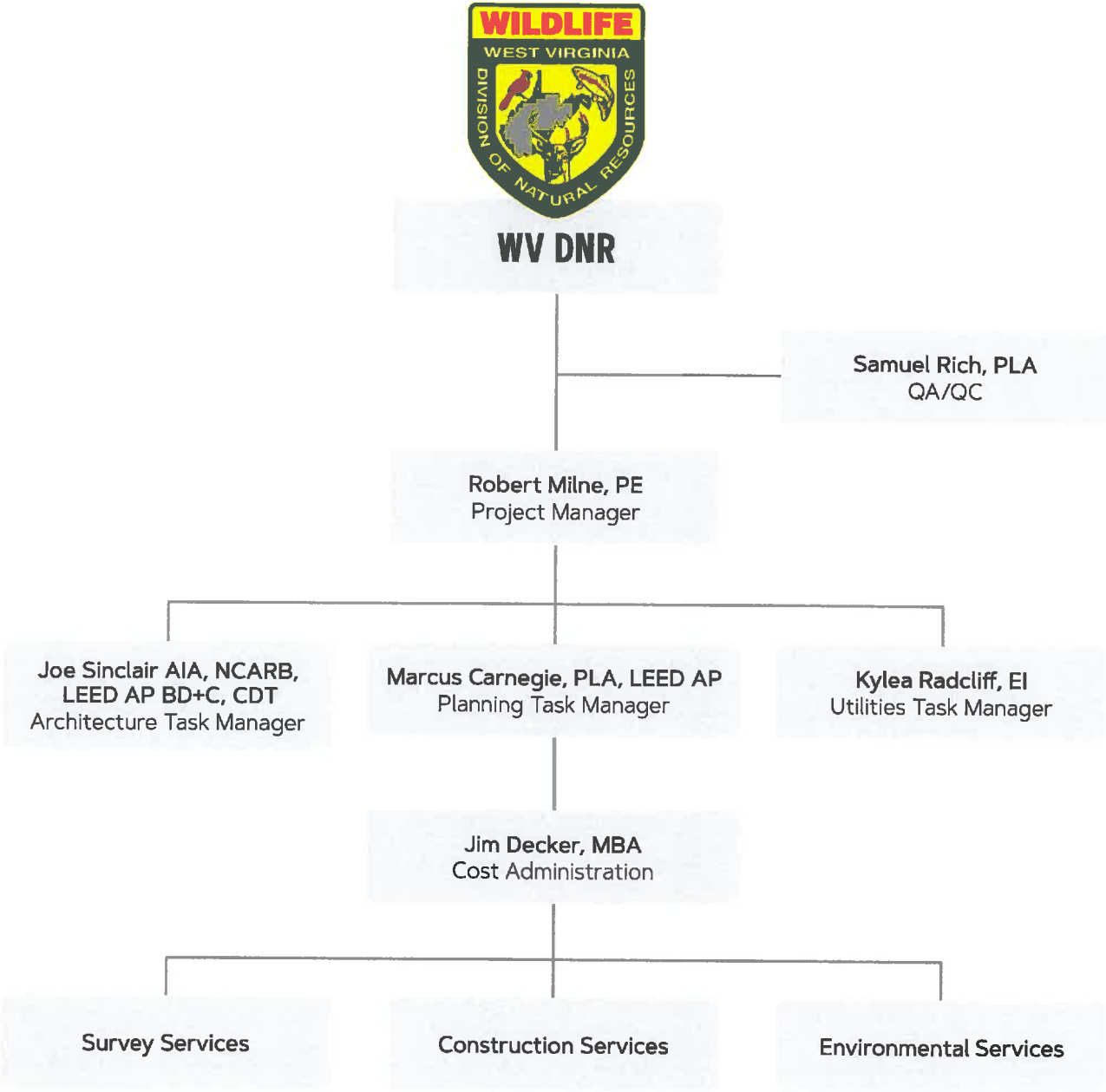
Thrasher realizes the importance of establishing and maintaining project schedules. Time means money and making sure we help you spend your money wisely is our number one goal. Because of this, our team puts an emphasis on ensuring project timetables are met and communication is upheld throughout the process.

To accomplish these goals, Thrasher utilizes scheduling to track every stage of a project - from design and bidding through construction completion. We also require contractors working on our projects to regularly update their project schedules and give a detailed progress report at each job meeting, again focusing on the communication component of scheduling. This helps to ensure all parties are informed and aware of potential delays. Keeping our owners up to speed with progress is always our priority and ensures occupancy and owner supplied equipment are scheduled accordingly.

## BUDGETING

Construction estimating and budgeting is the most important part of what Thrasher can provide you. Without accurate budgets, there is no tool to guide the design process and issues will be inevitable. By including cost estimating as a part of the project scope from day one, we are able to avoid issues before they arise and keep your project within a reasonable cost.

And our estimates go beyond the typical system - rather than simply providing cost per foot or lump sum price, Thrasher will provide contractor-grade estimates that look at every part of the project. We do detailed take-offs of materials and look at every man hour needed to complete a project and factor this in accordingly. Then, we use our thorough understanding of the local market and material costs to accurately design within your budget.



# ROBERT MILNE, PE

Project Manager



Robert Milne, PE has over 25 years of experience working with both public and private clientele throughout the Mid-Atlantic region to develop millions of dollars' worth of commercial, industrial, residential, and mixed-use sites. Rob's in-depth understanding of site layout, design, permitting, and funding have enabled him to complete several complex projects that have boosted economic development and delivered safe, sustainable building sites. Rob remains involved with every facet of the projects he manages - overseeing design standards, staff assignments, project schedules, and client communication.

## Education

Master of Science,  
Civil Engineering  
West Virginia University

Bachelor of Science,  
Civil Engineering  
West Virginia University

## Registrations

Professional Engineer:

- > West Virginia
- > Pennsylvania
- > Virginia
- > Ohio
- > Maryland

## Affiliations

- > Leadership Monongalia County, WV
- > Foundations of Leadership/  
National Leadership Institute

## Experience

### WV Division of Natural Resources Boat Ramp Design at Palatine Park

Role: Project Manager

- > Marion County, WV

### Wild Ridge, A West Virginia YoungLife Camp

Role: QA/QC

- > Nicholas County, WV

### America's Best Block Industrial Park

Role: Project Manager

- > Mineral County, WV

### West Virginia University Milan Puskar Stadium Renovations

Role: Principal

- > Monongalia County, WV

### North Pointe Industrial Park

Role: Project Manager

- > Preston County, WV

### Seneca Village Pison Site Development

Role: QA/QC

- > Monongalia County, WV

### WV Division of Natural Resources Elk River Boating Access

Role: Project Manager

- > Kanawha County, WV

### West Virginia University Evansdale Campus Traffic Study

Role: Project Manager

- > Monongalia County, WV

QA/QC



Samuel Rich, PLA joined Thrasher in 2014 as a landscape designer / site planner. Samuel's role at Thrasher includes site design for parks and recreation, streetscapes, commercial retail, trails, office space, memorials, hotels and resorts. Samuel has master planning experience for a variety of project types including residential, commercial, institutional, and industrial sectors. Often, he works with clients to visualize their built projects through vivid 2D and 3D illustrations. Before his time at Thrasher he spent three years in the landscape design / build industry working on a variety of projects involving the beautification of the outdoor environment for both residential and commercial spaces.

## Education

Bachelor of Science,  
Landscape Architecture  
West Virginia University

## Registrations

Registered Type:  
Professional Landscape  
Architect:  
> West Virginia

## Affiliations

> American Society of  
Landscape Architects

## Experience

### West Virginia DNR Palatine Park Master Plan: Boat Ramp and Parking Improvements

Role: Landscape Architect  
> Marion County, WV

### Advantage Valley Site Planning Study

Role: Project Manager  
> Cabell, Kanawha, Putnam,  
and Wayne Counties, WV

### City of Green, Ohio Master Plan

Role: Project Manager  
> Summit County, OH

### West Ridge Mixed-Use Development

Role: Land Planner  
> Monongalia County, WV

### WVU Milan Puskar Stadium Renovations Landscape Plan

Role: Landscape Architect  
> Monongalia County, WV

### Weirton Reuse Master Plan

Role: Land Planner  
> Brooke County, WV

### White Oaks Business Park Multiple Phases

Role: Land Planner  
> Harrison County, WV

### Speedway Industrial Park

Role: Project Manager  
> Marion County, WV

### Wild Ridge, A West Virginia YoungLife Camp

Role: Project Manager  
> Nicholas County, WV

### Louisville Mixed-Use Development

Role: Project Manager  
> Stark County, OH

# MARCUS CARNEGIE, PLA, LEED AP

Planning Task Manager



Marcus Carnegie, PLA, LEED AP is a Landscape Architect within The Thrasher Group's Site Division. Marcus is an innovative professional with a wide cross-section of work experiences and occupational diversity. His role at Thrasher primarily includes site design for parks and recreation facilities, corporate and retail parks, streetscape enhancement, and rail trail maintenance.

Marcus is highly adept at building relationships with co-workers and clients to promote collaboration and produce superior final designs that meet operational and budgetary requirements. He fits the Thrasher model of providing turn-key services by overseeing projects from their early design development phases through the survey, permitting and construction phases. Before his time at Thrasher, Marcus spent twelve years specializing in site planning by working on a variety of projects ranging from downtown revitalization, park design, native plant restoration, and highway beautification.

## Education

Bachelor of Science,  
Landscape Architecture  
West Virginia University

## Registrations

Registered Landscape  
Architect:

- > Pennsylvania
- > Ohio

## Certifications

- > LEED AP

## Experience

### WestRidge Commons

Role: Project Manager

- > Monongalia County, WV

### Bass Pro Shops

Role: Project Manager

- > Monongalia County, WV

### Harrison North Rail Trail Culvert Repair

Role: Project Manager

- > Harrison County, WV

### GA25 & GA29 Solar Fields

Role: Project Landscape

Role: Landscape Architect

- > Garrett County, MD

### Harrison North Rail Trail – Culvert Repair

Role: Project Manager

- > Harrison County, WV

### WestRidge Corporate Park

Role: Construction

Administration

- > Monongalia County, WV

### WestRidge Commerce Center

Role: Construction

Administration

- > Monongalia County, WV



# JOE SINCLAIR, AIA, NCARB, LEED AP BD+C, CDT

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Architecture Task Manager



Joe brings more than 10 years of architectural experience in all phases of design ranging from commercial renovations, additions, and new construction to historic preservation and multi- and single-family residential projects. Joe's resume is built with architectural experience from Savannah, GA; Atlanta, GA; Charleston, WV; and North Central West Virginia. Joe joined the Thrasher team in 2017.

Joe is an Iraq War Veteran and former member of the West Virginia Army National Guard where he served as a Combat Engineer and Squad Leader. In addition to working full-time as an Architect at Thrasher, Joe serves as an Adjunct Professor in the Construction Management program at BridgeValley Community & Technical College in South Charleston, WV. Joe's expertise lies in project design, management, production, and delivery.

## Education

Master of Architecture,  
Savannah College of Art &  
Design

Bachelor of Science,  
Architectural Engineering  
Fairmont State University

## Registrations

Professional Architect:

- > West Virginia
- > Virginia

## Affiliations

- > NCARB Certificate (#69740)
- > LEED Accredited  
Professional, Building Design  
& Construction
- > Construction Documents  
Technologist

## Affiliations

- > Member American Institute  
of Architects - West Virginia
- > Member - United States  
Green Building Council -  
West Virginia

## Experience

### WVDNR Building 23 Evaluation

Role: Project Architect

- > Kanawha County, WV

### Design of Prince Edward Square Residential/Retail Mixed-use

Role: Project Manager

- > Fredericksburg, VA

### Taylor County Courthouse Front Stair and Sidewalk Replacement

Role: Project Architect

- > Taylor County, WV

### Adaptive Reuse of the Jack Caffrey Arts & Culture Center

Role: Project Architect/  
Manager

- > McDowell County, WV

### G.C. Murphy Building Facility

#### Assessment and Cost Estimate

Role: Project Architect/Manager

- > Nicholas County, WV

### Boy Scouts of America Dining Hall and Bunkhouse

Role: Project Architect/Manager

- > Fayette County, WV

### West Virginia Turnpike Rest Area, Exit 69

Role: Project Architect

- > Mercer County, WV

### Design of the Beech Fork Lodge and Conference Center

Role: Project Architect

- > Wayne County, WV

### Design of the South Charleston Pediatrics Medical Office Building

Role: Project Architect

- > Kanawha County, WV

# KYLEA RADCLIFF, EI

Utilities Task Manager



Kylea Radcliff, EI utilizes her experience and education to provide design and engineering solutions in water and wastewater applications. She began her career at Thrasher as a summer intern in the utility department and has climbed through the ranks, joining the team full time as a Staff Engineer, then Project Engineer, and now serving as a Project Manager.

Kylea is responsible for the development of projects and takes them from the preliminary engineering report stages to completion. Several of Kylea's engineering reports have helped her clients secure funding to move their jobs to construction. She is dedicated to designing projects that meet her client's needs and improve their system while meeting project timelines and budgets.

## Education

Bachelor of Science,  
Civil Engineering  
West Virginia University

## Registrations

Registered Engineer in Training:  
> West Virginia

## Awards

> ACEC Waste and Storm  
Water Gold Award Winner

## Experience

**Greater Harrison County  
Public Service District  
Diamond One Properties  
Pump Station and Forcemain  
Replacement for Package  
Plant**

Role: Staff Engineer.  
> Harrison County, WV

**Phase II/Route 73 Sanitary  
Sewer Extension and 100,000  
GPD WWTP**

Role: Project Manager  
> Harrison County, WV

**City of McMechen Water  
System Improvements  
Projects - One New Tank and  
One Tank Rehabilitation**

Role: Project Manager  
> Marshall County, WV

**Greater Harrison Public  
Service District Complete  
Water System Upgrades**

Role: Staff Engineer  
> Harrison County, WV

**Hardy County Public Service  
District Baker Water  
Distribution System and  
Marvin Chapel Water System  
Extensions**

Role: Staff Engineer  
> Hardy County, WV

**Greater Harrison County  
Public Service District County  
Route 73 Sanitary Sewer  
Project**

Role: Staff Engineer  
> Harrison County, WV

**Sun Valley Public Service  
District Complete Water  
System Upgrades**

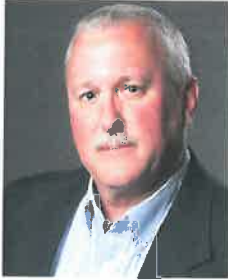
Role: Staff Engineer  
> Harrison County, WV

**Greater Harrison County  
Public Service District  
Diamond One Properties  
Pump Station and Forcemain  
Replacement for Package Plant**

Role: Staff Engineer  
> Harrison County, WV

# JIM DECKER, MBA

Cost Administrator



## Education

Master of Business Administration,  
Project Management Emphasis  
Fairmont State University

Bachelor of Science,  
Civil Engineering  
Fairmont State University

Associates Degree,  
Mechanical Engineering  
Fairmont State University

## Registrations

General Contractor:  
> West Virginia

## Affiliations

> Leadership Marion County  
> Leadership Fairmont State University

Jim Decker, MBA brings nearly 30 years of experience in construction estimating and management for the private and public sectors. He provides services with inspections, site monitoring, cost control, schedules, contract administration, payment processing, shop and coordination drawings, change orders and project reports.

His role as a construction estimator allows for clients to be able to recognize a true price when it comes to their projects. Jim is also a Licensed General Contractor in the State of West Virginia. As a General Contractor he is able to oversee the day-to-day functions of the construction site.

Previously, Jim was the facilities director at a local educational institution for 10 years. Jim relates well with his clients because he approaches the situation from both a consultant and client perspective.

## Experience

### **Dominion Goshen Road New Facility**

Role: Construction Estimator  
> Monongalia County, WV

### **Harrison County Commission Courthouse HVAC Replacement**

Role: Construction Estimator  
> Harrison County, WV

### **White Oaks Business Park Development**

Role: Construction Estimator  
> Harrison County, WV

### **Romney Public Works Building New Facility**

Role: Construction Estimator  
> Hampshire County, WV

### **Clarksburg Aquatic Center Existing Pool Demolition and Addition of New Water Park**

Role: Construction Estimator  
> Harrison County, WV

### **Mountaintop Medical Clinic New Facility**

Role: Construction Estimator  
> Tucker County, WV

### **Bridgeport Middle School New Construction**

Role:  
> Harrison County, WV

### **Fairmont State University Pedestrian Bridge and Sidewalk**

Role:  
> Marion County, WV

### **Fairmont State University Student Recreation Center, "Falcon Center"**

Role: Construction Estimator  
> Marion County, WV



West Virginia State Board of Registration  
for Professional Engineers

ROBERT R. MILNE



This is to certify that the above named PROFESSIONAL ENGINEER has met the requirements of the law, is duly registered and is entitled to practice engineering in the State of West Virginia.

EXPIRES December 31, 2020



The Board of Architects  
of West Virginia

No. [Redacted]

This Certifies that Bryan Joseph Sinclair of Atlanta  
in the State of Georgia, having successfully passed an examination  
before the Board of Architects of the State of West Virginia, and being  
otherwise qualified, is hereby authorized to practice Architecture in all its  
branches in the State of West Virginia.



Witness the signatures of the President and Secretary of the Board of  
Architects of West Virginia and the seal of said Board, this 14th  
day of May 20 10

[Signature] President

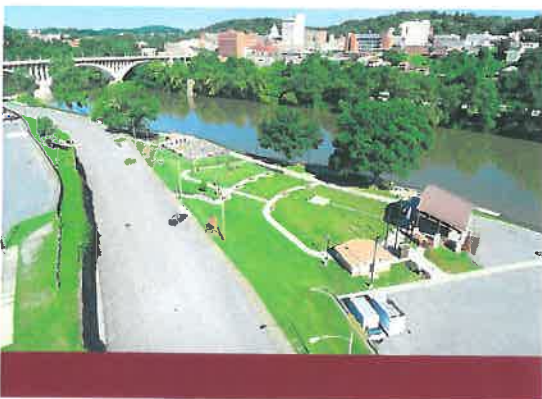


## Palatine Park Master Plan & Improvements Marion County EDA & WVDNR

Mr. Kris Cinalli, Marion County Administrator  
200 Jackson Street | Fairmont, WV 26554  
304-367-5425

Thrasher has had the pleasure of working with both the Marion County Economic Development Authority and the West Virginia Division of Natural Resources on rehabilitation of an existing boat ramp and the addition of a new three-lane boat ramp at Palatine Park in Fairmont, WV. For the EDA, the first phase of this project involved Thrasher developing a comprehensive master plan to help guide the County Commission to understand their long-term goals for the park.

After the master plan was complete, the Thrasher team began the design of a new splash park. The splash park opened in the Spring of 2014 and has quickly become a huge attraction for the community.



Most recently, Thrasher worked with the Marion County EDA and the West Virginia Division of Natural Resources on existing and new boat ramp projects, respectively, at Palatine Park. The revitalization of the existing single lane boat ramp, parking area, and access at the western end of Palatine Park was designed and constructed in Spring 2016. This was completed as part of Phase III of the Palatine Park extension with the Marion County EDA. The new boat ramp facility project with the WVDNR began construction in early fall 2016 and was completed in the summer of 2017. This project features a new three-lane boat ramp, parking and is fully ADA-accessible.





### **Boy Scouts of America Summit Bechtel Reserve 30 - Leadership Ridge Master Plan**

Mr. Joe Kubin, Trade Skills Team Leader  
649 Jack Furst Drive | Glen Jean, WV 25846  
304-465-2848

The Thrasher Group has worked with Boy Scouts of America on various phases of planning and design for the proposed facilities for Leadership Ridge at the Summit Bechtel Reserve in Glen Jean, West Virginia. Leadership Ridge is a new expansion to The Summit which will create multiple lodging and conference center options for adult and corporate guests.



Thrasher is working with Boy Scouts of America to refine and develop the current master plan which involves a conference room, forty room lodge, four detached forty room lodges, an amphitheater, a zen garden, multiple trails, and an overlook which will have great views of the heart of The Summit. Currently the conference center, roads, trails, and amphitheater are under construction with completion slated for the 2019 World Jamboree which will be hosted at The Summit. Thrasher's work on this project has involved architecture, planning, civil engineering, landscape architecture, Geo-technical investigation, and surveying.



### **Services Provided**

- > Architecture
- > Master Planning
- > Site Development
- > Utility Design
- > Landscape Architecture
- > Surveying
- > Environmental

## Economic Development & Site Analysis Plan

Advantage Valley, Inc.  
Ms. Terrell Ellis, Executive Director  
PO Box 1925 | Charleston, WV 25327  
304-342-6972

The Thrasher Group was retained by Advantage Valley, Inc. to identify industrial development opportunities along Interstate 64 corridor between the Kentucky and West Virginia state line and the West Virginia capitol in Charleston. The Interstate 64 corridor has historically been the focus of industrial activity in central West Virginia. A key objective of this project is identifying small, medium sized, and large scale sites that can support industrial development on an expedited timeframe. Targeted industry groups included automotive, associated manufacturing, transportation logistics and warehousing. Opportunities for mixed use development were also evaluated. Thrasher used a GIS based inventory and analysis tool in completing an inventory of over 100 sites along the corridor. A preliminary analysis of each site was completed to identify key site characteristics, opportunities, and challenges.

Thrasher developed an evaluation matrix which was used to evaluate each project site. This methodology was increasingly refined with additional site information. The project team conducted a field investigation of approximately 35 sites that were identified as having the best potential for investment. The next phase of the analysis was finalizing a list of 12 sites for detailed review. This review includes an analysis of previous development activity, ownership, and complexity in assembling multiple sites. A Phase I environmental review is being conducted for the finalist sites. Following environmental review, master plan



concepts will be prepared. A key deliverable of the project will be printed, and web products providing area industrial development organizations with materials to support their industrial recruitment efforts will be created.

## Services Provided

- > Project Management
- > Stakeholder Involvement
- > Site Investigations
- > Industrial Site Selection
- > Environmental Review
- > Concept Planning
- > Cost Estimating





## Wild Ridge Camp - Young Life Master Plan

Mr. Corey McGrail, Project Manager  
247 Mohican Lake Rd  
Glen Spey, NY 12737  
845-582-7755

The Thrasher Group is working with Young Life on a master plan of their new Wild Ridge Camp, that will sit adjacent to the canyon rim of the Gauley River in West Virginia. The camp will support events all year long including eleven weeks of summer camp which will have 500+ campers and support staff every week. The camp will serve similar sizes on the weekends during the school season and also cater to local school and church groups for special event use.

The camp will have multiple housing facilities and dorms, a dining hall, a covered sports court, a club room, a swimming pool and snack bar, laundry facilities, maintenance facilities as well as multiple recreational opportunities such as trails, zip lines, and a 17 acre lake for small craft boating and fishing. Thrasher is currently working on developing the initial schematics into detailed conceptual plans for purposes of estimating and securing final funding for the first phase of the camp. Thrasher's current work with Young Life involves surveying, geo-technical investigation, civil engineering, and master planning.





## Region VII Economic Sustainability Study & Strategic Action Plan

Region VII Planning and Development Council  
Mr. Shane Whitehair, Executive Director  
99 Edmiston Way Suite 225 | Buckhannon, WV 26201  
whitehair@regionvii.com

Region VII Planning and Development Council, in conjunction with the US Economic Development Administration, retained The Thrasher Group and WSP to prepare a comprehensive economic sustainability plan for the communities of Logan and Glenville, West Virginia. Region VII and the EDA conceptualized this project as a model for other at-risk communities to follow in integrating flood hazard reduction with economic development. Logan and Glenville were selected as case studies because of their shared characteristics. Both are small communities with locations that are at risk of flooding. Logan is a coalfield community and Glenville is a college town. Thrasher prepared a planning methodology that responded to individual opportunities and challenges faced by each community. Both projects included a detailed analysis of economic conditions and demographic data trends in investments, economic activity, and extensive public outreach.

The Thrasher team worked closely with FEMA and WV state agencies in understanding the flood hazard risks faced in each community. A long-range hazard mitigation plan and economic development strategy were prepared for each community. The economic theme for Glenville recommended increased tourism development of the Little Kanawha River. Logan is located within the Hatfield McCoy Recreation Area and has good potential for tourism growth but does not possess adequate hospitality infrastructure. The final plan for Logan included recommendations, sketches, and concepts for hospitality sector improvements.

### Services Provided

- > Public Involvement
- > Market and Development Analysis
- > GIS and Risk Analysis
- > Mapping
- > Cost Estimating
- > Implementation Strategy



## Jack Caffrey Arts and Culture Center

Mr. Craig Snow, Executive Director  
Warrior Creek Development  
253 Main Caretta Road | War, WV 24892  
304-8754821

Located at 168 Wyoming Street in downtown Welch, WV, the project consists of a second level renovation and reuse of approximately 7,500 square feet. Originally a Post Office, and later an automobile dealership, the historic structure greets visitors with a two-story interior made of exposed brick masonry walls, polished concrete floors, and large-span steel Pratt trusses supporting the roof. Large, existing window openings were replaced with new aluminum storefront glazing allowing an abundance of natural light into the space. The roof was replaced with a new membrane protecting and preserving the structure for many years to come. A second exit stair was uncovered and enclosed improving the health, safety, and welfare of the building occupants.



### WVU Parkersburg Historic Stephenson House

Ms. Senta Goudy, Executive Director  
300 Campus Drive | Parkersburg, WV 26104  
304-481-9819

In late 2015 Thrasher was selected by WVU Parkersburg to provide professional services for the recently acquired Stephenson House in Parkersburg. This valuable property, listed on the National Register of Historic Places as a Contributing Structure since 1980, was in need of MEP upgrades, interior renovation, re-finishing, a security system, ADA accessibility upgrades, new sidewalks, and stormwater management system.

Thrasher performed an extensive survey and documentation of the existing conditions, produced 3D interior and exterior BIM Models of the entire structure, developed detailed scope-of-work bid documents in accordance with the Owner's budget, and bid the project. The project bid came in on target with the construction estimates prepared by Thrasher, and the project was awarded to a contractor that specialized in historic restoration.

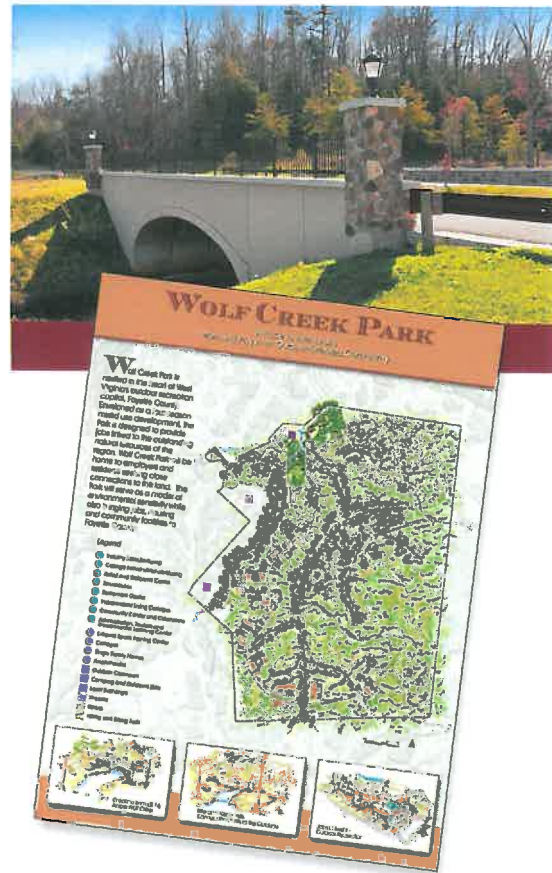


## Wolf Creek Park Mixed-Use Development Master Plan

Fayette County Urban Renewal Authority  
Ms. Kelly Jo Drey, Resource Coordinator  
100 Court Street | Fayetteville, WV 25840  
304-524-74-4258

The Fayette County Urban Renewal Authority hired The Thrasher Group for turnkey master planning, engineering, and construction management services for the Wolf Creek Park development. This development is located in the New River Gorge area of Fayette County, West Virginia. The New River Gorge region is the premier outdoor recreation destination in the eastern United States. Fayette County URA acquired a previously mined 1,100-acre parcel to be developed for industrial, housing, community, educational, and recreational uses to be integrated into the natural environment. Thrasher was responsible for oversight of public engagement, market analysis, development of concept-level plans, and the final master plan. Planning for non-motorized travel was a priority at Wolf Creek Park site. An interconnected and non-motorized trail system is planned to link major park activity centers, residential, and industrial areas together. Other parts of the trail system offer more challenging terrain and provide access to streams, caves, and mountain-top overlooks. Thrasher was retained for all aspects of the development including site selection, preliminary engineering reports, design, preparation of bidding, construction documents, evaluation of bids, construction monitoring, and inspection.

The park is positioned in the development marketplace as a model of an environmentally sustainable economic and community development site, intended to meet the employment, housing, and community needs



of the community. Thrasher undertook specialized studies conducted as part of the master planning framework which included housing needs studies and economic studies of tax consequences in different development scenarios.

### Scope of Services

- > Public Involvement
- > Market and Feasibility Analysis
- > Site Investigations
- > Concept and Master Planning
- > Cost Estimates and Funding
- > Civil and Utilities Engineering
- > Bidding
- > Engineering during Construction
- > Construction Management



## White Oaks Business Park

High Tech Corridor Development, LLC

Mr. Ron Stanely

PO Box 1532 | Clarksburg, West Virginia 26301

304-326-0191

Thrasher was retained for turnkey master planning, engineering, and construction management services for the preeminent mixed-use business park in northcentral West Virginia. White Oaks is located along Interstate 79 in the rapidly developing Bridgeport area. The development focus of White Oaks is providing hospitality, office, and visitors services to the adjacent major hospital complex and the Federal Bureau of Investigation National Biometrics Center which is located nearby.

As a first step, Thrasher worked with a partner firm in preparing a detailed market analysis to determine the most economically beneficial mix of land uses. This analysis produced a summary of recommended land use categories, estimates supportable square footage amounts, and projected market absorption rates. This information was used to develop several concept land use plans that explored different land use, transportation, and open space configurations. Additional market data was prepared leading to the selection of the preferred White Oaks Business Park Master Plan. Thrasher provided all engineering, cost estimating, bidding services, construction management, and materials testing services during the construction phase. The Thrasher team also developed the covenant and restriction guidelines for the development. The covenants and restrictions established site and building design specifications including materials, scale, massing, and orientation.

### Services Provided

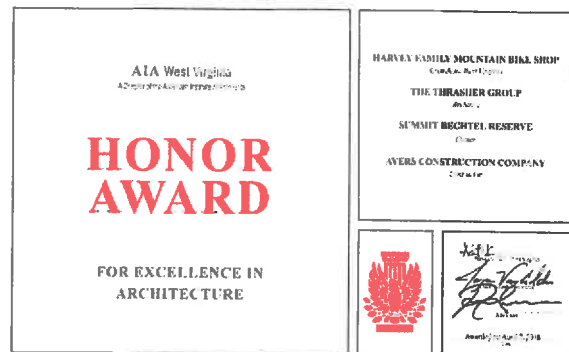
- > Project Management
- > Master Planning
- > Preliminary and Final Design
- > Bidding Services
- > Engineering during Construction
- > Construction Management
- > Materials Testing

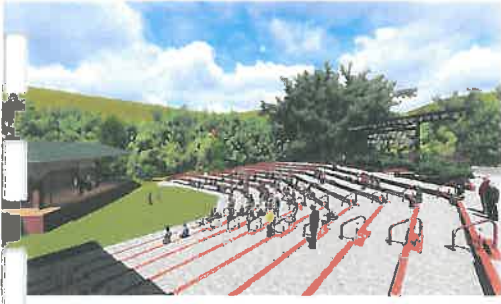


**Boy Scouts of America**  
**Harvey Family Mountain Bike Shop**  
 Mr. Joe Kubin, Trade Skills Team Leader  
 649 Jack Furst Drive | Glen Jean, WV 25846  
 304-465-2848

The Harvey Family Mountain Bike Shop is the start and finish for miles of bike trails through the mountains. Located on a ridge dedicated to BMX and mountain bikes at a large adventure camp, this shop is the staging area where campers – sometimes hundreds a day – borrow bikes and gear to enjoy.

The large canopy shelters bikers from rainstorms and the summer sun. The platform sits at the edge of a wooded hillside and has graceful bike ramps that launch and return bikers to the trail systems. The canopy structure is steel columns, beams and girders with numerous unique features that mimic a bicycle frame and parts. The canopy roof is white TPO to reflect the summer sun and has rigid insulation to reduce thermal transmission and noise during rainstorms. The composite metal roof deck is perforated with mineral wool acoustic insulation. Two large fans provide comfort from the summer heat.





The Thrasher Group has provided designs for a number of amphitheater projects over the years. These concepts are always a unique experience, different than the typical architectural design. As outdoor structures, amphitheatres bring their own set of unique opportunities and challenges for design and take an experienced team for success.

Some of the amphitheater projects The Thrasher Group has been involved with include:



> **Hazel Ruby McQuain**  
Monongalia County, WV

> **City of Hinton**  
Summers County, WV



> **Pricketts Fort State Park**  
Marion County, WV

> **Louisville Mixed-use Development**  
Stark County, OH



> **Boy Scouts of America**  
Fayette County, WV



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