



Department of Administration
 Purchasing Division
 2019 Washington Street East
 Post Office Box 50130
 Charleston, WV 25305-0130

**State of West Virginia
 Centralized Expression of Interest**

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VENDOR

Vendor Customer Code: 000000160928

Vendor Name : Civil & Environmental Consultants, Inc.

Address : 3574 Teays Valley Road

Street :

City : Hurricane

State : WV **Country :** USA **Zip :** 25526

Principal Contact : David Gilmore, PLA

Vendor Contact Phone: 304-933-3119 **Extension:**

FOR INFORMATION CONTACT THE BUYER
 David H Pauline
 304-558-0067
 david.h.pauline@wv.gov

Vendor Signature X 

FEIN# 25-1599565 **DATE** April 9, 2025

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.

(Printed Name and Title) David Gilmore, PLA

(Address) 3574 Teavys Valley Road, Hurricane, WV 25526

(Phone Number) / (Fax Number) 304-933-3119 / 304-933-3327

(email address) dgilmore@cecinc.com

CERTIFICATION AND SIGNATURE: By signing below, or submitting documentation through wvOASIS, I certify that: I have reviewed this Solicitation/Contract 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contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation/Contract for that product or service, unless otherwise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 this bid or offer was made without prior understanding, agreement, or connection with any entity submitting a bid or offer for the same material, supplies, equipment or services; that this bid or offer is in all respects fair and without collusion or fraud; that this Contract is accepted or entered into without any prior understanding, agreement, or connection to any other entity that could be considered a violation of law; 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.

By signing below, I further certify that I understand this Contract is subject to the provisions of West Virginia Code § 5A-3-62, which automatically voids certain contract clauses that violate State law; and that pursuant to W. Va. Code 5A-3-63, the entity entering into this contract is prohibited from engaging in a boycott against Israel.

Civil & Environmental Consultants, Inc

(Company) 

(Signature of Authorized Representative)

David Gilmore, PLA, MBA - Principal

(Printed Name and Title of Authorized Representative) (Date)

304-933-3119 / 304-933-3327

(Phone Number) (Fax Number)

dgilmore@cecinc.com

(Email Address)



Civil & Environmental Consultants, Inc.



WEST VIRGINIA ARMY NATIONAL GUARD

**MASTER PLAN 2025 CAMP DAWSON TRAINING CENTER
CEOI 0603 ADJ250000020**

CEC | BRIDGEPORT
Project 352-306
April 9, 2025



April 9, 2025

State of West Virginia - Department of Administration, Purchasing Division
2019 Washington Street East
Charleston, WV 25305 - 0130

Dear Members of the Selection Committee:

Subject: Master Plan 2025, Camp Dawson Army Training Center
CEC Project 352-306

Civil and Environmental Consultants, Inc. (CEC), along with our teaming partner ZMM Architects (ZMM) presents the attached submission in response to your Expression of Interest (EOI) for master planning services for the Camp Dawson Army Training Center, located in Preston County West Virginia. Your EOI outlines a very comprehensive scope of work and responsibility. Consistent with that set of expectations, CEC will serve as the prime consultant on this project. We are confident that we have the available workforce capacity to provide all the technical disciplines necessary to address the scope and timeframe as outlined in your EOI from our Bridgeport office location. While our experience and local network are both compelling reasons to retain us, this letter and submission provides a further, yet brief, introduction to our group of professionals and their respective capabilities. The core disciplines on our team have an understanding of the balance between imagination, creativity, technical acumen, and reliability. As such, we are confident that we are well equipped to deliver highly creative, yet pragmatic solutions to the Camp Dawson Master Planning Project within the desired timeframe as outlined in your EOI.

The CEC/ZMM team has had the privilege of providing consulting services on multiple projects over the years. We understand and has direct experience in all aspects of facility planning, strategic planning, feasibility studies, environmental analyses, cost estimating, preparation and submission of grant applications and securing sources of funding, and other planning needs specific to this EOI. We understand ongoing project commitments and grant funding timelines, and we are ready to start working immediately and effectively to help the Department of Administration in meeting those needs.

CEC is the premier civil, structural, transportation, environmental and landscape architecture & planning company in the region, and has grown into the largest civil engineering firm in the State with over 140 dedicated employees across offices in Bridgeport, Charleston and Martinsburg. CEC's WV offices are comprised of senior leaders, engineers, project managers and support staff all with significant private and public infrastructure planning, design and engineering experience. CEC's team provides a balance of public and private sector experience that allows us to offer an exceptional perspective to our consulting services. Our team has proven experience in both private and public sector projects throughout West Virginia, meeting intensive schedules for projects and locally funded projects while maintaining quality work.

ZMM was founded in 1959 in Charleston, West Virginia by Ray Zando, Ken Martin, and Monty Milstead. Maintaining a diverse practice for more than 60 years has provided ZMM with extensive experience in a variety of building types, including educational facilities, governmental facilities (military, justice, correctional), healthcare facilities, recreation facilities, commercial office space, light industrial facilities, and multi-unit residential buildings.

Throughout this proposal, you will learn that our team brings a significant wealth of experience and knowledge to your project, as evidenced by our many awards and accomplishments. Without regard to specific roles and assignments, the entire team is accomplished in the various aspects of large-scale development planning, transportation planning, sustainable design, and real estate development, such that we can advance executable design options which integrate all parts of a feasible strategy. 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 contribute a combined technical knowledge encompassing the fields of architecture; landscape architecture; planning; zoning; outreach; civil and environmental engineering; transportation; 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.

Project Management – In our approach, CEC will assume complete responsibility for the project’s overall coordination to assure the complementary roles of each profession are properly respected. As evidenced in our response, we have organized a management team with **principal-level involvement**, who will be 100% dedicated to the successful outcome of this project.

Dave Gilmore, PLA, MBA, will serve as the Principal-in-Charge for this assignment. Mr. Gilmore has more than 36 years of master planning and construction experience on a diverse range of projects and has been instrumental in leading numerous successful studies across the region. His expertise spans all aspects of land development, master planning and landscape architecture. Mr. Gilmore leads our Charleston office and will be your primary point of contact.

Adam Krason, AIA, will lead ZMM Architect’s role on this assignment. He is a Principal at ZMM and will serve as their lead contact. Mr. Krason leads his firm’s award-winning design projects, including multiple assignments for the WVNG.

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 CEC / ZMM team can help turn your project into a reality. Please feel free to contact me at any time with questions at dgilmore@cecinc.com or 304.545.2730.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



David Gilmore, PLA, MBA
Principal - CEC



Steven A. Cain, P.E.
Vice President



**PROFESSIONAL CONSULTING SERVICES FOR
MASTER PLAN 2025 CAMP DAWSON TRAINING CENTER**

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1.0 Firm Qualifications

In 1989, four engineers and scientists came together with a singular vision: to be a people-first company, one that promotes a culture where clients and employees enjoy working together, and that is responsive to client needs with integrated services and high-quality work for projects both complex and routine. More than 35 years later, Civil & Environmental Consultants, Inc. (CEC) has 1,500+ team members in offices nationwide. Headquartered in Pittsburgh, Pennsylvania, we are consistently ranked on Engineering News-Record's annual lists of the Top Design Firms and Top Environmental Firms in the nation.

#1

West Virginia ENR's
Top Design Firms

#97

ENR's Top 500
Design Firms

#24

ENR's Mid-Atlantic
Design Firm

#107

ENR's Top 200
Environmental Firms

CEC's West Virginia (Bridgeport, Charleston, Martinsburg) offices are comprised of senior leaders, master planners, engineers, project managers and support staff all with significant private and public infrastructure planning, design and engineering experience. Our offices are adequately staffed with a variety of professionals to ensure appropriate staff is assigned to any task.

CEC West Virginia enjoys a positive relationship with local, regional and state regulatory officials. These relationships are critical to navigating the permitting process through the increasingly difficult regulatory environment. CEC understands the length of time required for permitting tasks and can assist the client in developing accurate project schedules. This knowledge of local construction techniques and a thorough understanding of the design and operation/maintenance of public infrastructure provide a technical advantage to CEC.

CEC's team provides a balance of public and private sector experience that allows us to offer an exceptional perspective to our consulting services. Our team has proven experience in both private and public sector projects, meeting intensive schedules for projects and locally funded projects while maintaining quality work. We understand the balance and collaboration required between private site development projects and the public development process which will be critical in the success of this master plan project.

1.1 CEC West Virginia Practices



6

Trail Designers



46

Civil Engineers



22

Surveyors



15

Environmental



8

Ecological



Master Plan of Upper Kanawha Valley

Master Planning

CEC combines master planning experience with site development engineering capabilities to enable innovative, practical solutions to the most complex land planning challenges.

CEC provides master planning services that identify creative, coordinated solutions to leverage the greatest return on each business opportunity in today's competitive economic environment. Services include:

- Economic Master Plans
- Business Attraction Strategies
- Site Selection Studies
- Site Capacity Studies
- Business/Industrial Park Master Plans
- Infrastructure Master Plans
- Facility Master Plans

Our Master Planning perspective gives us access to a wide range of principles, practices, and technologies to increase innovation and flexibility in land development solutions.

BUSINESS ATTRACTION STRATEGIES identify market rationale and specific market targets, helping to accelerate project marketing success.

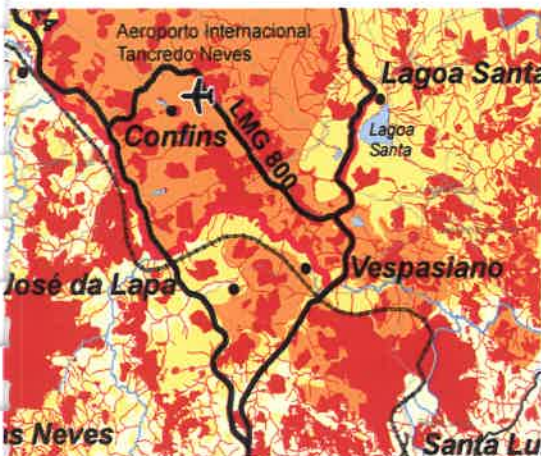
INTEGRATED SITE DEVELOPMENT ENGINEERING produces coordinated, practical land development solutions to reduce time-to-market and overall project costs.

ORGANIC SUSTAINABILITY SOLUTIONS are generated naturally from project opportunities and constraints to increase plan saleability to customers, communities, and regulators, and to reduce up-front and operational costs.

PRACTICAL IMPLEMENTATION METHODOLOGIES are organized as an integral part of master plan development to increase options for effective project financing and return on investment.

MARKETS SERVED

- Economic Development
- Aerotropolis/Airport City/Aviation
- Technology Manufacturing
- Development Feasibility
- General Industrial
- Office/Corporate
- Commercial/Retail
- Life Sciences/Higher Education





Civil & Environmental Consultants, Inc.

Civil Engineering & Site Development

CEC provides civil engineering and site development consulting services to assist with the development of cost-effective designs to meet regulatory and client requirements.

CEC has extensive experience preparing regulatory permits and managing the design, approval, and on-site construction processes associated with the site development of multi-building campuses, commercial, industrial and retail developments, institutional and educational facilities, and residential developments. CEC has developed a reputation for developing high-quality, sustainable and "buildable" design solutions within construction budgets.

PREDEVELOPMENT SITE INVESTIGATIONS

CEC provides predevelopment investigation services to evaluate sites for specific uses, addressing site layout, zoning adherence for parking and setbacks, site access, wetlands and other environmental considerations, geotechnical concerns, grading/earthwork, and utility availability and capacity.

CIVIL DESIGN AND PERMITTING

CEC has extensive design experience and a proven track record of successfully obtaining local, state, and federal erosion and sedimentation control (E&S) permits and/or regulatory approvals and has a working knowledge of the various state and federal E&S and National Pollutant Discharge Elimination System (NPDES) regulations and requirements. Civil design and permitting services include:

- Site Grading/Earthwork Analysis
- Erosion and Sedimentation Control/NPDES Permitting
- Stormwater Management/Water Quality Design
- Utility Design/Coordination
- Roadway Design and DOT Permitting
- Sustainability Planning and Design

LANDSCAPE ARCHITECTURE AND PLANNING

CEC provides a diverse range of landscape architecture design services for site and land development, master development planning, feasibility studies, landscape design, green infrastructure and irrigation. CEC is recognized for leadership in applying sustainable design, green infrastructure and low-impact design solutions. CEC's services include the preparation of graphic renderings, photo manipulation services and 3-D modeling visualizations.

GEOTECHNICAL ENGINEERING

CEC provides geotechnical engineering services to determine foundation and retaining wall design parameters, develop site grading requirements, design pavements, and investigate slope stability, mine subsidence, landslides, and foundation failures.

CONSTRUCTION SERVICES

CEC routinely monitors the construction of earthmoving operations, the installation of erosion control measures and building construction. CEC provides certified technicians for testing of soils, concrete, masonry, steel and fireproofing. Technicians are certified to meet International Building Code (IBC) Special Inspection requirements and provide construction quality assurance and construction management services for a wide range of civil, geotechnical, environmental and waste management projects.





Civil & Environmental Consultants, Inc.

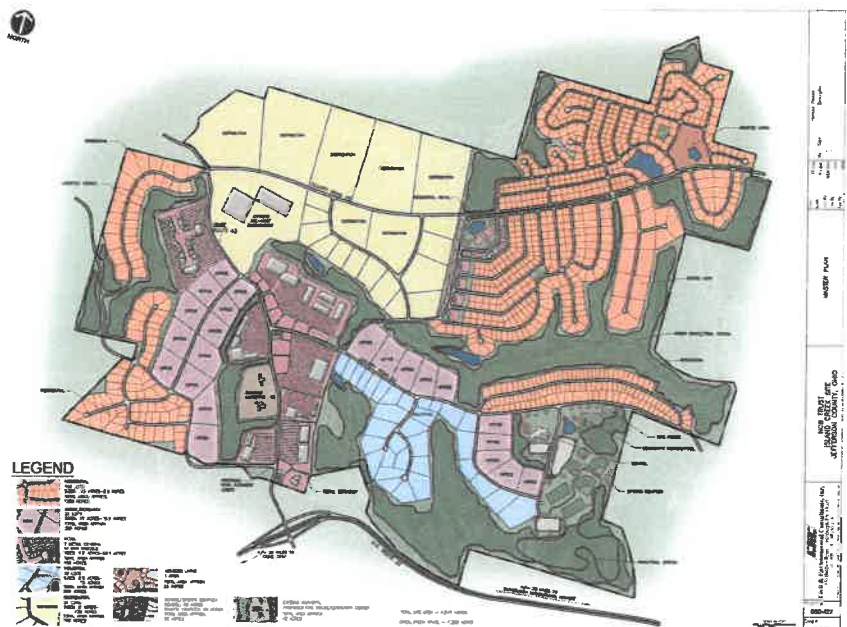
Civil Engineering & Site Development



SITE INFRASTRUCTURE MAINTENANCE AND REHABILITATION SERVICES

CEC engineers, construction managers and field superintendents perform infrastructure assessments, develop recommendations to correct concerns, and deliver cost-effective repair, rehabilitation and maintenance services for site infrastructure, including stormwater facilities, site utilities, landscaping, parking lots and pavement.

CEC inspects, monitors, maintains, restores, repairs and improves property infrastructure. The need for such services can arise from damage, age, poor maintenance of systems, and/or changing regulatory requirements.



ABOUT ZMM ARCHITECTS & ENGINEERS

ZMM was founded in 1959 in Charleston, West Virginia by Ray Zando, Ken Martin, and Monty Milstead. Since the inception of the firm, ZMM has been dedicated to providing an integrated approach to building design for our clients.

ZMM delivers this integrated approach by providing all building-related design services, including architecture, engineering (civil, structural, mechanical, and electrical), interior design, and construction administration with our in-house team. Our integrated design approach makes ZMM unique among architecture/engineering firms, and helps to ensure the quality of our design solutions by providing more thoroughly coordinated construction documents.



ZMM has maintained a diverse portfolio since the founding of the firm. Early commissions included higher education projects for West Virginia University and Concord College, WV State Capitol Complex Buildings 5, 6, & 7, and armories for the West Virginia Army National Guard.

Maintaining a diverse practice for more than 60 years has provided ZMM with extensive experience in a variety of building types, including educational facilities, governmental facilities (military, justice, correctional), healthcare facilities, recreation facilities, commercial office space, light industrial facilities, and multi-unit residential buildings.

The original partners transferred ownership of the firm to Robert Doeffinger, PE and Steve Branner in 1986. Mr. Doeffinger and Mr. Branner helped guide and expand the firm to 35 staff. David Ferguson, AIA, and Adam Krason, AIA, LEED-AP joined in ownership of the firm 20 years ago. Randy Jones joined the firm in a leadership role when ZMM acquired Blacksburg-based OWPR Architects & Engineers in 2020 to create a regional design firm that employs more than 65 highly-skilled professionals.

ZMM has become a leader in sustainable / energy-efficient design, and a trusted resource on complex renovation projects. ZMM's unique renovation project approach and ability to



About ZMM Architects & Engineers (cont.)

provide comprehensive design services has also led the firm to be selected to improve landmark buildings, including the Charleston Coliseum & Convention Center, the Clay Center for the Arts and Sciences, the West Virginia Culture Center, and the West Virginia State Capitol Building. Additional significant projects designed by the firm include the Explorer Academy (Cabell County Schools), the Logan-Mingo Readiness Center, the Manassas Park Community Center and Natatorium, the design of the Fourth High School (Frederick County Public Schools), the new Harrington Waddell Elementary School (Lexington City Schools), CAMC Teays Valley ICU, and Ridgeview Elementary School (Raleigh County Schools). ZMM has also provided design services on more than 300 school projects throughout the region.

ZMM's building-related design services include:

Pre-Design

Educational Facility Planning
Existing Building Evaluation
Space Planning
Master Planning

Programming
Feasibility Studies
Site Evaluation and Analysis
Construction Cost Estimating

Design

Architectural Design
Interior Design
Lighting Design

Sustainable Design
Landscape Architecture

Engineering

Civil Engineering
Mechanical Engineering
Energy Consumption Analysis

Structural Engineering
Electrical Engineering
Net-Zero Buildings

Post-Design

Construction Administration
Life Cycle Cost Analysis

Value Engineering
Post-Occupancy Evaluation

As ZMM looks to the future, we remain committed to providing high-quality, client-focused design solutions that meet budget and schedule requirements. We listen, respond promptly with innovative and efficient solutions, and deliver quality projects and develop lasting relationships. Because at ZMM, it's about more than architecture, it's about building your legacy.



AWARD WINNING DESIGN

2020

AIA West Virginia Chapter: Merit Award
Achievement in Architecture for New Construction
Mountain Valley Elementary School
Bluefield, West Virginia



AIA West Virginia Chapter: Merit Award
Achievement in Architecture
Ridgeview Elementary School
Crab Orchard, West Virginia

2019

AIA West Virginia Chapter: Honor Award
AIA West Virginia Chapter: Citation Award
AIA West Virginia Chapter: People's Choice Award
Charleston Coliseum & Convention Center
Charleston, West Virginia



2018

AIA West Virginia Chapter: Citation Award
Unbuilt Project
Charleston EDGE
Charleston, West Virginia



2017

AIA West Virginia Chapter: Merit Award
Achievement in Architecture
Explorer Academy
Huntington, West Virginia

AIA West Virginia Chapter: Merit Award
Achievement in Sustainability
Logan - Mingo Readiness Center
Holden, West Virginia



2016

AIA West Virginia Chapter: Merit Award
Achievement in Architecture in Interior Design
Christ Church United Methodist
Charleston, West Virginia

2.0 Project Understanding and Approach

Based on the published Expression of Interest (EOI), the Acquisitions and Contract Administration Section of the Purchasing Division (Purchasing Division), on behalf of the WV Military Authority / WV Adjunct General's Office (Agency), seeks contractual Architectural / Engineering support to assist their agency in the creation of a 2025 Master Plan for the 8000 acre WV National Guard's Camp Dawson property located in Preston County West Virginia.

The purpose of the study is to evaluate the property to produce a master plan exploring existing conditions; needs / requirements identification, growth trends, specific programmatic needs, operational requirements, vision and strategic direction.

The CEC / ZMM team understands the critical relationship between planning efforts and economics and is skilled with respect to the iterative process that occurs between designers and economic analysts. The CEC / ZMM design team is tailor-made for the proposed scope of work and proposes to manage the project under one consulting "roof," headquartered out of the Bridgeport, West Virginia office of CEC due to its proximity (+/- 40 miles) to the subject property

2.1 Task 1: Site Visit / Information Gathering / Visioning / Basis of Planning

Initial Kick-off Meeting & Site Visit

The project team will schedule a project initiation meeting with the Agency to address the following issues:

- Confirm project objectives, project budget requirements, planning goals, overall development timing, and project schedule/product deliverables.
- Present a data request list of key information, resources and contacts.

During this phase of the study, the consultant team will also work with the Agency to identify key stakeholders and plan for a focused set of interviews to fully understand the needs and requirements impacting the study area. We would complete these interviews over a two-day period, with assistance from the AGENCY in terms of contacting and identifying key individuals.

The CEC / ZMM Team will conduct a site tour to develop a visual assessment of the study areas in order to better understand important connections to the overall property, topography, proposed roadway alignments, etc. The objective of this task is to clearly delineate the context for the study area.

To this end, the consultants will identify defining characteristics, and potential opportunities and limitations. This task will involve a visual assessment of proposed development areas, concentrating on issues such as accessibility and circulation, orientation, environmental constraints, and other critical physical factors which might influence development.

Stakeholder Meetings / Visioning

We believe in highly interactive visioning workshops, where stakeholders 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 visioning. Together, their deep knowledge of the planning context and our experience with engaging with our clients will result in active, productive and informative workshops.

The Agency will identify key contact people for inclusion into the stakeholder group. The stakeholder group will identify vision, values, and key issues and provide insight into facility and program needs, operational issues, and opportunities / constraints regarding the property. The comments will provide critical input leading into other tasks.

Task 1 Deliverables:

Summary of findings from kick-off meeting, stakeholder meetings, and observations of site visits.

2.2 Task 2: Base Map Preparation & Review of Existing Documentation

Base Map Preparation

The CEC / ZMM team will prepare base maps at both a site and area-wide scale for use in this project utilizing information provided by the Agency and other at-hand GIS sources, which may include items such as existing, committed, and planned roads, trails, public transit, wetlands, waterbodies, floodplain, endangered or threatened species, water supply, wastewater, stormwater, electricity, gas, police, fire, existing land use, zoning, future land use, schools, political boundaries, adjacent parks and open spaces, aerial photographs, and other relevant information.



Review of Existing Information

The team will also review current 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 / infrastructure mapping
- Available surveys
- NGR 210-20-Real Property Development Planning for the Army National Guard
- Unified Facility Criteria 2-100-01
- NG Pam 415-12
- Other relevant capital improvement plans and project specific criteria as it pertains to the National Guard and the Camp Dawson property

Task 2 Deliverables:

Base mapping at micro and macro scales.

2.3 Task 3: Programming / Development of the Basis of Planning

The CEC / ZMM team will devote the first part of this planning 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. The CEC / ZMM team will reach out to the Agency and their Stakeholders to consider their existing usage demands, and planned development, transportation and infrastructure improvements for the facility.

Our analysis will include a review of the base mapping, and a site visit and walkover by The CEC / ZMM team. Additional information provided by the Agency will also be reviewed if applicable for the preparation of the final Master Plan. Included in this task will be an analysis of the physical, environmental, and cultural attributes of the site. The CEC / ZMM team will also synthesize the analysis information to determine the capacity, suitability, and location for development of the desired program elements.

We anticipate at a minimum the following as necessary elements to be researched and analyzed for the site:

Cultural Attributes

- Adjacent & Intrinsic Land Use
- Public Infrastructure
- Perceptual Qualities: Visibility, Views, Noise, and Site Amenities
- Historical Quality

- Zoning and permitting requirements

Physical and Environmental Attribute Analysis

Conduct general assessment of existing site conditions, perform limited photography and identify issues/problem areas, opportunities and constraints. Assessment will focus on key campus systems including:

- Topography
- Utilities / Infrastructure
- Soils
- Building arrangements and enclosed spaces
- Vehicle circulation, access, and service areas
- Parking and wayfinding
- Lighting and security camera systems and deficiencies
- Major open spaces, amenities and natural features
- Campus edges / visibility
- Campus entries and destinations
- Assess the overall property organization including architectural massing, building edges and the outdoor spaces they form and their contribution to campus character.

Facility Life Cycle Assessment

The CEC / ZMM Team will commence the facility assessments with a review of any existing plans or reports of the existing facilities. Once the review of existing documentation is complete, our team will assess the buildings and focus the investigation on the following areas:

- Historic Characteristics and Features (if applicable)
- Site Conditions, Utilities
- Floodplain Review
- Substructure and Building Structure
- Life Safety and Egress (Building Circulation)
- Accessibility
- Shell and Building Envelope, Including a Roofing Analysis
- Interior Conditions and Finishes
- Plumbing Systems
- Electrical Service and Distribution, Emergency Power
- Lighting
- HVAC (Mechanical) Systems
- Fire Protection
- Data/IT Infrastructure
- Conveyance (Elevators and Lifts if applicable)

- Kitchen and Other Specialty Items
- Security Systems
- Equipment (Related to the Function of the Building)

In addition, the assessment will be used to determine the condition of the facility as outlined above, and to identify both immediate and long-term enhancements that will be required to render the building useable for its intended purpose. Written narratives of existing building systems will be developed to document the conditions and will be included in the final masterplan report. Photographic documentation will be tied to the narratives. Once the assessment and planning effort is complete, the design team will prepare a rough order of magnitude (ROM) estimate of the probable construction cost for required and recommended improvements. The result of the assessment and planning effort will be a report that will serve as the basis for future decisions regarding maintenance of, and improvements to, the facilities at Camp Dawson. This comprehensive approach will help to ensure that all improvements are made in a manner that supports the long-term vision of the WVNG.

Infrastructure Analysis

The CEC / ZMM Team will utilize existing utility and roadway maps provided by the Agency to evaluate existing usage demands, and planned transportation and infrastructure improvements for the property.

The CEC / ZMM Team will inventory the existing utilities in the area with respect to availability, condition, and capacity/loads. Projected future demand loads for the proposed site development will be considered, with recommendations for necessary utility expansion improvements. Infrastructure to be addressed include, roads, rail, intermodal opportunities, water, sewer, natural gas, electric and communications.

Renewal & Efficient Energy Solutions

The CEC / ZMM Team will explore opportunities for installation of renewable or efficient energy solutions that can serve future development on the property such as:

- Reduction of energy demand through effective building design to lower overall energy demand and energy production requirements (e.g. adopt the latest energy code, IECC 2018, as the site code. WV is currently using IECC 2009/ASHRAE 90.1-2007 and the newer code could lower energy consumption about 20%)
- Integration of thermal (heating and cooling) needs of site buildings with a district water/geothermal loop connecting all buildings
- Generation of renewable energy such as solar electricity or solar hot water
- Integration of thermal and electricity needs of the overall site through the use of cogeneration or trigeneration, which

involve site electricity production and the use of the heat from that process to heat and cool buildings

- The potential for energy recovery and energy load balancing across the site, capturing reject/surplus heat from a commercial or industrial operation to serve another commercial or residential heating demand. This could possibly extend to industrial properties near the site; there seem to be ample industrial neighbors nearby.
- Thermal and electric storage technologies to reduce both energy and cost peaks
- Integration of electric or hybrid vehicle charging and electricity storage

Data Synthesis / Conceptual Land Use Plan

This task is focused on the development of a Conceptual Master Plan that portrays the program elements on site and outlines development concepts that execute the program and vision developed in earlier tasks. This task is organized as a process where the team will be lead through multiple alternative concepts, to testing and refinement by the CEC / ZMM Team, and eventually culminating in a shared vision and preferred master plan.

The CEC / ZMM Team will synthesize the results of the analysis of the physical, cultural, and biological attributes of the site to create a composite concept plan for the project. The Conceptual Master Plan will illustrate the large-scale organization of the project and will define the major project components, including:

- Framework alignments, sizing, and character;
- Creation of 'Development Districts' which contain locations and amounts of land uses (using land area multipliers), designed to provide maximum flexibility and interchangeability of uses where appropriate;
- Location and character of stormwater management areas (dependent on the level of civil engineering data available to the design team)

Design Workshop

The CEC / ZMM Team will organize and conduct a visioning workshop with the Agency and their stakeholders for the purpose of developing an initial vision for the 8000-acre parcel. The agenda for the workshop is anticipated to be structured and will focus on the following

- Existing data collected
- Programming and vision elements
- Evaluating land use relationships to prepare initial conceptual plan alternatives
- Review of the conceptual plan alternatives
- Development of direction for a composite master conceptual plan.



The product from this workshop will serve as the guiding principles for the development plan and program. Concept plan alternatives will be presented and will reflect an early due diligence level of detail that will be sufficient to show what extent each of the alternatives addresses the proposed vision strategy.

Review Session

The CEC / ZMM Team will present the preferred organizational options to the Agency and their representatives in a workshop setting. The team will review feedback and narrow down the options considering fatal flaws, perceived benefits and drawbacks of the concepts, and other potential layout and/or phasing opportunities. The purpose of these meetings will be to gain consensus for the Final Conceptual Master Plan and development program that meets the Agency's program objectives.

Task 3 Deliverables:

A preferred preliminary conceptual master redevelopment plan and associated memorandum reports documenting the findings of the analysis phase.

2.4 Task 4: Final Master Plan

Final Master Plan – The CEC / ZMM Team will prepare a final master plan following the Agency review meetings. The Final Master Plan will be an illustrated plan embodying the results of the master concept plan process in a refined form. It will be presented to the Agency in the form of a color-rendered drawing. The CEC / ZMM Team will prepare graphic vignettes to illustrate design intent for relevant land uses and design concepts. The CEC / ZMM Team will prepare a Summary Master Plan Booklet to document the final development program, conceptual plan alternatives and final master plan.

Task 4 Deliverables:

Final masterplan and summary report of analysis

2.5 Task 5: Phasing and Implementation Strategy

The project team will outline an overall Implementation Plan. Working closely with the Agency, recommendations will be made regarding the relationship to the ongoing work of existing public and private entities. The design team will prepare a list of proposed development projects ranging from relatively small, simple improvements to more complex. Recommendations will prioritize the projects with other development projects in mind including the following:

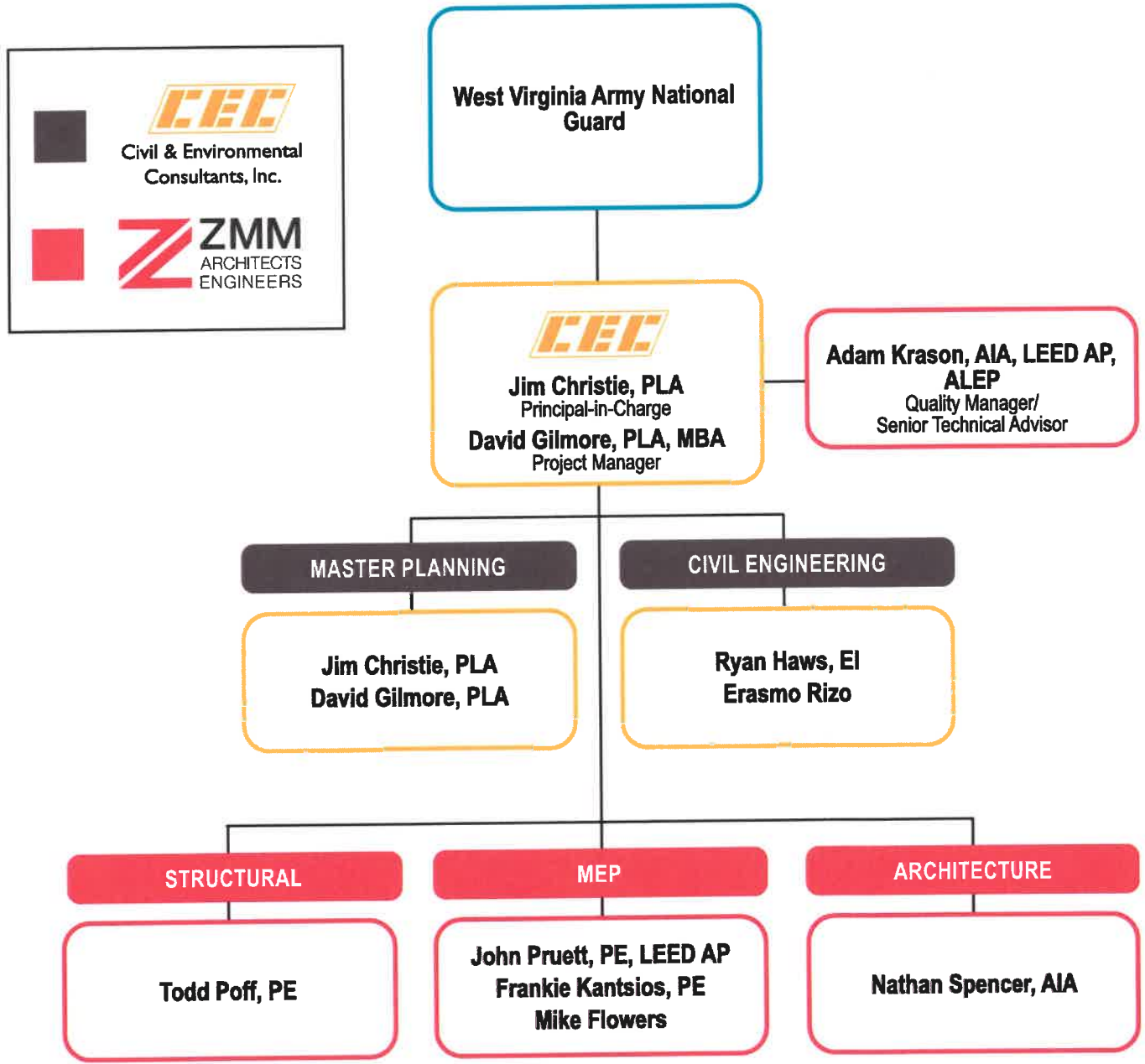
- Phasing of future growth and development strategies
- Lease actions
- Property acquisition and demolition strategies
- Project Prioritization

Task 5 Deliverables:

Summary report of phasing and implementation strategies.



3.0 Project Team



David Gilmore, P.L.A., MBA

Principal



37 YEARS OF EXPERIENCE

EDUCATION

- BSLA, West Virginia University, 1988
- MBA with an Emphasis on Management, Point Park University, 2015

37 years of experience on a diverse range of projects with an emphasis on recreational planning. Experience encompasses all aspects of land development, landscape architecture, planning and urban design in both the public and private sector including but not limited to: project, department and office management; business and client development; mentoring / staff development; contract, construction document and technical specification preparation; site analysis; schematic design; construction administration; master and land-use planning (institutional, resort, parks, recreational, residential; industrial, commercial); streetscape; strategic planning, transit oriented development and urban design; landscape and hardscape design; graphic presentation drawing.

PROJECT EXPERIENCE

Planning / Land Development

- City of Logan Comprehensive and Zoning Plan*
- Imagine Charleston Downtown Revitalization Plan, Charleston, WV*
- Pittsburgh Port Authority Transit Oriented Development Study (TOD), Pittsburgh, PA*
- Arlington Park Mobility Study, Cabell County, WV*
- West Side Community Strategic Plan Update, Charleston WV*
- Hobet Mixed-use Land Development Masterplan / Market Analysis, Boone & Lincoln County, WV* WV State Capital Grounds Security Masterplan (CPTED), Charleston, WV*
- Washington County Multi-Municipal Comprehensive Plan*
- Charleston Downtown Urban Revitalization Study, Charleston, WV*
- West Side Bike and Pedestrian Trail Update, Charleston, WV*
- West Side Community Renewal Plan, Charleston, WV*
- Charleston Comprehensive Plan, Charleston, WV*
- Kanawha City Corridor Study, Charleston, WV*
- City of Charleston MS4 Stormwater Manual, Charleston, WV*

* Work performed prior to joining CEC

REGISTRATIONS

- Registered Landscape Architect
 - WV 247

ADDITIONAL TRAINING / PROFESSIONAL DEVELOPMENT

- Harvard Leadership Training
- Advanced Project Management Training
- Client First Training
- Risk Management Training
- Past WVASLA State Licensing Board Member
- Past President, WVASLA

Jim Christie, P.L.A.
Principal



27 YEARS OF EXPERIENCE

EDUCATION

B.S., Landscape Architecture, West Virginia University, 1998

REGISTRATIONS

Registered Landscape Architect

- CO 747
- WV 414
- MD 4176

Jim is a Principal and licensed Landscape Architect in the Civil department. In his capacity, he is responsible for complete project management within CEC. He is responsible for site design, landscape architecture, site development entitlement services, construction documents, client management, personnel supervision, and construction administration on numerous municipal, commercial, and institutional projects. Jim is a detail-oriented, highly-creative Landscape Architect with 27 years of dedicated experience in designing and implementing projects to support client needs and meet business objectives. His wide range of project experience ranges from landscape design to destination resort design in multiple regions both within the United States and internationally. Jim's passion for recreation as an economic engine shows with over two decades of projects directly related to recreation as a destination and the recreation of economies around tourism as the driver.

PROJECT EXPERIENCE

Concord University ADA Upgrade Master Plan, Mercer County, Athens, WV*
Norwood ADA All-Inclusive Park, Fairmont Park and Recreation, Fairmont, WV
The Bridge Recreation Complex Masterplan, Omni Associates, Bridgeport, WV
The Bridge Recreation ADA All-Inclusive Park, City of Bridgeport, Bridgeport, WV
Tomlinson Run State Park ADA Fishing Platforms and Fisherman's Trail, WVDNR, New Cumberland, WV
Brooke Hills Park Masterplan, Brooke Hills Park, Wellsburg, WV*
Grand Vue Park Masterplan, Omni Associates, Moundsville, WV
Grand Vue Park RV Park, Omni Associates, Moundsville, WV
Grand Vue Park Pool, Omni Associates, Moundsville, WV
Inwood Park Master Plan and ADA All-Inclusive Park, Berkeley County Parks, Inwood, WV
Vienna Park and Recreation Master Plan, City of Vienna, Vienna, WV
Vienna Pool, Omni Associates, Vienna, WV
Wave Pool Masterplan, MCPARC, Pleasant Valley, WV*
Palatine Park and Boat Ramp Masterplan, Marion County Commission, Fairmont, WV*
Upper Kanawha Valley Recreational Tourism Study, Kanawha County Commission, Charleston, WV
The Tracks Resort and ATV Trail System Masterplan, The Shott Foundation, Bluefield, WV
Fairmont Connectivity Plan, Mainstreet Fairmont, Fairmont, WV,*
Fairmont Cross Town Connector Trail, City of Fairmont, Fairmont, WV
Stonewall Resort RV Park and Camping Master Plan, Stonewall Resort Roanoke, WV
Stonewall Resort Passive Park, Stonewall Resort, Roanoke, WV
Bee Run Adventure Park Master Plan, Braxton County Development Authority, Flatwoods, WV*
Loch Lynn Heights Wetland Boardwalk Trail, Loch Lynn Heights, Loch Lynn Heights, MD*
The Eastern Continental Divide Loop Trail Master Plan, Garrett Trails, Garrett County, MD*
Allegheny County Bicycle and Pedestrian Master Plan, Cumberland Area MPO, Allegany County, MD*
Parkersburg Trail Signage Plan, City of Parkersburg, Parkersburg, WV*
Friendsville Bicycle and Pedestrian Masterplan, Town of Friendsville, Friendsville, WV*
Friendsville Trailhead and Boater Parking, Town of Friendsville, Friendsville, WV*
Great Allegheny Passage Mile Markers, Allegheny Trail Alliance, Homestead Allegheny County, PA*
The River Park at Canal Place Feasibility Study, Cumberland, Maryland, Allegany County, MD

* Work performed prior to joining CEC

C. Ryan Haws, E.I.T. Senior Project Manager



19 YEARS OF EXPERIENCE

EDUCATION

B.S., Civil Engineering, West Virginia University,
2005

MBA, Business Administration, University of
Phoenix, 2014

REGISTRATIONS

Engineer in Training

- WV 8541

Ryan Haws is an engineer with more than 19 years of experience in civil engineering, project management, and government relations. He is experienced in the various aspects of land development, including large-scale residential subdivision design, grading and earthwork analysis, drainage design, water, sewer, and storm water system design, and commercial/multi-family site design, including the construction management of large public/private site development projects. Ryan has also worked with NPDES permitting, Asset Management Plan preparation, Abandoned Mine Land projects, Above Ground Storage Tank permitting and removal, and preliminary site evaluations.

PROJECT EXPERIENCE

Public Sector

Asset Management Plans, Multiple, Bridgeport Harrison County, WV*

Comprehensive Plan Update, City of Bridgeport, Bridgeport Harrison County, WV*

County-Wide Water Study, Doddridge County Public Service District, West Union Doddridge County, WV*

Martinsburg Public Works Expansion, City of Martinsburg, City of Martinsburg, WV

Upshur County Sports & Recreation Complex, Upshur County Commission, Upshur County, WV

Public Utility

Belasco Waterline Project, City of Bridgeport, Bridgeport, WV

Town of Grant Town – Water Project, Grant Town, WV

Summit Park PSD Sanitary Sewer Evaluation Survey, Summit Park PSD, Clarksburg, WV

MUB Flow Monitoring , Morgantown Utility Board, Morgantown, WV

Hutchinson CWA - Water System Upgrades, Hutchinson Community Water Association, Worthington, WV

Site Development

Charles Pointe Crossing, Genesis Partners, Limited Partnership, Bridgeport Harrison, WV

Bridgeport Indoor Sports & Recreation Complex, City of Bridgeport, Bridgeport Harrison, WV

Charles Pointe Mitigation , Genesis Partners, Limited Partnership, Bridgeport Harrison County, WV, USA

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers



Civil & Environmental Consultants, Inc.

Erasmo Rizo Principal



20 YEARS OF EXPERIENCE

EDUCATION

B.S., Civil Engineering Technology, West Virginia Institute of Technology, 2005

CERTIFICATIONS

10-hour Construction Safety, Occupational Safety & Health Administration

Nuclear Gauge, Troxler Electronic Laboratories, Inc.

Certified Wastewater Treatment Plant Operator Class II, State of West Virginia

Adult and Pediatric First Aid/CPR/AED, Red Cross

Erasmo Rizo has 20 years of experience in urban land, transportation engineering, oil and gas, and public utilities. He has performed site layout, profiles, cross sections, grading, earthwork analysis, drainage, water lines, hydraulic analysis, and erosion and sediment control for numerous projects. Erasmo's project experience for the Oil and Gas industry includes design and quality assurance of pipelines, well pads and associated pits & impoundments, and ASTs. He has permitting experience for Army Corp of Engineers, state DOH and environmental permits. His water and wastewater project experience includes emergency action plan review, HEC-RAS modeling, stormwater detention and retention modeling and analysis, dam observation and inspections. Erasmo has also directed a sanitary sewer department which include the wastewater treatment plant, the collections system for sanitary sewer and stormwater, and the maintenance section. Erasmo also served in the Army National Guard as a part of the maintenance and recovery section. He held first-line leader responsibilities, and served in Operation Iraqi Freedom II.

PROJECT EXPERIENCE

Public Sector

Boggess Street Sewer and Stormwater Project*

Wood Street Sewer Upgrade, The City*

Brushy Fork Road Sewer Extension, Various*

Swisher Street Culvert Replacement, The City*

Civil & Site Development Engineering

The Pringle House, WODA Group, Buckhannon*

Building 100, Sterile Manufacturing Facility, Becton and Dickinson & Company, Wilson, NC*

On Lake Wylie Phase 1, The Vineyards, Charlotte, NC*

** Work performed prior to joining CEC*

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers



Civil & Environmental Consultants, Inc.



ADAM KRASON

AIA, LEED AP, ALEP

Principal

Mr. Krason has served in the capacity of Architect and Project Manager for a variety of projects at ZMM. This experience includes Military, Educational (K-12 and Higher Education), Office, Justice (Courthouses, Correctional, Justice Centers), and Multi-Unit Residential projects. Mr. Krason's responsibilities include programming, design, documentation, coordination of the architectural and engineering team, as well as construction administration. Mr. Krason began his career in 1998, working on a variety of educational, commercial office, and correctional projects throughout Ohio, West Virginia, and North Carolina.

Mr. Krason has been an advocate of sustainable design and energy efficiency and has participated and presented at sustainable design seminars throughout the region. Mr. Krason also serves as President/CEO and serves on the Board of Directors and is responsible for firm management, business development, and corporate philanthropy at ZMM. In addition to his role at ZMM, Mr. Krason is actively engaged in the community, serving on a variety of statewide and local civic and non-profit boards.

EDUCATION

Bachelor of Architecture
The Catholic University of America, 1998

Bachelor of Civil Engineering
The Catholic University of America, 1997

LICENSURE

Virginia, West Virginia, Ohio, Kentucky,
Maryland, New Jersey, North Carolina,
Louisiana

AFFILIATIONS

- Association for Learning Environments
- WV Board of Architects, President (2019 - Current)
- American Institute of Architects,
Strategic Council (2033/23)
- Charleston Area Alliance, Board Chair
- Goodwill Industries of Kanawha Valley,
Past Board Chair
- Clay Center, Board of Directors
- WV Symphony Orchestra, Board of Directors
- Charleston Urban Works, Board of Directors
- Charleston Municipal Planning Commission
- Charleston Historic Landmarks Commission
- Education Alliance, Board Chair (2022/23)

PROJECT EXPERIENCE

- WV State Laboratory** - So. Charleston, WV
- WV Department of Agriculture Laboratory Evaluations** - Guthrie, WV
- Capital Sports Center** - Charleston, WV
- Shawnee Sports Center** - Institute, WV
- The Clay Center for the Arts and Science (Multiple Projects)** - Charleston, WV
- State Office Building #5, 10th Floor Renovation** - Charleston, WV
- Charleston Coliseum and Convention Center** - Charleston, WV
- Claudia L. Workman Fish and Wildlife Education Center** - Alum Creek, WV
- Wood County Justice Center** - Parkersburg, WV
- Wood County Resiliency Center** - Parkersburg, WV
- Construction and Facilities Management Office (WVARNG)** - Charleston, WV
- Joint Interagency Training and Education Center (WVARNG)** - Kingwood, WV
- Girl Scouts of Black Diamond Council** - Charleston, WV
- Goodwill Prosperity Center** - Charleston, WV



Nathan Spencer

AIA

Project Architect

Mr. Spencer is responsible for coordinating the efforts of the design team in preparing thorough and clear design documents. He has experience in all phases of design working on a wide range of building types including military, educational, office, justice, and residential.

He has worked on several projects that are currently pursuing LEED certification. In addition to production, Mr. Spencer, is also experienced in 3d modeling. He has worked on several preliminary concept study models as well as high quality renderings and 3d models later in the design process. Mr. Spencer is also experienced in high quality physical models.

Mr. Spencer began his career in architecture with ZMM in 2003, working as a summer intern. After graduating in 2003, he began working at ZMM full time.

EDUCATION

Bachelor of Architecture
University of Tennessee, 2007

LICENSURE

West Virginia

AFFILIATIONS

WV Chapter, American Institute of Architects,
Member

PROJECT EXPERIENCE

Kenova AFRC SCIF Building - Kenova, WV

Logan-Mingo Readiness Center - Holden, WV

Jackson County AFRC - Millwood, WV

Joint Interagency Training and Education Center (JITEC) - Kingwood, WV

Buckhannon Readiness Center - Buckhannon, WV

Parkersburg Readiness Center (not built) - Parkersburg, WV

Marshall Readiness Center - Moundsville, WV

AASF #1 and #2 Hangar Additions

Mountaineer Challenge Academy South - Montgomery, WV

Morgantown Readiness Center - Morgantown, WV

Highland Hospital - Charleston, WV

Charleston Coliseum & Convention Center - Charleston, WV

Shawnee Sports Center - institute, WV

Tucker County Courthouse Annex - Parsons, WV

Judge Black Courthouse Annex - Parkersburg, WV

Intuit Prosperity Hub - Bluefield, WV



JOHN PRUETT

PE, LEED AP

Senior Mechanical Engineer

Mr. Pruett is responsible for overseeing the design of the HVAC systems, ensuring that the HVAC systems meet the program requirements, and long-term needs of the owner. He performs heating and cooling load calculations and recommends the type of systems to be incorporated into the building. Mr. Pruett coordinates with other disciplines to integrate the HVAC systems into the building. Mr. Pruett has participated on several LEED registered projects; one of his key contributions to these projects is conducting energy analyses and recommending energy use reduction alternatives. Mr. Pruett began his engineering career with a manufacturing company in 1994. In 1998, he made a career change and joined an engineering consulting firm. He has a broad range of experience in HVAC systems design, including: government, education, office buildings, hotels, restaurants, a convention center and several natatoriums. Having served in the Marines for 14 years, Mr. Pruett also led a design team for a "virtual memorial" for the birthplace of the U.S. Marine Corps

EDUCATION

Bachelor of Science
Purdue University, West Lafayette, IN, 1993

LICENSURE

West Virginia, Virginia, Indiana, Maryland,
Louisiana

LEED Accredited Professional

AFFILIATIONS

American Society of Heating, Refrigerating
and Air-Conditioning Engineers (ASHRAE),
Member

United States Marine Corps - 14 Years

PROJECT EXPERIENCE

WVDNR District 5 Headquarters - Alum Creek, WV

WV State Police Headquarters - So. Charleston, WV

Wood County Resiliency Center - Parkersburg, WV

WV State Capitol Renovations - Charleston, WV

General Services Division Surplus Property - Dunbar, WV

WV Housing Development Fund Office Building - Charleston, WV

Tucker County Courthouse Renovations - Parsons, WV

Gilmer County Courthouse Renovations - Glenville, WV

St. Margaret's Judicial Center 3rd Floor Renovations - Martinsburg, WV

Jackson County Maintenance and Transportation - Ripley, WV

Jackson County EMS Building - Ripley, WV

WV Army National Guard - WV

- Camp Dawson Building 106

- Camp Dawson Building 245

- Camp Dawson Building 246

- Camp Dawson Building 301

- Camp Dawson Mail Facility

- Marshall County Readiness

- Camp Dawson Job Challenge Academy



FRANKIE KANTSIOS

PE

Electrical Engineer

As an electrical engineer, Mr. Kantsios is consistently motivated to adapt to the team's needs in assessing and finalizing the project on time. He is an experienced professional with a proven record of managing projects from concept to completion while staying versatile to the specific project at hand. By carrying out engineering and design services for a diverse field of projects since 2013, Mr. Kantsios has expanded his knowledge and understanding of the industry. This provides him with the means to meet the clients' needs for each individual program. He has been actively involved in the design of a wide array of new structures and renovations to include K-12 educational buildings, higher education buildings, healthcare facilities, office buildings, banks, restaurants, hotels, automotive dealerships and service centers, apartment complexes and dorms, industrial facilities and warehouses, and athletic facilities. Whether working independently or in conjunction with other architects, engineers, and contractors, Mr. Kantsios excels at creating effective solutions and developing opportunities that further establish organizational goals.

EDUCATION

Bachelor of Science
Old Dominion University, 2019

Associate of Applied Science
New River Community College, 2016

LICENSURE

West Virginia, Virginia

PROJECT EXPERIENCE

Carilion New River Valley Medical Center - VA
- Cardiology Expansion
- Infusion Clinic Alterations

HCA Healthcare - VA
- LewisGale Hospital Montgomery - 3rd Floor Graduate Medical Education Center

InnovAge PACE - VA
- New Richmond Facility
- New Roanoke Facility
- Roanoke Facility Study

Bath Community Hospital - VA
- New Pharmacy Building*

New Triumph Baptist Church - VA

Frederick County Sunny Side Voter Registrar's Office- VA
- A.S. Rhodes Elementary School Renovations

New River Community College - VA
- ADA Accessibility Improvements

City of Covington City Hall Renovations - VA*

Pulaski County Administration Building Renovation - VA*

**Previous Employer Experience*



TODD POFF, PE

Structural Engineer

Mr. Poff started as a Civil Engineer. After working in that department for several years, he began moving over to the Structural Engineering Department; where his true interest, and most of his training lies.

As a Structural Engineer, it is Mr. Poff's responsibility to insure the safety of the structure's design, as well as any occupants inside those structures. As a member of the design team, Mr. Poff understands that the structural system of a building needs to have the least amount of impact possible on the architectural design and on the way clients use the buildings. It is that kind of teamwork, with all major design disciplines in-house, that allows ZMM to say with confidence we provide our clients with a building design that will not only meet their needs but will be a place they can enjoy for many years to come.

EDUCATION

Bachelor of Science
Virginia Polytechnic Institute & State
University, 1987

LICENSURE

West Virginia, Virginia, Ohio, North Carolina,
Maryland

PROJECT EXPERIENCE

Dickenson County Public Schools - Dickenson County, VA
- **New Ridgeview Elementary School**
- **Classroom Addition at Ridgeview Elementary School**

Marshall County Schools - Marshall County, WV
- **Monarch Stadium, Concessions & Field House Renovations**

Wirt County Schools - Wirt County, WV
- **Wirt County Middle School Renovations**

Wythe County Public Schools - Wytheville, VA
- **George Wythe High School Addition and Renovation**
- **Scott Memorial Middle School Addition to GWHS**

Raleigh County Schools - Raleigh County, WV
- **Ridgeview Elementary School**

Jefferson County Schools - Jefferson County, WV
- **Ranson Elementary School**
- **Shepherdstown Elementary School**

Timber Ridge CTEC - Winchester, VA

Mineral County Schools - Mineral County, WV
- **New Frankfort PK-4 School**

MIKE FLOWERS

Plumbing Designer / Mechanical Technician



Mr. Flowers is responsible for the design of Plumbing systems, ensuring that the systems are designed to meet the needs of the owner and utilize the latest plumbing technologies to provide the most energy efficient design possible. Mr. Flowers has participated on several LEED registered projects; one of his key contributions to these projects is selecting plumbing fixtures and accessories in his design that require less utility consumption, so significant utility savings are passed on to the owner and the environment as well.

Mr. Flowers has had extensive experience in the field of construction where he frequently visits ZMM's current projects under construction and thoroughly checks the contractors work to ensure compliance with project specifications and construction documents.

EDUCATION

Associate in Mechanical Drafting and Design; 1990, Ben Franklin Career and Technical Center

Associate in Electronics Technology; 1987, Putnam Career and Technical Center

Associate of Science; 1988, West Virginia State University

Completed Dale Carnegie course in Effective Communications and Human Relations and Skills for Success

PROJECT EXPERIENCE

WVARNG - WV

- **Morgantown Readiness Center**
- **Logan-Mingo Readiness Center**
- **Jackson County AFRC**
- **Mountaineer Challenge Academy**
- **Buckhannon Readiness Center**
- **Buildings 202, 246, and 301**
- **Camp Dawson Mail facility**

WV State Capitol Senate Bathroom Renovations - Charleston, WV

Tucker County Courthouse - Annex - Parsons, WV

Wood County Justice Center - Parkersburg, WV

WV State Police Headquarters Building Renovation - So. Charleston, WV

Goodwill Industries - Parkersburg, WV



4.0 Project Experience



JOINT INTERAGENCY TRAINING AND EDUCATION CENTER (JITEC)

LEED GOLD

LOCATION	SIZE	COMPLETION	COST	AWARDS
KINGWOOD, WV	283,000 SF	2013	\$100M	2011 AIA WV HONOR AWARD

ZMM, in association with AECOM, provided architectural and engineering design services for JITEC, an Army National Guard campus-style facility for training and operational mission support.

Sited on 30 acres near Camp Dawson, this project included the design of a new operations building, expansion of the billeting facility, renovation of the training facility, and creation of a new base access control point (ACP) and visitor's center. The vision behind the site design and updated master plan is that of a college campus atmosphere. The facility is designed to meet all anti-terrorism/force protection criteria and has achieved LEED Gold Certification. The operations building is prominently sited as the main focal point upon entering Camp Dawson and consists of four distinct areas: the Joint Operations Center (JOC), a suite of secure training rooms, base headquarters and JITEC administrative offices, and a server and telecommunications room.

Built to SCIF standards, the JOC contains a state-of-the-art command center, housing 48 permanent work stations in a theater-style configuration, facing a large video wall, flanked by conference rooms and offices for both officers and support staff. The billeting (hotel) expansion's lobby design provides a hotel atmosphere, underscored by the Liberty Lounge, an upscale bar and restaurant area, with wood finishes salvaged from the gymnasium floor of the former Preston County Armory.





KINGWOOD ARMED FORCES RESERVE CENTER

LOCATION | SIZE | COMPLETION
KINGWOOD, WV | 56,200 SF | 2000

The Armed Forces Reserve Center houses five National Guard and Army Reserve Units and their support personnel. Its mission is twofold: first, to maintain readiness for its attached units and second, to serve as a resource to the surrounding community.

The primary readiness mission for the center's attached units is accomplished by providing designated spaces for each unit as well as general educational and gathering spaces that can be shared among the units. The building's community mission is to provide a gathering space for social functions, a shelter-in-place in times of natural disaster, and a community education resource with distance learning network capabilities. It also includes kitchen and dining facilities and physical fitness areas.





ROBERT C. BYRD REGIONAL TRAINING INSTITUTE

LOCATION KINGWOOD, WV	SIZE 148,000 SF	COMPLETION 2002	COST \$21M
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The Robert C. Byrd Regional Training Institute at Camp Dawson is a 148,000 SF facility designed to provide training, dormitory, dining, and recreational facilities for the West Virginia Army National Guard.

The facility, which initially included 183 private dormitory rooms in addition to a wide range of training spaces, is designed to accommodate a variety of both military and civilian training functions. The goal of the owner was to provide a campus within a building, with clear circulation for various uses. ZMM accomplished this objective by employing a large cylindrical mass that marks the main entry where guests could coordinate both their housing and educational needs.

Additionally, the housing wing is joined to the recreational and educational components with a large gathering/transitional space that often serves as an informal meeting area. Due to the success of the project, and growing use of the facilities, ZMM assisted the West Virginia Army National Guard with a training and dormitory expansion that transformed the facility into the Joint Interagency Training and Education Center (JITEC).





CONSTRUCTION & FACILITIES MANAGEMENT OFFICE

LOCATION	SIZE	COMPLETION	COST	AWARDS
CHARLESTON, WV	19,935 SF	2008	\$3.5M	2009 AIA WV MERIT AWARD

The Construction and Facilities Management Office (CFMO) Expansion project brought all of the operations of the CFMO together under one roof.

The branches that occupy this facility include the Director of Engineering, Environmental, Planning and Programming, Facility Operations & Maintenance, Business Management, Resource Management, and Design and Construction. This expansion is located slightly to the front, and adjacent to the existing facility, lending prominence to the new construction, and providing a new aesthetic to the entire complex.

A transitional space was designed to connect the new structure to the existing facility, while maintaining a connection to the outside through use of natural light, direct visual connections to the exterior, large volumes, irregular geometries, and the use of natural materials.

The entry design was coordinated with the Recruiting and Retention Building to create an outdoor courtyard, along with new sidewalks, stairs and signage. The entry roof is sloped to provide a greater massing, while a lower canopy provides scale and protection from the elements. Large gathering and work spaces were located on the north elevation to take advantage of expanses of glazing located to capture indirect light and views of Coonskin Park.





GLEN JEAN ARMED FORCES RESERVE CENTER

LOCATION GLEN JEAN, WV	SIZE 110,000 SF	COMPLETION 2004	COST \$17M
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The Glen Jean Armed Forces Reserve Center contains three distinct military functions: a facility for routine maintenance of over-the-road and tracked military vehicles, an armory housing four West Virginia National Guard units, and the Southern West Virginia Military Entrance Processing Station, where new recruits officially enter the military system.

The brick exterior walls are highlighted with limestone and metal trim accents. A large assembly hall, plus classroom and training space, enhance the ability of the armory building to provide training for military personnel, while also providing much-needed space for community functions.

The Glen Jean AFRC also employs a sloped natural-stone buffer to meet federal anti-terrorism and force protection guidelines. The project has also become an important community resource and served as a meeting location during the development of the nearby Summit Bechtel Family National Scout Reserve.





JACKSON COUNTY ARMED FORCES RESERVE CENTER

LOCATION	SIZE	COMPLETION	COST
MILLWOOD, WV	75,000 SF	2011	\$20M

The building design was inspired by the adjacent Georgian-style Order of the Eastern Star facility.

The primary user for the WVARNG will be DET 1 821st Engineering Company, supported by a FSC of the 1092nd. USAR occupants include PLT AMMO 261 OD and PLT 1 (Postal) and PLT 6 (Postal) of the 44th Personnel Company. An expanded drill hall serves as a convention and meeting space. The relationship between the structures became crucial to the site layout. Once the aesthetic of the building was established, the massing of the facility was defined by breaking down the facility into smaller mass elements. The larger programmatic elements, such as the drill hall and the storage areas, employ an aesthetic that more closely implies their function.

The layout of the facility includes a main entry with the recruiting, family support, and administrative areas located on separate sides. A transverse wing houses all functions that have the potential for public use, while all primary military spaces developed along a similar perpendicular wing. This allows for separate entries to be developed for public functions, while the remainder of the facility can be secured. The layout also creates a large central courtyard, or parade field, that would be located at lower grade to define the edge facing the river. This edge is defined by a canopy that connects storage and locker areas to the expanded drill hall.





LOGAN-MINGO READINESS CENTER

LOCATION	SIZE	COMPLETION	COST	AWARDS
HOLDEN, WV	54,000 SF	2015	\$12M	2017 AIA WV MERIT AWARD

The design of the Logan-Mingo Readiness Center was developed by examining both the program and building site, and developing strategies to design a facility that is functional, responds to site, security, and aesthetic parameters, while requiring minimal maintenance.

The building layout was developed by working closely with the end users to determine the appropriate configuration of building spaces to maximize the efficiency of the operations, and to respond to the unique missions of the 150th Armored Reconnaissance Squadron and the 156th Military Police (LNO) Detachment. This was accomplished through clear separation of public and private areas within the facility, unique office configurations related to training requirements, and the addition of state-funded additional spaces.

The exterior (and in many cases, the interior) aesthetic of the facility was driven by the location of the Readiness Center within an industrial park on a reclaimed surface mined site. The decision led to the use of reinforced cast-in-place retaining walls that became both a functional and visual focus. Similar walls are used to anchor the facility at the Distance Learning Center, while a cast-in-place retaining wall and natural stone serves as a part of the Anti-Terrorism/Force Protection design.





MORGANTOWN READINESS CENTER

LOCATION	SIZE	COMPLETION	COST
MORGANTOWN, WV	54,000 SF	2013	\$22M

The Morgantown Readiness Center is a unique military facility. While supporting traditional military functions including the 1-201st Field Artillery, a significant portion of the building was designed for the 249th Army Band.

The Readiness Center contains a performance hall, pre-function spaces, as well as a variety of training and rehearsal areas. The stage is a large rehearsal space with an adjacent elevated recording area. A large operable partition separates the auditorium from the drill hall. Acoustically, this challenge was met by creating a drill hall with an irregular shape contained within a rectilinear, sloped barrel arch form. The office space was developed for dual utilization as an emergency response center in the event of an emergency in the Morgantown area.

The facility is located on an abandoned airport runway approximately 20 miles from Camp Dawson. As troops will often travel through the Readiness Center, the facility needed to function as a “gateway.” This was accomplished by utilizing similar materials and a tower-like feature to mark entry.

The Morgantown Readiness Center is also a sustainable building. The U-shaped layout of the facility improves access to daylighting and views, while also limiting public access to the Guard’s administrative and storage areas. The final result is a harmonious composition that reflects both its function and the environment.





Civil & Environmental Consultants, Inc.

CHARLES POINTE CROSSING

OWNER/CLIENT

Genesis Partners, Limited Partnership

LOCATION

Bridgeport, WV

CEC SERVICES

NEPA Documentation Assistance

Survey

Site Development

Erosion & Sedimentation Control/NPDES Permitting

Geotechnical Engineering

Landscape Architecture/Land Planning

Site Grading/Earthwork Analysis

Slope Stability/Retaining Structure Design

Stormwater Management/BMP Design

Traffic Engineering

Transportation Engineering

Utility Design

Clean Water Act, Section 401/404 Permitting

Ecosystem Restoration

Threatened & Endangered Species Surveys/Wildlife Surveys

Wetland & Stream Mitigation Design

Wetlands and Waters Delineations

NPDES Permitting Support

Stormwater BMP Design and Inspections

Highway R/W Surveys

Horizontal and Vertical Control Surveys

Architectural History Investigations

Construction Management

Design/Build Services

Unmanned Aerial Services

OWNER OBJECTIVE

Genesis Partners of Bridgeport, West Virginia was formed to coordinate the investment in Charles Pointe, the first "Smart" and large-scale, master-planned community in West Virginia. Charles Pointe Crossing, located at the southeast quadrant of the I-79 and Route 279 Interchange, exit 124, is immediately accessible from Route 279.

The project consisted of the initial site development of approximately 104 total acres to yield approximately 67 pad-ready acres that will support an estimated 650,000 square feet of sales tax generating uses, an estimated \$80 million of new construction, an estimated annual excise sales tax of \$9.75 million, and an estimated annual property tax of \$1.5 to \$2 million.

CEC APPROACH

CEC was hired to provide the civil/site engineering, geotechnical engineering, surveying, and construction management for the Charles Pointe Crossing commercial development project. CEC also performed stream and wetland delineations and ecosystem restoration work as a precursor to the Charles Pointe Crossing project.

This project required significant coordination by CEC between the developer, utility providers, the Federal Aviation Administration, the West Virginia Department of Highways, and other state and local entities.

To date, the commitment of a 220,000 square foot anchor tenant has been secured and the remaining 430,000 square feet is being actively marketed. All site related construction for the pad development, including the access road and site utilities, was completed in 2022.

CEC was initially retained for the following services:

- Preparation of an ALTA/NSPS survey
- Delineation of jurisdictional wetlands and waters
- Threatened and endangered species surveys
- Site planning studies
- Preliminary civil engineering services
- Preliminary geotechnical engineering

CEC's final design and land development approval services included:

- Civil engineering design and preparation of construction documents
- Site design for an overhead electric transmission power line relocation
- NPDES stormwater permitting
- Sanitary sewer trunk line, force main, and pump station coordination
- Technical assistance, surveying, and geotechnical engineering for offside roadway improvements
- Landscape architecture
- Site plan and zoning approval
- Federal and state permits and mitigation approval for development impacts to wetlands and streams, and assistance with NEPA documentation
- Construction monitoring and quality control testing
- Design-build construction of mitigation wetlands and about 1,000 linear feet of stream restoration



Civil & Environmental Consultants, Inc.

UPPER KANAWHA VALLEY (13 COMMUNITIES)

OWNER/CLIENT

The Kanawha County Commission

LOCATION

Various Counties, West Virginia

CEC SERVICES

Public Engagement

Social Economics

Planning

Branding Study

Master Planning

Regional Planning

Trail Design

“The Valley” is an inspired ecotourism destination surrounded by the natural beauty of the Kanawha Valley. The location serves as a gateway between Charleston and the New River Gorge filling in the missing tourism gap by providing amenities unknown to the area. Dramatic hillsides, tree canopies, and framed river views offer a natural playground for recreation, leisure, and discovery. An extensive network of river access, walkways and elevated trails weave through the Valley, tying together a hierarchy of outdoor spaces to the thirteen communities nestled within the Valley. The existing landscape lends itself to engaging outdoor amenities such as trailblazing, horseback riding, off-road jeep adventures, ATV networks and diverse lodging opportunities like glamping (glamor camping).

The Rim Trail is over 30-miles of pedestrian trails beginning along Cabin Creek in Chelyan, WV. The trail utilizes old existing logging and mining roads along the high ridge above the towns along the Kanawha River. The trail provides one of a kind overlooks that provides views of the valley, Kanawha River, and the communities. The Rim Trail aims to provide connection into each of the communities allowing for a trail head to exist in each of them. The Rim Trail's halfway point provides an opportunity for connecting to additional trails and opportunities located in Pratt, WV. The final leg of the trail ends in Montgomery, which provides trail users with the opportunity to continue on through Montgomery and Smithers to experience the communities as well as the proposed Mammoth Trail System located above Smithers.

Our team’s vision serves as a catalyst for tourism growth in the Upper Kanawha Valley through providing master planning and design development for interventions along the Kanawha river as well as the surrounding valley landscape. The vision of starting and ending the adventures in the communities of the Valley will bring locals and visitors alike to a unique network of communities and outdoor recreation.





Civil & Environmental Consultants, Inc.

GRAND VUE PARK RV PARK SITE DEVELOPMENT

OWNER/CLIENT

Marshall County Parks and Recreation

LOCATION

Marshall County, West Virginia

CEC SERVICES

Erosion & Sedimentation Control/NPDES Permitting

Geotechnical Engineering

Landscape Architecture/Land Planning

Roadway Design

Site Grading/Earthwork Analysis

Stormwater Management/BMP Design

Utility Design

Erosion & Sediment Control Design and Inspection

NPDES Permit Negotiation

Stormwater BMP Design and Inspections

Stormwater Piping and Culvert Inspections

Aerial Photography/Videography

Construction Surveys/Staking

Topographic Surveys

Construction Management

OWNER OBJECTIVE

Grand Vue Park (GVP) is a 650-acre park in Marshall County, West Virginia, just outside of the Moundsville City limits. GVP offers numerous lodging options, zip lining, an aerial adventure park, paintball, geocaching, an outdoor amphitheater, a banquet hall, picnic shelters, an aquatic center, frisbee golf, a playground, and walking and biking trails.

GVP proposed to construct a 40-site RV park with water, sewer, and electric utility hook-ups for all sites in order to offer lodging options for park guests

CEC APPROACH

The proposed RV Park is approximately 2,000 feet long and will be constructed with 20 RV sites on each side of the road, with three bathhouses to be built to serve guests. The RV Park will be constructed on top of a rolling hill, which requires earthmoving. CEC was tasked with designing the layout of the roadway and developing grading plans for excavation and embankment.

GVP, which is provided potable water service from Marshall County Public Services District #3, collects and treats its own wastewater at two existing packaged wastewater treatment plants. The existing packaged wastewater treatment plants are currently at capacity; therefore, a sanitary sewer collection system will be constructed, with all collected wastewater getting pumped into the City of Moundsville sewer system for treatment. A 6-inch water line will be extended along the roadway to provide potable water service and fire protection.

Construction of the RV park began in June 2021 and is expected to be completed in November 2021. CEC provided detailed plans and specifications, project permitting, bidding, and construction support.

The total construction cost is approximately \$2,500,000 and it is funded by Marshall County.





Civil & Environmental Consultants, Inc.

VIENNA PARKS AND RECREATION MASTER PLAN

OWNER/CLIENT

Vienna Parks & Recreation

LOCATION

Vienna, WV

CEC SERVICES

Existing Conditions Analysis

Community Engagement

Landscape Architecture/Land Planning

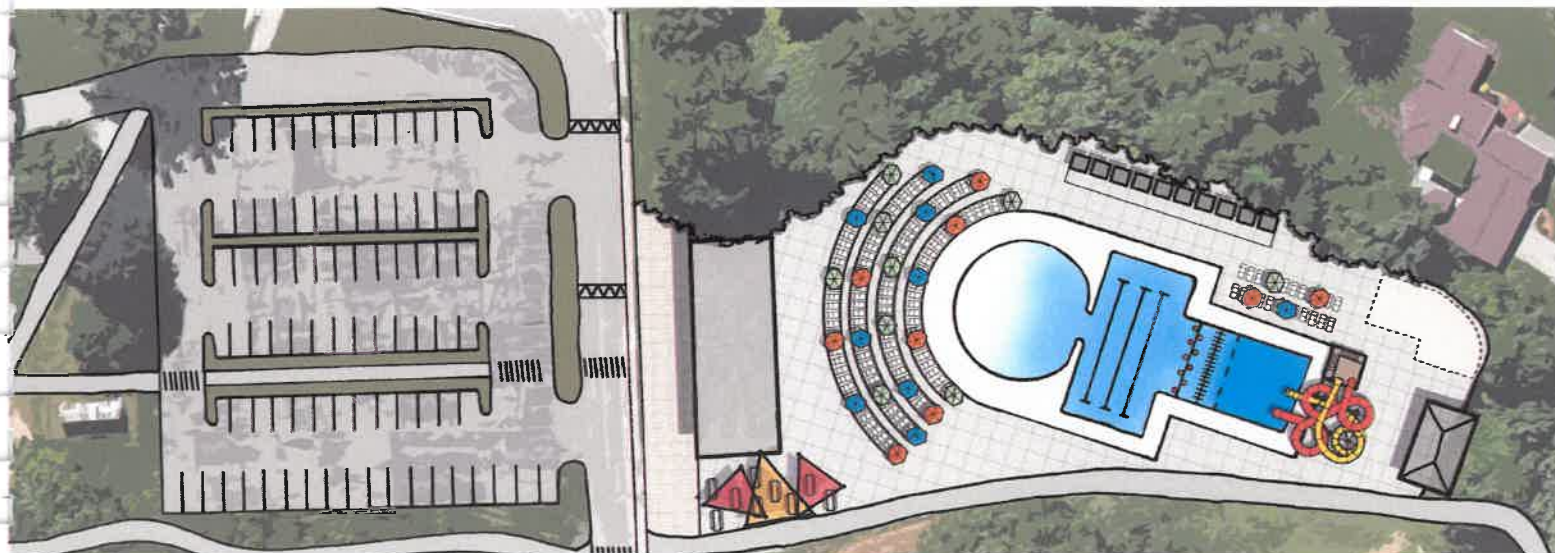
Master Plan

OWNER OBJECTIVE

The City of Vienna, WV offers many great parks and outdoor amenities to their community. Recently the city wished to make needed improvements to existing park facilities, but were not sure on the correct approach. With no existing Parks and Recreation masterplan, Vienna was lacking an overall guiding vision to direct the city in their decisions. They sought out the expertise of an outside design team to analyze the existing parks system and to propose new concepts and priorities to the city. This would assist in their decision making process.

CEC APPROACH

The CEC design team began the project by performing an existing conditions analysis. This included a site visit to all parks and an initial public meeting to meet community members and listen to what improvements they wanted in their parks system. To further support the community, an online input survey was created and shared with residents. The goal of this step was to hear opinions from a greater audience to further direct the design. After analyzing all information gathered, CEC began to create a series of recommendations to enhance the parks system. These proposed concepts addressed areas of concern voiced by the community, as well as areas of concern that were identified by the design team. The final product presented to city council was a masterplan book that documented the evolution of the design process, explained the proposed recommendations, and proposed priority projects for the city. This product can be used by the City of Vienna to direct Parks projects and funding in a way that improves the existing parks system to better serve the community.





Civil & Environmental Consultants, Inc.

MYLAN PARK RV KOA

OWNER/CLIENT

Mylan Park Foundation, Inc.

LOCATION

Morgantown, WV

CEC SERVICES

Erosion & Sedimentation Control/NPDES Permitting

Geotechnical Engineering

Site Grading/Earthwork Analysis

Stormwater Management/BMP Design

Utility Design

Aquatic & Terrestrial Habitat Surveys

Wetlands & Waters Delineations

GPS/GIS Services

NEPA Analysis

OWNER OBJECTIVE

The Mylan Park Foundation, Inc. (MPF) is a full-service sports, recreation, wellness, and events complex spanning across 400 acres with a non-profit 501c3 designation. The park is home to 14 indoor and outdoor facilities comprising more than 60 acres of athletic field space and more than 180,000 square feet of indoor sport, recreation, and event venues. MPF sought to add a more developed Recreational Vehicle (RV) Park as the existing area is underdeveloped and is simply a place to park overnight in a paved parking lot, without amenities. The MPF sought a grant through the Abandoned Mine Lands Economic Revitalization (AMLER) program of Office of Surface Mining Reclamation and Enforcement (OSMRE) to develop the Mylan Park (MP) RV Kampground of America (KOA) Resort and Campground utilizing an \$8,150,000 grant.

CEC APPROACH

The MPF contracted CEC to perform various field services and prepare construction plans and permitting documents. CEC commenced design layout, grading, and utilities for the park, which included approximately 142 RV spaces, 10 cabins, and a multipurpose trail. Since the park was to be a KOA site, CEC coordinated the design with KOA to ensure the park met their requirements. Because utilities, including water and sanitary sewer extensions, were required as part of the project, CEC also coordinated with the Morgantown Utility Board (MUB) for connections and for the design of utility extensions beyond MUB's system. CEC prepared design plans for the project, which were the basis for field delineations and bat habitat assessments. CEC incorporated the field findings into the design for avoidance and minimization. As a result, the project was developed without aquatic resource impacts. Upon completion of the design, CEC prepared agencies consultation letters for submission to the United States Fish and Wildlife Service, West Virginia Division of Natural Resources, State Historic Preservation Office, Natural Resources Conservation Service, Monongalia County Floodplain Coordinator, and Region VII Planning and Development Council to solicit comments in order to maintain compliance with federal, state, and local laws, and executive orders. CEC utilized the comments received from the respective agencies to evaluate impacts to the affected environment. CEC prepared a clear and concise Environmental Assessment through OSMRE, which will lead to a fully executed Finding of No Significant Impact.



Reclaimed Mined Land



Civil & Environmental Consultants, Inc.

UPSHUR COUNTY RECREATION COMPLEX

OWNER/CLIENT

Upshur County

LOCATION

Upshur County, WV

CEC SERVICES

Landscape Architecture/Land Planning

Site Grading/Earthwork Analysis

Transportation Planning

Wetlands & Waters Delineations

Flood Routing and FEMA Map Revisions

Aerial Photography/Videography

Boundary Retracement Surveys

Topographic Surveys

Unmanned Aerial Services

Utility Surveys

OWNER OBJECTIVE

The Upshur County Commission (UCC) received a generous donation of land to build a regional sports and recreation facility that would benefit the local community and boost the economy. The UCC entrusted CEC to lead a team of experts to conduct site analysis and investigation and help decide the best site features based on community feedback, project viability, and a steering committee of stakeholders.

CEC APPROACH

CEC delivered boundary and topographic/utility survey services, master planning and programming, WVDOH coordination, and Hydrologic and Hydraulic Analysis. CEC also engaged with local and regional stakeholders to gain support for the project and coordinated the completion of a feasibility study to assist in developing a preliminary project plan.

CEC leveraged its extensive experience in master planning, site development, and recreation complex design to provide guidance and direction for the UCC project. CEC is proud to have led the design of this project with an architect and other subconsultants, and to have contributed to the vision of creating a state-of-the-art sports and recreation facility for Upshur County.



5.0 References

Andy Blake
City Manager
City of Martinsburg
206 Viking Way
Martinsburg, WV 25401
304-264-2131

Terrell Ellis
President
Advantage Valley
P.O. Box 1925
Charleston, WV 25327
304-352-1165

Blair Couch
Commissioner
Wood County Commission
1 Court Square
Parkersburg, WV 26101
304-834-0306

Robert Kilpatrick
Deputy Director
General Services Division of WV
103 Michigan Ave
Charleston, WV 25311
304-352-5491

Brett McMillion
WVDNR
324 4th Avenue
South Charleston, WV 25302
304-558-6200



"CEC has been responsive, mindful of costs, and have addressed any obstacle or issue with sound judgement. They have proven an ability to work with City staff, contractors, and other stakeholders to resolve or eliminate problems. I consider them a very important part of the success of our projects. We have been pleased with the quality of work performed by CEC and the responsiveness of their staff. I would recommend CEC to any government agency looking for professional planning or engineering services. — Joe Shuttleworth, Director of Parks and Recreation, City of Bridgeport

"The City appreciates the time and effort of the staff at CEC, to ensure Mayor and Council's initiatives are completed in a timely fashion. The City is proud of the public improvements we are able to complete throughout the City's residential and commercial neighborhoods. CEC is truly a part of our success." — Mark Baldwin, Former City Manager, City of Martinsburg

"CEC was creative in exploring options for how to bring real ideas to accomplish our objective of a large-scale multi-use site development project. They used their vast experience to indicate areas of concern, address challenges, and bring opportunities to light throughout the design and construction process. Having such depth and experience in all aspects of the site analysis, permitting, design, and construction process was critical to answering the tough decisions that allowed the project to be a multiphase successful project." — Robert Stuart, Director of Planning and Engineering, Genesis Partners



6.0 Additional Documents



CERTIFICATE OF LIABILITY INSURANCE

4/1/2026

DATE (MM/DD/YYYY)

3/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC 444 W. 47th St., Ste. 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS:	FAX (A/C, No):													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : National Union Fire Ins Co Pitts. PA</td> <td>19445</td> </tr> <tr> <td>INSURER B : New Hampshire Insurance Company</td> <td>23841</td> </tr> <tr> <td>INSURER C : Allied World Surplus Lines Insurance Company</td> <td>24319</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : National Union Fire Ins Co Pitts. PA	19445	INSURER B : New Hampshire Insurance Company	23841	INSURER C : Allied World Surplus Lines Insurance Company	24319	INSURER D :		INSURER E :		INSURER F :
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INSURER D :															
INSURER E :															
INSURER F :															
INSURED 1519239 CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 700 CHERRINGTON PARKWAY MOON TOWNSHIP PA 15108															

COVERAGES **CERTIFICATE NUMBER:** 21123551 **REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	Y	526-81-68	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 25,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	448-96-61 (AOS) 448-96-62 (MA)	4/1/2025 4/1/2025	4/1/2026 4/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$			NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX AGGREGATE \$ XXXXXXXX \$ XXXXXXXX
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC 072113360 (AOS) WC 072113361 (CA)	4/1/2025 4/1/2025	4/1/2026 4/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	<input type="checkbox"/> PROFESSIONAL LIABILITY	N	N	0313-6673	4/1/2025	4/1/2026	\$1,000,000 EACH CLAIM; \$1,000,000 AGGREGATE

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 RE: ADDITIONAL INSURED STATUS WILL APPLY TO THE GENERAL LIABILITY, AUTO LIABILITY AND UMBRELLA/EXCESS LIABILITY, IF REQUIRED BY WRITTEN CONTRACT AND SUBJECT TO THE POLICY TERMS, CONDITIONS, AND EXCLUSIONS. WAIVER OF SUBROGATION WILL APPLY TO THE GENERAL LIABILITY, AUTO LIABILITY, UMBRELLA/EXCESS LIABILITY, AND WORKERS COMPENSATION/EMPLOYER'S LIABILITY, IF REQUIRED BY WRITTEN CONTRACT, ALLOWED BY LAW, AND SUBJECT TO THE POLICY TERMS, CONDITIONS, AND EXCLUSIONS.

CERTIFICATE HOLDER**CANCELLATION** See Attachments

21123551
EVIDENCE OF INSURANCE

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Joseph M. Amello

CERTIFICATE OF *Authorization*

STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS

*The West Virginia State Board of Registration for Professional Engineers
having verified the person in responsible charge is registered in
West Virginia as a professional engineer for the noted firm, hereby certifies*

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

C02231-00

Engineer in Responsible Charge: STEVEN A. CAIN - WV PE 015264

*has complied with section §30-13-17 of the West Virginia Code governing
the issuance of a Certificate of Authorization. The Board hereby notifies you of its
certification with issuance of this Certification of Authorization for the period of:*

January 1, 2024 - December 31, 2025

providing for the practice of engineering services in the State of West Virginia.

IF YOU ARE REQUIRED TO REGISTER WITH THE SECRETARY OF STATE'S OFFICE,
PLEASE SUBMIT THIS CERTIFICATE WITH YOUR APPLICATION.



IN TESTIMONY WHEREOF, THE WEST VIRGINIA STATE BOARD OF
REGISTRATION FOR PROFESSIONAL ENGINEERS HAS ISSUED THIS COA
UNDER ITS SEAL, AND SIGNED BY THE PRESIDENT OF SAID BOARD.

Scott E. Thomas Jr.

BOARD PRESIDENT



Civil & Environmental
Consultants, Inc.



120 Genesis Boulevard | Bridgeport, WV 26330 | www.cecinc.com