

September 5, 2018

Mr. Randy Wingfield  
Town Manager  
Town of Christiansburg  
100 E. Main Street  
Christiansburg, VA 24073

**RE: PPEA Design-Build for the Town of Christiansburg | North Christiansburg Regional Park**

Dear Mr. Wingfield:

Branch and Associates, Inc., in partnership with Gay and Neel, Inc. is pleased to submit for your review our qualifications to provide professional Design-Build services under the Public Private Education Facilities and Infrastructure Act (PPEA) for a new multi-purpose regional park. Our full service Design-Build team offers a wealth of comparable project experience and we have assembled a team of highly qualified professionals for the project.

In preparation, we have spoken to a number of 'well placed' stakeholders to familiarize ourselves with the Town of Christiansburg's needs and objectives; specifically, the development of a regional park to serve the Town's documented recreational objectives for their citizens and the creation of a destination park that will attract park-users from around the region and state for both recreation and sports tournaments.

Highlights for consideration:

- The vast majority of our projects are managed via collaborative Design-Build or Team-Build delivery where our professional preconstruction services are utilized to develop strategically planned, budget adhering projects.
- Our North Christiansburg Regional Park project team has successfully delivered similar community-centered PPEA projects.
- Having managed projects throughout the New River Valley for decades, we are afforded valuable market knowledge to achieve the best value for the Town of Christiansburg.
- Gay and Neel's status as a prominent Christiansburg engineering firm and their extensive background research and planning for the new park provide our team with a well-informed and locally accountable solution.
- The Branch | Gay and Neel team offers a history of successful collaboration when working with strict budget limitations. Our design will be conservative and cost efficient.
- Our team recognizes the significance that enhanced recreational facilities and park amenities hold for the Town. We fully understand our efforts are on display for an entire community to observe and thus, we all must succeed. We embrace the challenge to excel in this scenario.
- Branch is an employee owned firm and every member of our team, from the office to the field, has a vested everything we do, every day.

We look forward to the prospect of being a member of the North Christiansburg Regional Park project team and greatly appreciate your time and consideration of the Branch | Gay and Neel team's professional Design-Build services.

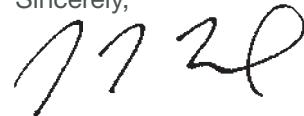
Sincerely,

Catherine Underwood, LEED AP  
VP & Design-Build Project Manager

**BRANCH**

5732 Airport Rd., NW, | Roanoke, Virginia 24012  
540-989-5215 | [branch-associates.com](http://branch-associates.com)

Sincerely,



John T. Neel | President

**GAY AND NEEL, INC.**

ENGINEERING ♦ LAND PLANNING ♦ SURVEYING  
2060 Radford Street | Christiansburg, VA 24073  
540-381-6011 | [gayandneel.com](http://gayandneel.com)



VMI MILITARY LEADERSHIP & TRAINING GROUNDS, PHASE I

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## EXECUTIVE SUMMARY

### QUALIFIED DESIGN-BUILD TEAM

The Branch | Gay and Neel Design-Build team presents a dynamic, organized group of highly qualified design and construction professionals. Our team is comprised of industry veterans with the project-specific knowledge, experience and skills to ensure success. Our professionals offer proven track records of achievement on community-centered, Design-Build and PPEA projects. Only the most accomplished professionals from Branch (preconstruction and construction services), Gay and Neel (engineering services), OWPR (architectural design services) and Cunningham Recreation (park/playground equipment) have been comprised to assist in our efforts and obligation to provide the Town of Christiansburg with premier service. Having worked together for decades in varied configurations, members of our team have an inherent understanding of how to collaborate effectively with one another and are committed to upholding Branch's expectations regarding commitment, quality and accountability.



## EXECUTIVE SUMMARY



*Teamwork and partnerships are fundamental to the success of any Branch undertaking*



*OWPR / Harkrader Sports Complex*



*Blacksburg High School (PPEA)*



*Auburn High School (PPEA)*

### WORKING RELATIONSHIPS | PROJECT UNDERSTANDING

The Branch | Gay and Neel team is ideally positioned to hit the ground running upon a notice to proceed. Gay and Neel have been intricately involved in the research and master planning for the North Christiansburg Regional Park to date. The project-specific knowledge and local expertise Gay and Neel offer, along with OWPR's and Branch's vast NRV experience, make for a well-informed, proven and accountable partner for the Town. Having partnered together previously under PPEA, Design-Build and other delivery methods Branch, Gay and Neel, OWPR and Cunningham Recreation provide a seamless and experienced team of professionals, skilled in delivering state-of-the-art facilities and amenities. Our firms share an appreciation for each other's capabilities, methodologies and expectations. Therefore, there is no learning curve to manage. Rather, the Branch | Gay and Neel team presents a seasoned and accomplished Design-Build solution.

Branch, Gay and Neel and OWPR engineers worked collaboratively together on the recent \$107.5 million Montgomery County Public Schools Multi-School PPEA project. This dynamic PPEA project included the new 300,000sf Blacksburg High School (Branch • Gay and Neel • OWPR), the new 175,000sf Auburn High School (Branch • OWPR) and the 120,000sf renovations to the Old Auburn High School to create a new Auburn Middle School (Branch • OWPR). The project was successfully delivered on a fast-track basis on schedule and under the \$110 million budget.

### SIMILAR PROJECT EXPERTISE

The Branch | Gay and Neel team offer the Town of Christiansburg a Design-Build team that is adept in delivering all aspects of a public park with multi-faceted amenities. Likewise, our team is experienced managing signature PPEA Design-Build projects and community-oriented projects where all eyes of the community are closely monitoring our activities and progress. We have a track record for excelling on these landmark endeavors where we have accepted the responsibility to deliver quality facilities while ensuring the most practical, cost-effective means and methods are employed.

Gay and Neel, Inc. has been serving the Town of Christiansburg in leading the master planning process for the North Christiansburg Regional Park. Therefore, our team is best positioned to continue the planning and design as well as the delivery of construction services for the park.

Gay and Neel's experience also includes similar projects such as the Christiansburg Depot Park, the Huckleberry Trail - Christiansburg Extension, the new Park at South Point in Blacksburg, the Virginia Tech Baseball Park Replacement Renovation and the Christiansburg High School Softball & Baseball Improvements to name a few. This project is perfectly suited to our team's strengths and experience.

### CLIENT SATISFACTION

The vast majority of Branch's annual work program is delivered via a Construction Management at Risk or Design-Build delivery approach where our professional preconstruction services are relied upon by our clients to develop strategically planned, budget adhering projects. We are skilled at identifying all available options with regard to construction means, systems, materials, etc... to provide value option analysis and assurance that our clients receive the utmost value for every construction dollar spent.



## EXECUTIVE SUMMARY



*Relationships sustained by mutual benefit and respect*



*2017 National Council for Safety, Occupational Excellence Achievement Award / 10th Consecutive Year*



*The Branch Group / Currently ranked #229 in the United States*



*Employee-owned / Employee-vested*

Upon becoming a member of the project team, our professionals will thoroughly review all of the Town of Christiansburg's needs and objectives by working collaboratively with Town staff, end users, and others; we will offer expert guidance during the completion of the design. It is our responsibility to provide the Town with the information needed to make sound decisions and maximize the return on your project investment.

Branch's success with this partnering approach, driven by a core value of establishing mutually beneficial relationships with clients and industry partners, has led to substantial repeat business. We currently have 10 negotiated Design-Build or CM@Risk projects under contract (totaling \$271.6 million) and 7 of these projects are for repeat clients, illustrating the high level of satisfaction our clients have with our collaborative partnering methodology.

### SAFETY

Branch has a comprehensive safety program that is managed by our Corporate Safety Director and his staff, and is implemented in the field by our highly trained Field Superintendents. Our safety-first mentality is a prideful trait of our culture and is not only a part of our field management, but is embraced by our preconstruction department as well.

Throughout the design phase, our professionals keep safety at the forefront of all planning activities. There is nothing more important when analyzing high profile, community projects than to be aware of the potential for safety concerns. We utilize our vast experience to identify areas of concern and make sure we build an airtight safety plan into the project as we progress through preconstruction. The plan is refined throughout the preconstruction phase and is clearly conveyed to all as the project is released for subcontractor bidding.

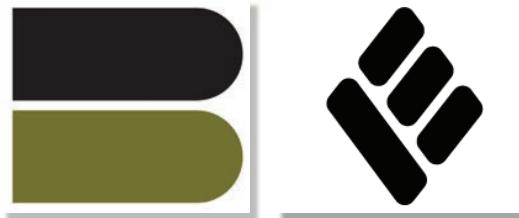
Branch's safety-first culture has resulted in consistent recognition for excellence in construction safety and we have been the recipient of numerous safety awards over the years. The success of our program is illuminated by our Experience Modification Rating (EMR) of .59, exceptionally lower than the industry average of 1.

### FINANCIAL STABILITY

Branch is celebrating our 55th Anniversary of providing professional construction services this year. Our firm has a long history of responsible management and financial stability, and we have maintained consistent growth during the recent economic downturn that negatively affected many in our industry. We have a bonding program of \$850 million, with a single project bonding capacity of \$150 million. Our firm is an independently operated subsidiary of The Branch Group, which is a mainstay in the Engineering News-Record's Top 400 US-based construction firms (currently ranked #229).

### ESOP | PROJECT ACCOUNTABILITY

Branch has operated under an Employee Stock Ownership Plan since 1982, and is a 100% employee-owned company. This ownership model has resulted in a culture where each employee has a vested interest in the successful completion of every project, and absolute satisfaction for every client. Our employee-owners will provide the Town of Christiansburg with a team of preconstruction and construction professionals who take complete ownership of, and accountability for, the services we deliver.



IDA LEE WATER PARK

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## **QUALIFICATIONS & EXPERIENCE**

- a.** Legal & Organizational Structure
- b.** Design-Build Team Experience
- c.** Design-Build Team Contacts
- d.** Financials
- e.** Conflict of Interest Statement
- f.** Last 10 Years



DON'T DO ORDINARY.  
DO EXTRAORDINARY.

## 1. QUALIFICATIONS & EXPERIENCE

### LEGAL & ORGANIZATIONAL STRUCTURE

*1a. Identify the legal structure of the firm or consortium of firms making the proposal. Identify the organizational structure for the project, the management approach and how each partner and major subcontractor in the structure fits into the overall team.*

Branch and Associates, Incorporated (Branch) is the entity submitting this proposal and as such will be the primary point of contact and responsibility for the Town of Christiansburg. Branch will oversee preconstruction and construction services for the proposed project.

Gay and Neel, Incorporated will serve as our partner and will provide land planning, surveying and civil engineering services. Gay and Neel has been providing master planning services for the Town to date on the North Christiansburg Regional Park and is intimately familiar with all project objectives.

OWPR Architects & Engineers will provide architectural services and Cunningham Recreation is providing playground design and consulting services. Branch Civil will provide overall site development preconstruction and construction services. Our complete team includes:

- Branch and Associates | Design-Builder – Overall Preconstruction & Construction Services
- Gay and Neel | Civil Engineering Services
- OWPR | Architectural Services
- Cunningham Recreation | Playground Design/Consulting Services
- Wood + Partners | Landscape Design Services
- ECS | Geotechnical Services
- Branch Civil | Site Development Preconstruction & Construction Services

We have assembled a team of the top local, regional, and national specialists to lend both depth and breadth to your project. Our collective understanding of local conditions is unmatched, and the broad perspective we bring to bear is second to none.

Our team's management approach is simple; we are one team working collaboratively toward one common goal and that goal is to provide the best possible amenities for the greatest return on investment for the Town of Christiansburg. We will check egos at the door and will vet options with tenacity, but in the end, collectively agree on what best meets the needs of the Town and community. We will look for cost saving alternatives that do not compromise scope or fail to address sustainability, durability and maintenance. Our team will be led by a Project Executive experienced in PPEA delivery who will ensure all team members are focused on the goals at hand and that we are in fact, delivering on promises. Everything we do will be transparent and available for Town of Christiansburg review at any time upon request. Our approach and methodology anticipates we will need to meet the scrutiny of an audit at project completion. Simply summarized, the Branch | Gay and Neel management approach and goal is to become an extension of the Town of Christiansburg, and to guide ourselves and the decisions we make as if we were the Owner.



## 1. QUALIFICATIONS & EXPERIENCE

DON'T DO ORDINARY.  
DO EXTRAORDINARY.





DON'T DO ORDINARY.  
DO EXTRAORDINARY.

## 1. QUALIFICATIONS & EXPERIENCE

### DESIGN-BUILD TEAM EXPERIENCE

*1b. Describe the experience of the firm or consortium of firms making the proposal and the key principals involved in the proposed project including experience with projects of comparable size and complexity. Describe the length of time in business, business experience, public sector experience and other engagements of the firm or consortium of firms. Include the identity of any firms that will provide design, construction and completion guarantees and warranties, and a description of such guarantees and warranties. Provide resumes of the key individuals who will be involved with the project*

**BRANCH AND ASSOCIATES, INC.** | Branch is a Roanoke-headquartered firm with regional offices in Richmond and Herndon, Virginia. Branch has been building community-oriented projects throughout Virginia, North Carolina and West Virginia for the past 55 years. Branch offers an extremely diverse resume of project experience and we construct our projects as a traditional hard bid contractor, Construction Manager at Risk and Design-Builder. We are intimately familiar with the local NRV market and subcontractor community who will fulfill critical roles as the process progresses.

Branch was founded in 1963 by William Branch. In 1985 the firm was reorganized into The Branch Group of which Branch and Associates is one of four wholly owned subsidiary companies focusing exclusively on general contracting, construction management, public-private ventures and design-build construction. In 1982, the company converted to an employee owned company (ESOP) and is now 100% employee owned. Employee ownership ensures that every employee has a vested interest in the company's success and is a key reason why our firm has continued its strong growth. Ranked by revenue, the company is consistently in the Top 5 Largest Contracting Firms headquartered in Virginia. We are currently #229 on the prestigious ENR Top 400 US-based construction firms list.

The cornerstone of Branch's success lies in the expertise of our many construction professionals and our wide-range of capabilities and experience. Always on the cutting edge of advancements in the industry, our staff utilizes state-of-the-art technologies and processes to strategically plan and manage projects of all types, magnitudes and complexities. Our projects range in size and complexity from \$1M to \$110M. As one of the region's most diversified construction firms, we have been privileged to call many of the region's highest profile and most sophisticated buyers of construction services our clients.

Branch has a strong team of Project Managers and Superintendents whose combined experience would be the envy of most competitors; our average employee tenure is 19 years. Financially the company ranks amongst the most solid in the industry by any financial measure. The Hartford Insurance Group has been providing Branch bonds for more than 17 years and does not sell the risk after it writes bonds on our behalf. This is a testament to our conservative financial management, as well as, assessment of risk.

We are a medium size firm as measured by national standards (\$170M - \$200M+ annually), and our culture and business model is to have our key executives involved with our major projects. Please reference the organizational chart and individual resumes provided in this section for our team structure and backgrounds.



DON'T DO ORDINARY.  
DO EXTRAORDINARY.

## 1. QUALIFICATIONS & EXPERIENCE

### SUMMARY OF REPRESENTATIVE BRANCH PROJECTS

- VMI Military & Leadership Field Training Grounds | \$14.1M
- Liberty University Infrastructure | \$11M
- VMI Post Infrastructure | \$30M
- Liberty University Williams Stadium | \$14.1M
- Liberty Softball Complex | \$8.7M
- VMI Alumni & Patchin Fields | \$22.7M
- VMI Corps Physical Training Facility, Phase II | \$32.5M
- Radford University Dedmon Center Renovations | \$14.6M
- VT Rector Field House Improvements | \$14.3M
- Roanoke College Cregger Athletic Center | \$39.6M
- New Blacksburg High School – Montgomery County | \$54.4M
- Numerous practice and performance fields on the multitude of Elementary, Middle and High School projects we deliver each year
- Numerous playgrounds and associated play areas on our multitude of Elementary School projects

**GAY AND NEEL, INC** | Gay and Neel, Inc. was established in 1992 in Christiansburg, Virginia. The Firm was established to provide quality Civil Engineering, Land Surveying, and Land Planning Services for a wide variety of projects in both the Public and Private Sector. We are also a Small Business Enterprise certified by the State of Virginia under SWaM #6642. Our growth continues today with Gay and Neel, Inc. now employing approximately 20 people and serving the Commonwealth from our Christiansburg office.

Gay and Neel, Inc.'s approach to design projects relies heavily on our unique dedication to incorporating in-house Landscape Architectural design in otherwise traditional Engineering and Site Development Projects. This approach has resulted in well-designed facilities and has gained the respect of the Development Community.

Gay and Neel, Inc. is dedicated to providing a quality product to its clients through personal service and professional experience. Our mission is to further our reputation and professional goals by providing complete customer satisfaction, building a diverse, experienced design team and providing a superior product. Our strongest marketing tool always has been, and always will be, client references and recommendations.

### SUMMARY OF REPRESENTATIVE GAY AND NEEL PROJECTS

- North Christiansburg Regional Park Master Plan
- Christiansburg Depot Park
- Huckleberry Trail - Christiansburg Extension
- New Park at South Point in Blacksburg
- Virginia Tech Baseball Park Replacement Renovation



DON'T DO ORDINARY.  
DO EXTRAORDINARY.

## 1. QUALIFICATIONS & EXPERIENCE

- Christiansburg High School Softball & Baseball Improvements
- Christiansburg High School Stadium Field/Track Improvements
- William Byrd High School Artificial Turf & Track Resurfacing Project
- William Byrd High School Practice Field Improvements
- Virginia Tech South Recreation Field Artificial Turf Improvements
- Calfee Park Drainage Improvements
- New Blacksburg High School

**OWPR ARCHITECTS & ENGINEERS** | Since its founding as an architectural firm in 1965, OWPR, Inc. has grown to offer not only architectural design, but all engineering disciplines from its office in Blacksburg, VA. The principals of OWPR are actively involved in the management, design, and construction administration of every project, and we take pride in long-term working relationships with our client base. OWPR has offices in Blacksburg, Virginia and Martinsburg, West Virginia.

OWPR, Inc. has provided innovative design solutions for over 52 years and we realize that each project and client are unique, and we provide a design team tailored to fit. We offer a dedicated staff of architects and all engineering disciplines in-house. Our clients experience a pragmatic design approach that balances creative space planning, aesthetic goals, and sustainability. With few consultants, coordination and communication across the design team is effortless.

### OWPR'S PROCESS: A ROADMAP TO SUCCESS

**LISTEN FIRST** | Our designs are a direct response to our client's current and anticipated needs. A very basic ingredient to a successful project is listening, so that we fully understand these needs.

**COLLABORATIVE DESIGN** | We will introduce new and exciting concepts in recreational facilities through our professional architectural and engineering staff. Our exciting collaborative design approach ensures that your recreational facilities achieve not only aesthetic, space-planning and functional goals, but also provide amenities that are low maintenance and easily operated.

**SUCCESSFUL CONSTRUCTION** | We believe that a successful construction project should not only result in a facilities that are delivered as designed, on time, and under budget, but it should result in a stronger relationship between the client and their architects and engineers. OWPR views the construction of a project as a time to hone the execution of the project. We confront and solve problems quickly because we recognize the far-reaching effects of a non-responsive design professional. Our collaborative approach is perfectly aligned with PPEA Design-Build delivery.

### SUMMARY OF REPRESENTATIVE OWPR PROJECTS

- Harkrader Sports Complex
- Roanoke College- Kerr Stadium
- Galax High School Astro-Turf Football Field, Track, & Stadium
- Bing Crosby Stadium



DON'T DO ORDINARY.  
DO EXTRAORDINARY.

## 1. QUALIFICATIONS & EXPERIENCE

- Falling Branch Elementary School Additions and Renovations
- New Blacksburg High School (Engineering only)
- New Auburn High School (Engineering only)
- Auburn Middle School (Engineering only)
- Eastern Elementary/Middle School Renovations and Additions
- Sheffey Elementary School Gym Addition
- Rural Retreat Middle Schools Additions and Renovations
- Rural Retreat High School Additions and Renovations

**CUNNINGHAM RECREATION / GAMETIME** | Since 1966, Cunningham Recreation has been providing commercial park and playground equipment from design to construction. We are proud to serve as GameTime Play Equipment's exclusive representative in North Carolina, South Carolina, Virginia, West Virginia, Arkansas, Kansas, Missouri, Illinois, Oklahoma, western Tennessee, Iowa, Nebraska, North Dakota, South Dakota, Delaware, Maryland and DC. Cunningham Recreation specializes in complete park and playground solutions from design to construction. We offer a full range of commercial park and play equipment for children of all ages and all abilities, and have completed thousands of installations. Cunningham Recreation can offer a variety of resources and design approaches for those planning and maintaining parks and playgrounds.

GameTime has been a pioneer in the commercial playground equipment industry since 1929. GameTime has continued to bring meaningful research around the importance of play to the design, engineering, manufacture and delivery of play equipment. GameTime play equipment's work has elevated industry standards on safety, physical and mental development, inclusion and intergenerational interaction. GameTime play systems, site furnishings and amenities are constructed from the highest quality materials and are backed by the industry's best warranty and customer service. Equipment is manufactured to meet current ASTM, CPSC and ADA guidelines for playground safety and accessibility.

**WOOD + PARTNERS, INC.** | Wood+Partners Inc. is a South East Regional Planning and Landscape Architecture Firm with offices in Hilton Head Island, SC and Tallahassee, FL. WPI offers a wide range of services to clients throughout the Carolinas, Georgia, Florida and many surrounding states. The firm was founded in 1988 and company President Mark Baker, ASLA along with Principals Kyle Theodore, ASLA, Todd Theodore, ASLA, Trey Griffin, ASLA and Shawn Kalbli, ASLA lead a professional staff of landscape architects, park and recreation planners and designers that specialize in providing professional services to public and private sector clients. WPI's mission is to Create Great Places. We create places that are memorable, beautiful, functional and authentic; places that connect people with each other, their environment and the places they live. WPI's planners and landscape architects have extensive experience and proven knowledge across multiple market segments including park and athletic facility design, recreation needs assessments, resort planning and amenity design and community planning and amenity design.



DON'T DO ORDINARY.  
DO EXTRAORDINARY.

## 1. QUALIFICATIONS & EXPERIENCE

We also provide streetscape design, corridor planning, wayfinding, civic open space planning and design. In addition to the services above, we provide facilitation of design charrettes and focus group meetings as well as entry gateways, monumentation, LEED and low impact / sustainable design.

Our approach centers around providing innovative and creative solutions that are practical, achievable and that get implemented! Our projects are completed on time and within budget. We approach each project with a keen eye towards creating civic improvements that enhance quality of life, that are supported by the public and that are sustainable.

**ECS** | Founded in 1988, Engineering Consulting Services (ECS) is a leader in geotechnical engineering, environmental consulting, construction materials testing, and facilities engineering for a wide array of projects and clients. ECS helps clients achieve success and raises the standard of professional services by hiring industry professionals who understand the complexities of building and maintaining modern infrastructures. ECS has grown to 50 offices, more than 1,600 people, and eight subsidiaries spread across the Mid-Atlantic, Southern, and Midwestern states. The firm is ranked 75 in Engineering News Record's (ENR) Top 500 Design Firms, and 177 in ENR's Top 200 Environmental Firms.

The professional staff at ECS is dedicated to providing responsive and reliable services. It is our corporate philosophy to "Set the Standard for Service" for our clients. Our steady growth comes from a deep belief in developing the people, systems, and expertise required to meet or exceed project requirements and client expectations. ECS employs professional engineers, geologists, scientists, project managers, certified field and laboratory technicians, and experienced support staff.

**BRANCH CIVIL, INC** | Branch Civil roots itself in a longstanding tradition of serving the transportation and infrastructural needs between and within communities throughout the Mid-Atlantic and Southeast United States. Since 1963, the company's long history of planting, cultivating, and growing transparent, professional relationships with its clients has established Branch Civil as a respected name within the civil construction industry of our regions. Branch Civil offers a dynamic range of services, including heavy civil construction, design-build, and site development preconstruction and construction services.

Like Branch and Associates, Branch Civil is a subsidiary of The Branch Group and offers the same client-focused values driven by our 100% employee-owned culture of accountability. We bring wide-ranging capabilities to site development projects and offer all resources necessary to deliver large-magnitude site infrastructure success.

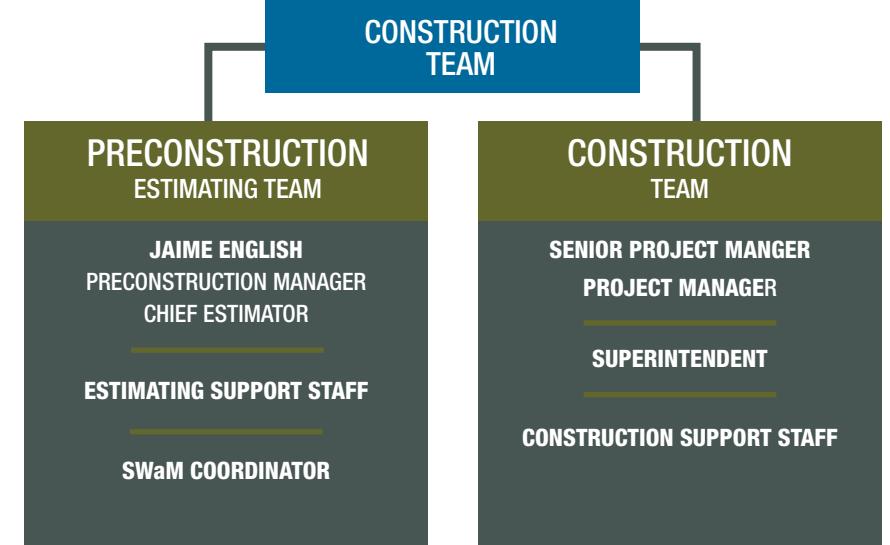
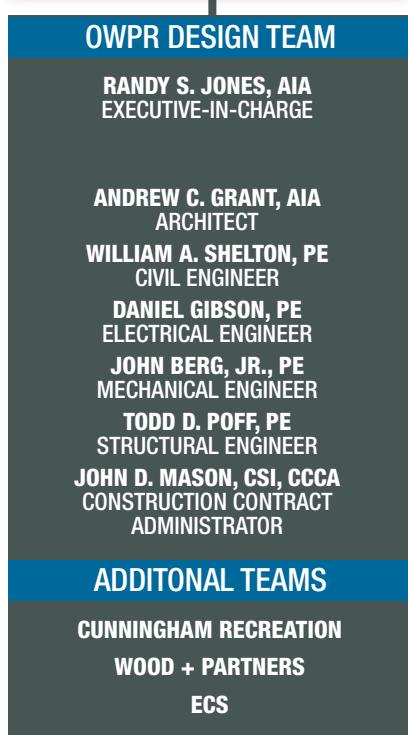


# 1. QUALIFICATIONS & EXPERIENCE

BRANCH | GAY AND NEEL | NORTH CHRISTIANSBURG REGIONAL PARK  
PROJECT TEAM ORGANIZATIONAL CHART



**CATHERINE UNDERWOOD, LEED AP**  
DESIGN-BUILD PROJECT MANAGER





#### EDUCATION

MS, Biological Systems Engineering | 2000  
Virginia Tech, Blacksburg, Virginia

BS, Biological Systems Engineering | 1998  
Virginia Tech, Blacksburg, Virginia

The Management Institute | 2003  
Roanoke College, Salem, Virginia

Leadership Roanoke Valley | 2017

#### CERTIFICATION

LEED, AP Certification | 2009

#### 17+ YEARS OF EXPERIENCE

#### OTHER PROJECT EXPERIENCE

Ridgeview High School, Middle School & Career Center

Mooresville High School

Stanley Middle School

Frederick Douglass Elementary School

Frederick County Middle School

Franklin High School

Douglas Freeman High School Reno/Addts

Highland Springs High School

Meadowbrook High School

G.H. Moody Middle School

Virginia Tech Infectious Disease Research Facility

Virginia Tech CRC Integrated Life Sciences Building

Emory & Henry College

Woodrow W. McGlothlin Center for the Arts

Washington & Lee University, Center for Global Learning

Washington & Lee University Sorority House #6

Roanoke Higher Education Center Renovations

Virginia Tech CRC RB1901

Virginia Tech CRC Knowledge Works I & II

Virginia Tech New Residence Hall at Career Services

Virginia Tech Special Purpose Housing

VMI Military South Institute Hill Parking Lot Tecton Products, Inc.

WVCC New STEM Building

VMI Science Building Renovation

Emory & Henry College

School of Health Sciences



## CATHERINE UNDERWOOD, LEED AP

VICE PRESIDENT | DESIGN-BUILD PROJECT MANAGER

Catherine Underwood joined Branch and Associates in May 2000 after completing her master's degree at Virginia Tech and began her employment with Branch as an estimator. She has worked as a Project Manager and then as a Project Executive where her organizational and problem-solving skills have proven invaluable in bringing projects to successful completion. Catherine has worked on a variety of projects using different procurement methods including CM@Risk, Design/Build (including PPEA) and competitive bid. Catherine has successfully managed numerous highly visible, large magnitude projects ranging in value from \$5 million to \$107.5 million. She has earned an outstanding reputation for establishing true partnerships with her clients by ensuring that client objectives drive all of Branch's efforts. Her experience on university and college campuses has helped her understand the critical aspects of working around occupied facilities with regard to public safety, noise control, scheduling, etc...

#### HIGHLIGHTED PROJECT EXPERIENCE

##### MONTGOMERY COUNTY PUBLIC SCHOOLS 3-SCHOOL PPEA | MONTGOMERY COUNTY, VIRGINIA

Montgomery County Public Schools  
200 Junkin Street  
Christiansburg, VA 24073

SHW (*Blacksburg HS*)  
RRMM (*Auburn MS & HS*)  
OWPR (*Engineering*)

This \$107.5 million PPEA design-build project was a complex, multi-faceted undertaking that involved the design and construction management of three separate schools for Montgomery County Public Schools. The entire scope of work was procured under a single design-build contract. Blacksburg High School was a new 3-story, 300,000sf high school, Auburn High School was a new 175,000sf high school and Auburn Middle School involved the comprehensive renovation of the old 120,000sf Auburn High School into the new middle school. The project required extensive preconstruction planning and due to extreme time constraints and the vast site development involved, both of the high school projects were constructed on fast-track schedules with partial Guaranteed Maximum Pricing (GMP) breakouts to facilitate early site grading, foundation and structural steel packages.

##### VMI MILITARY & LEADERSHIP FIELD TRAINING GROUNDS | LEXINGTON, VIRGINIA

Virginia Military Institute  
320 South Institute Hill  
Lexington, VA 24450  
Col. Dale Brown | 540-464-7697

Clark Nexsen  
213 South Jefferson Street  
Roanoke, VA 23502  
John Shields | 540-982-1183

This multifaceted project included a firearms training facility, drill fields, and a high element training / obstacle course. The firing range, which meets federal design and safety requirements, encompasses 21,000sf and has 30 firing positions with overhead baffles, sidewalls, bullet traps, target stands and an observation area. The elevated drill fields cover 263,000sf and are retained by 30' tall segmental walls. Jaime served as a senior estimator involved with multiple estimates as the design progressed.

##### VIRGINIA TECH RECTOR FIELD HOUSE IMPROVEMENTS | BLACKSBURG, VIRGINIA

Virginia Polytechnic Institute & State University  
90 Sterrett Facilities Complex  
Blacksburg, VA 24061  
Todd Shelton | 540-231-6411

Cannon Design  
2170 Whitehaven Road  
Grand Island, NY 14072  
Matthew Dates | 716-774-3385

This project for long-time repeat client Virginia Tech consists of multiple additions as well as select renovations to Rector Field House, the University's primary indoor facility for their track and field program. The Field House, which contains a 200-meter, banked indoor track and a full-size AstroTurf field is also used as a practice facility for numerous other sports. Branch was selected over national competition to provide preconstruction and construction services via CM@Risk delivery. The 110,900sf of improvements include a softball practice infield and hitting facility along with multiple batting and pitching cages, a new indoor Olympic sports 'throw facility' to include lower level mechanical space, support space for teams, coaches and officials, storage space are on the north side of the facility, a new enhanced entrance to the existing facility to include a lobby, ticketing window, concessions and increased restroom facilities and the replacement of the existing roof.



#### EDUCATION

BS, Building Construction | 1999  
Virginia Tech | Blacksburg, Virginia

#### CONTINUING EDUCATION

Construction Estimating Institute  
General Estimating | 2002  
The Branch Group University | 2006  
The Management Institute | 2007  
Roanoke College | Salem, Virginia

#### CERTIFICATION

LEED, AP Certification | 2009  
IgCC Certification | 2015

#### PROFESSIONAL/TRADE ORGANIZATIONS

CMAA

#### 18+ YEARS OF EXPERIENCE

#### OTHER PROJECT EXPERIENCE

WVCC New STEM Building  
Virginia Tech CRC Integrated Life Sciences Building  
VMI Science Building Renovation  
Roanoke College Cregger Center  
Liberty University Science Hall  
Liberty University Library  
Liberty University Softball Stadium  
Liberty University Parking Deck  
Liberty University Lake Project  
Virginia Tech Residence Hall at Career Services  
Washington & Lee University  
Sorority House #6  
E.C. Glass High School Renovations  
Interbake Apartments  
VMI Military South Institute Hill Parking Lot  
VMI Corps Physical Training Facility, Phase II  
Frederick Douglass Elementary School  
Virginia Tech West End Market Renovation  
Virginia Tech Academic Buildings Renovation  
Virginia Tech Infectious Disease Research Facility  
Radford University Russell Hall Renovation  
Tecton Products, Inc.



## JAIME ENGLISH, LEED AP

### PRECONSTRUCTION MANAGER

Jaime graduated from Virginia Tech's Building Construction Program in 1999 and upon graduation was hired as an assistant project manager for a prominent east coast general contractor headquartered in Florida. In June 2000, Branch recruited Jaime where he started his career in estimating; he was promoted to Senior Estimator in December 2011 and Preconstruction Manager in January 2012. Over the course of his 17 year tenure with Branch, Jaime has developed estimates for projects in higher education, K-12, science/lab, technology, multi-family residential, firearms training and stadium expansions to name just a few. Jaime is well versed in conceptual estimating and has been extensively involved with numerous higher education CM@Risk and Design-Build projects. He leads Branch's BIM virtual building technology program.

#### HIGHLIGHTED PROJECT EXPERIENCE

##### MONTGOMERY COUNTY PUBLIC SCHOOLS 3-SCHOOL PPEA | MONTGOMERY COUNTY, VIRGINIA

Montgomery County Public Schools	SHW ( <i>Blacksburg HS</i> )
200 Junkin Street	Bill Bradley   434-295-8200
Christiansburg, VA 24073	RRMM ( <i>Auburn MS &amp; HS</i> )
Brenda Blackburn   843-991-9669	Ben Motley   540-344-1212

This \$107.5 million PPEA design-build project was a complex, multi-faceted undertaking that involved the design and construction management of three separate schools for Montgomery County Public Schools. The entire scope of work was procured under a single design-build contract. Blacksburg High School was a new 3-story, 300,000sf high school, Auburn High School was a new 175,000sf high school and Auburn Middle School involved the comprehensive renovation of the old 120,000sf Auburn High School into the new middle school. The project required extensive preconstruction planning and due to extreme time constraints and the vast site development involved, both of the high school projects were constructed on fast-track schedules with partial Guaranteed Maximum Pricing (GMP) breakouts to facilitate early site grading, foundation and structural steel packages.

##### VIRGINIA TECH RECTOR FIELD HOUSE IMPROVEMENTS | BLACKSBURG, VIRGINIA

Virginia Polytechnic Institute & State University	Cannon Design
90 Sterrett Facilities Complex	2170 Whitehaven Road
Blacksburg, VA 24061	Grand Island, NY 14072
Todd Shelton   540-231-6411	Matthew Dates   716-774-3385

This project for long-time repeat client Virginia Tech consists of multiple additions as well as select renovations to Rector Field House, the University's primary indoor facility for their track and field program. The Field House, which contains a 200-meter, banked indoor track and a full-size AstroTurf field is also used as a practice facility for numerous other sports. Branch was selected over national competition to provide preconstruction and construction services via CM@Risk delivery. The 110,900sf of improvements include a softball practice infield and hitting facility along with multiple batting and pitching cages, a new indoor Olympic sports 'throw facility' to include lower level mechanical space, support space for teams, coaches and officials, storage space are on the north side of the facility, a new enhanced entrance to the existing facility to include a lobby, ticketing window, concessions and increased restroom facilities and the replacement of the existing roof.

##### VMI CORPS PHYSICAL TRAINING FACILITY, PHASE II | LEXINGTON, VIRGINIA

Virginia Military Institute	Baskerville
320 South Institute Hill	105 S. 15th Street, Suite 200
Lexington, VA 24450	Richmond, VA 22902
Col. Dale Brown   540-464-7697	Jay Woodburn   804-343-1010

A complex \$32.5 million CM@Risk project involving comprehensive, multi-phased renovations to two existing athletic & physical training facilities on VMI's Post, Cormack and Cocke Halls. The project includes complete modernization of the facilities to meet the needs of 21st century athletic training programs as well as current building and safety codes. The renovated Cormack Hall houses the Physical Education Department and includes faculty offices, facilities to support "specific" academic courses, classrooms, multi-purpose courts, combatives/wrestling area, and exercise science laboratories. The renovated Cocke Hall will include enhanced physical training areas, weight and cardio training rooms, restrooms, and cadet activity spaces. Branch worked closely with VMI staff and the end users to develop creative phasing plans to safely coordinate our work around on-going VMI activities.


**EXPERIENCE**

 21 years  
 9 years with firm

**EDUCATION**

 Virginia Tech  
 Bachelor of Science  
 Civil Engineering  
 1997

**PROFESSIONAL REGISTRATIONS**

 Professional Engineer  
 Virginia  
 2002

**HIS EXPERIENCE IS HIGHLIGHTED BELOW:**
**• Recreational / Athletics / Park Projects**

- North Christiansburg Regional Park, Christiansburg, VA
- Christiansburg High School Field and Track Replacement, Christiansburg, VA
- Christiansburg High School Softball Stadium Development, Christiansburg, VA
- Montgomery County Schools, Countywide Stadium Study, Montgomery County, VA
- Blacksburg High School Stadium, Blacksburg, VA
- Blacksburg High School Baseball & Softball Fields, Blacksburg, VA
- Eastern Montgomery High School Stadium, Montgomery County, VA
- Auburn High School Stadium Improvements, Montgomery County, VA
- Virginia Tech South Recreation Artificial Turf Field Renovations, Blacksburg, VA
- Virginia Tech Baseball (Union Park) Complete Renovation Project, Blacksburg, VA
- Virginia Tech Rector Field House Expansion/Renovation, Blacksburg, VA
- Virginia Tech Pritchard Prairie Fitness Park, Blacksburg, VA
- Virginia Tech Prairie Quad Fitness Park, Blacksburg, VA
- William Byrd High School Rubber Track and Turf Field Project, Roanoke County, VA
- William Byrd High School – Practice Field Improvements, Roanoke County, VA
- Park at South Point – Multipurpose Fields, Blacksburg, VA
- Pulaski County MS – New Athletic Fields / Facilities for new Middle School, Pulaski County, VA
- Radford University Baseball Dugouts, Radford, VA
- Hugh K. Cassell Elementary School Baseball Fields, Augusta County, VA
- Riverheads High School Baseball Field, Augusta County, VA
- Bing Crosby Memorial Stadium (Minor League Baseball) Renovations, Front Royal, VA

**• Other Noteworthy Relevant Projects**

- Drillfield Drive Improvements – Blacksburg, VA
- College Avenue Promenade – Schematic Design, Blacksburg, VA
- Turner Streetscape Improvements – Blacksburg, VA
- Strasburg Downtown Improvements – Strasburg, VA



EXPERIENCE	EDUCATION	PROFESSIONAL REGISTRATIONS
5 years	Virginia Tech	Professional Engineer
1 year with firm	Bachelor of Science Civil Engineering 2011	Virginia 2017

**HIS EXPERIENCE IS HIGHLIGHTED BELOW:**

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- **Christiansburg Projects**
  - North Christiansburg Regional Park, Christiansburg, VA
  - Huckleberry Trail Phase III, Christiansburg, VA
  - Independence Boulevard/North Franklin Street Improvements, Christiansburg, VA
- **Other Noteworthy Projects**
  - Virginia Tech Rector Field House Expansion/Renovation, Blacksburg, VA
  - Virginia Tech Baseball Park Replacement/Renovation at Union Park/English Field, Blacksburg, VA
  - Virginia Tech Student Wellness Services Project, Blacksburg, VA
  - Virginia Tech Pritchard Prairie Fitness Park, Blacksburg, VA
  - Virginia Tech Inn: Preston's Patio, Blacksburg, VA



EXPERIENCE	EDUCATION	PROFESSIONAL REGISTRATIONS
22 years 19 years with firm	Virginia Tech Bachelor of Science Civil Engineering 1997	Professional Engineer Virginia, 2001 North Carolina, 2008 Kentucky, 2009 West Virginia, 2010

**HIS EXPERIENCE IS HIGHLIGHTED BELOW:**

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**• Recreation Projects**

- North Christiansburg Regional Park, Christiansburg, VA
- Elliston-Lafayette Recreation Park, Montgomery County, VA
- Huckleberry Trail, Christiansburg, VA
- Christiansburg Depot Park, Christiansburg, VA
- Town of Christiansburg Aquatic Center, Christiansburg, VA
- Calfee Park, Pulaski, VA
- Motor Mile Speedway, Pulaski, VA

**• Other Noteworthy Relevant Projects**

- Christiansburg Fire Department, Christiansburg, VA
- Murray Run Stream Restoration, Roanoke County, VA
- Radford University ADA Improvements, Radford, VA
- Radford University Bonnie Plaza, Radford, VA
- Tekoa Boys Campus Site Plan, Christiansburg, VA



# Randy S. Jones, AIA

CHIEF EXECUTIVE OFFICER  
PROJECT ARCHITECT/MANAGER

**OWPR**  
ARCHITECTS AND ENGINEERS

**Project Assignment:** Executive In Charge

**Years of Experience:** 27

**Education:** Bachelor of Architecture - VA Tech 1990

**Active Registrations:** VA, WV, NC

## Professional Summary:

I am one of the principals in charge of architectural projects at OWPR, Inc. I have a diverse career that includes over 25 years of professional practice as a Designer, Project Architect and Project Manager. I bring a cutting-edge educational design experience and extensive recreational expertise to the team.

As an Architect, I strive for inventive and aesthetically pleasing designs that meet the unique needs of each client. I want to involve my client in the design process, utilizing both experiences of the past, and the new concepts and ideas of today. I take great care to design a building that is not only aesthetically pleasing, but also sustainable. I want to complete each project to the satisfaction of the client.

Leading the talented, highly skilled team at OWPR, Inc. is exciting and rewarding. I encourage and nurture our career -minded staff, involving them in OWPR's vision for the future. Our commitment to creativity and client satisfaction are what have continually set OWPR apart for nearly five decades.

## Selected Examples of Professional Experience:

### Caroline County Public Schools

#### Caroline County, Virginia

- System Wide School Study
- Bowling Green Primary School Addition and Renovation

### Covington City Public Schools

#### City of Covington, Virginia

- System Wide School Study
- New Elementary School Site Study
- Joint Alleghany/Covington High School Study

### Frederick County Public Schools

#### Frederick County, Virginia

- Frederick County Middle School Renovations
- Greenwood Mill Elementary School
- James Wood Middle School Renovations
- Orchard View Elementary School
- New Transportation Facility Study
- Redbud Run Elementary School
- Sherando High School
- Stonewall Elementary School

### City of Galax Public Schools

#### City of Galax, Virginia

- Galax High School Renovation

### Giles County Public Schools

#### Giles County, Virginia

- Narrows Elementary/Middle School Addition & Renovations
- Eastern Elementary School Addition & Renovations Study
- Giles County Vocational Center Addition & Renovations Study

### Lexington City Public Schools

#### Lexington, Virginia

- Lylburn Downing Middle School Addition & Renovation
- System Wide School Study

### Montgomery County Public Schools

#### Montgomery County, Virginia

- Auburn Strand Facility Study
- Auburn Elementary School
- Auburn Middle School Renovations
- Blacksburg Middle School
- Christiansburg Middle School
- Eastern Montgomery High School\Shawsville Middle School Kitchen Addition & Renovations
- Six School Window Replacement

### Pulaski County Public Schools

#### Pulaski County, Virginia

- Critzer Elementary School Addition & Renovations
- Snowville Elementary School Addition & Renovations
- Pulaski Middle School Renovation Study
- Claremont Elementary Renovation Study

### Roanoke Catholic School

#### Roanoke, Virginia

- Master Plan Study
- Multi-Purpose Building
- New Lower School and Gymnasium
- Study for a Gymnasium Addition & Renovations

### Roanoke County Public Schools

#### Roanoke County, Virginia

- Monterey Elementary School Renovations

### Russell County Public Schools

#### Russell County, Virginia

- Belfast Elementary School Renovations
- Copper Creek Elementary School Renovations
- Givens Elementary School Renovations

### Warren County Public Schools

#### Warren County, Virginia

- Preliminary Design Study of 4 Schools
- Warren County High School
- Skyline High School

### Wise County Public Schools

#### Wise County, Virginia

- St. Paul High School Study

### Wythe County Public Schools

#### Wythe County, Virginia

- System Wide Facilities Study
- Fort Chiswell Middle School Addition & Renovations
- Jackson Memorial Elementary School Addition & Renovations
- Max Meadows Elementary School Addition & Renovations
- Rural Retreat Elementary School
- Rural Retreat Middle/High Agriculture Building
- Rural Retreat Middle School Addition & Renovation
- Rural Retreat High School Addition & Renovation
- Scott Memorial Middle School Addition & Renovations
- Spiller Elementary School Addition & Renovations



# A. Hunter Wilson, RA

## ARCHITECT



**Project Assignment:** Architect

**Years of Experience:** 8

**Education:** Bachelor of Architecture- VA Tech 2009

**Active Registrations:** VA

**Certifications:** VHDA- Universal Design- 2010/2012, Green Globes Initiatives Green Globes Professional (GGP)-2016, NCARB Certification- 2016

### Professional Summary:

Since starting work in the Architecture industry in 2009, I have been actively involved in the design of a wide array of new structures and renovations to include performing arts centers, municipal offices and maintenance facilities, healthcare facilities, higher education buildings, K-12 education buildings, water and wastewater treatment facilities, visitor centers, museums, park facilities, clinics, police headquarters, fire and rescue stations, downtown revitalizations, accessibility improvements, public housing, historical structures, and a multitude of maintenance and repairs projects. Serving a variety of clients and program types has aided in broadening my understanding of the practice of Architecture, and as a result; allows me to approach each program with an open mind to the myriad of design solutions available to meet the clients' needs. I am a Green Globes Professional, certified by the Green Building Initiative, and strive to incorporate sustainable and sound design principles in all structures.

### Selected Examples of Professional Experience:

#### Virginia Department of Behavioral Health and Developmental Services

- Western State Hospital Admissions Area Renovation Greenhouse and Covered Porch

#### Brock Hughes Free Clinic\*

- Medical and Dental Clinic Schematic Study

#### Wytheville OB/GYN Office Expansion - Tenant Upfit\*

#### Radford Center for Family Health PAR\*

#### Southwest Virginia Regional Dental Center Renovation\*

#### Clinch River Health Services\*

- Clinch River Health Clinic
- Dungannon Clinic Renovation

#### Bristol Virginia Public Schools\*

- Highland View Elementary Classroom Egress Project
- Van Pelt Elementary Voter ADA Improvements
- Virginia High Gymnasium Roof Replacement (unbuilt)
- Virginia High Voter ADA Improvements

#### Bluefield State College\*

- Campus-wide Roof Replacement Project

#### Blacksburg VPI Sanitation Authority\*

- Stroubles Creek ATAD Facility
- Stroubles Creek UV Disinfection Building and Capital Improvements

#### Lord Fairfax Community College

- Middletown Campus Fairfax Hall Library Limited Area Renovation
- Fauquier Campus Electronic Door Access

#### New River Community College

- College ADA Accessibility Upgrade
- Art Program Renovation\*

#### Patrick Henry Community College

- West Hall Window Replacement

#### Virginia Department of Transportation

- Peters Creek Area Headquarters Equipment Storage and Office Building

#### Virginia Department of Military Affairs

- Roanoke Band Training Facility
- Roanoke Readiness Center Modernization
- New Bays Addition
- Roanoke Sustainment Maintenance and Repairs

#### Carroll County Public Schools/Carroll County Joint IDA\*

- Carroll County High School STEM Lab

#### Emory & Henry College

- Carriger/Matthews Hall Exterior Improvements
- Sullins Hall Band Practice Facility PAR

#### First Landing State Park\*

- Visitor Center (LEED Silver)

#### New River Trail State Park\*

- New Maintenance Building and Pole Shed Complex
- Site Improvements at Foster Falls Orphanage

#### Natural Tunnel State Park\*

- HVAC Installation at Assistant Park Manager Residence and Chief Ranger Residence

#### Southwest Virginia Museum\*

- HVAC Installation at Park Manager Residence

#### Smyth County Board of Supervisors\*

- Smyth County Health Department Accessibility Improvements

#### Town of Big Stone Gap\*

- Mutual Pharmacy Building PAR

#### Washington County Service Authority\*

- Middle Fork Water Treatment Plant - 12MGD
- Office Building Lobby Renovation
- South Fork Raw Water Intake
- Mill Creek Water Treatment Plant

#### Wytheville Community College\*

- Smyth Hall Tiered Classroom and Library HVAC Improvements
- Grayson Hall Workforce Development Renovations and HVAC Improvements
- Grayson Hall Welding Lab Renovations
- Grayson Hall Computer Lab
- Bland, Carroll, Fincastle, Galax, and Grayson Halls Window Replacements
- Breezeway Construction Project
- Carroll Hall Tiered Classroom and Ground Floor Improvements
- Bland, Fincastle, and Grayson Halls Bathroom Renovations
- Electronic Entrance Sign

\* Indicates Project Experience with previous employer.



# William A. Shelton, PE

VICE-PRESIDENT  
CIVIL ENGINEER

**Project Assignment:** Civil Engineer  
**Education:** Bachelor of Science-- VA Tech 1992

**OWPR**  
ARCHITECTS AND ENGINEERS

**Years of Experience:** 24  
**Active Registrations:** VA, WV, NC

## Professional Summary:

As a Civil Engineer and department head, it is my responsibility to oversee the design of all aspects of a project site in order to provide our clients with a facility that is safe, functional, efficient, and maintainable. My design and oversight responsibilities include site master planning and layout, roadway design, grading and earthworks, water and sewer system design, storm drainage, and stormwater management design and calculations, as well as erosion control design and calculations.

I also assist clients in pre-design site evaluation and feasibility studies, leading our clients through the site selection process. This also can include existing facility inventories and evaluations where I can help our clients maximize the usefulness of their existing properties. Helping our clients develop master plans of their facilities is another way that I can help them more effectively utilize what they have now and assess their needs for the future.

My goal is to provide excellent client service, to exceed your project's needs, and to add value through creative engineering solutions. OWPR's "hands-on" project management approach allows me to quickly identify and resolve a project's site specific issues with an emphasis on service and follow-through to project completion.

## Selected Examples of Professional Experience:

### Bland County Public Schools

Bland County, Virginia

- Site Study

### Caroline County Public Schools

Caroline County, Virginia

- System Wide School Study

### Covington City Public Schools

City of Covington, Virginia

- Covington High School Expansion Study
- Edgemont Primary & Jeter-Watson Intermediate School
- New Elementary School Site Study
- System Wide School Study

### Frederick County Public Schools

Frederick County, Virginia

- Administration Building Annex
- Administration Building Site Study
- Evendale Elementary School
- Gainesboro Elementary School
- James Wood High School Track Resurfacing
- Millbrook High School
- Millbrook High & Redbud Run Elementary Schools - MS4 Permit
- Sherando High School Track Renovation
- Transportation/Maintenance Study
- Various Site Studies

### Galax City Public Schools

Galax City, Virginia

- Galax High School Addition & Renovation

### Giles County Public Schools

Giles County, Virginia

- Eastern Elementary & Middle School Addition & Renovation
- Giles High School Football Stadium Renovations
- Giles County Technology Center Addition and Renovation
- Narrows High School Football Stadium Renovation
- Narrows High School Athletic Facilities Study

### Lexington City Public Schools

Lexington, Virginia

- Lylburn Downing Middle School Addition & Renovation
- Waddell Elementary School Study

### Montgomery County Public Schools

Montgomery County, Virginia

- Auburn Strand Facility Study
- Auburn Elementary School
- Auburn Middle School Renovations
- Blacksburg Middle School
- Christiansburg Middle School
- Eastern Montgomery High School
- Shawsville Middle School Addition/Renovations

### Pulaski County Public Schools

Pulaski County, Virginia

- Critzer Elementary School Addition and Renovation
- New Elementary School Site Study
- Pulaski Elementary School
- Pulaski County High School Softball Field
- Riverlawn Elementary School

### Roanoke Catholic School

Roanoke, Virginia

- Parking Lot Expansion
- Master Plan Study

### Roanoke County Public Library - Headquarters

Roanoke, Virginia

### Tazewell County Public Schools

Tazewell, Virginia

- Graham Intermediate School Addition

### Warren County Public Schools

Warren County, Virginia

- Skyline High School
- Warren County High School
- E. Wilson Morrison Elementary School

### Wise County Public Schools

Wise County, Virginia

- St. Paul High School Study

### Wythe County Public Schools

Wythe County, Virginia

- George Wythe High School Drainage Improvements
- New Pressbox at Fort Chiswell High School
- Rural Retreat Elementary School
- Scott Memorial Elementary School Addition and Renovation
- Spiller Elementary School Addition and Renovation



# Richard L. Williams

## PLUMBING DESIGNER



**Project Assignment:** Plumbing Designer

**Years of Experience:** 45

**Education:** Associate of Science- 1972, Mechanical and Architectural Design- NRCC

### Professional Summary:

As a Plumbing Designer, I have had many years of experience in the mechanical design field with a concentration in Plumbing and Fire Suppression Design. I approach all designs by looking at how the plumbing system of the building relates to other design disciplines, owners, installers, operators, users and the community outside the building. I am committed to providing my clients with the most economical and energy efficient design available within the set design parameters.

This commitment has been foremost throughout my design of water distribution, storm and sanitary drainage systems, as well as gas distribution systems. In addition to interior plumbing systems, I have worked with our Civil Engineers on many projects including water supply, wells, water storage tanks and pumps, gravity sanitary sewage collection, lift stations, force mains and natural gas distribution.

I enjoy working with the highly skilled OWPR Team because of the immense dedication of each team member. It is this dedication that makes each client feel like our only client, and each project like our only project.

### Selected Examples of Professional Experience:

#### Caroline County Public Schools

##### Caroline County, Virginia

- System Wide School Study
- Caroline High School Additions and Renovations
- Madison Elementary School Additions and Renovations

#### Frederick County Public Schools

##### Frederick County, Virginia

- Armel Elementary School
- Admiral Richard E. Byrd Middle School
- Evendale Elementary School
- Gainesboro Elementary School
- Greenwood Mill Elementary School
- Indian Hollow Elementary School
- James Wood High School Addition and Renovation
- James Wood Middle School Addition and Renovation
- Middletown Elementary School Addition
- Millbrook High School
- New Transportation Facility Study
- Orchard View Elementary School
- Redbud Run Elementary School
- Sherando High School
- Sherando High School Addition
- Stonewall Elementary School
- Backflow Prevention at Multiple Schools
- 4th High School

#### Giles County Public Schools

##### Giles County, Virginia

- Eastern Elementary/Middle School Renovations
- Giles High School Renovations
- Giles Vocational Center Addition/Renovations
- Macy McClaugherty Elementary/Middle School Add. & Reno.
- Narrows Elementary/Middle School Addition and Renovation
- Narrows High School Renovations

#### Lexington City Public Schools

##### Lexington, Virginia

- New Harrington-Waddell Elementary School

#### Montgomery County Public Schools

##### Montgomery County, Virginia

- Auburn Elementary School
- Auburn Strand Facilities Study
- Blacksburg High & Shawsville Middle Chiller Replacements
- Blacksburg and Christiansburg Middle School
- Eastern Montgomery High School
- Shawsville Middle School Addition and Renovation
- Christiansburg High School- Renovate Culinary Arts Area

#### Pulaski County Public Schools

##### Pulaski County, Virginia

- Pulaski County High School Chiller Replacement
- Pulaski Elementary School
- Snowville Elementary School Addition and Renovation

#### Roanoke College

##### Salem, Virginia

- Colket Dining Plaza

#### Roanoke County Public Library - Headquarters

##### Vinton, Virginia

#### Roanoke County Vinton Public Library

##### Roanoke, Virginia

#### Raleigh Court Library

##### City of Roanoke, Virginia

#### Warren County Public Schools

##### Warren County, Virginia

- E. Wilson Morrison Elementary School Renovations
- Skyline High School
- Warren County High School

#### Wythe County Public Schools

##### Wythe County, Virginia

- Fort Chiswell Middle School Addition and Renovation
- Jackson Memorial Elementary School Addition and Renovation
- Max Meadows Elementary School Addition and Renovation
- Rural Retreat Elementary School
- Rural Retreat High School Renovations
- Scott Memorial Elementary School Addition and Renovation
- Spiller Elementary School Addition and Renovation

#### First Bank and Trust

##### Blacksburg, Virginia

#### Anytime Fitness

##### Blacksburg/Fairlawn, Virginia

- Blacksburg- Expansion
- Fairlawn- New Athletic Facility

#### New River Community College

##### Dublin, Virginia

- ADA Accessibility (VCCS)
- Replace and Relocate Fire Pump



# Todd D. Poff, PE

CHIEF OPERATIONAL OFFICER  
STRUCTURAL ENGINEER

**OWPR**  
ARCHITECTS AND ENGINEERS

**Project Assignment:** Structural Engineer  
**Education:** Bachelor of Science- VA Tech 1987

**Years of Experience:** 30  
**Active Registrations:** VA, WV, NC

## Professional Summary:

From the beginning of my career at OWPR, Inc. in 1989, I have worn many hats. I started as a Civil Engineer. After working in that department for several years, I began moving over to the Structural Engineering Department; where my true interest, and most of my training lies. I also serve as one of our Project Managers, as well as a Principal.

As a Structural Engineer, it is my responsibility to insure the safety of the structures I design, as well as that of any occupants inside those structures. I take that responsibility very seriously. As a member of the design team, I understand that the structural system of a building needs to have the least amount of impact possible on the architectural design and on the way our clients use our buildings. It is that kind of teamwork, with all major design disciplines in-house, that allows me 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.

## Selected Examples of Professional Experience:

### Covington City Public Schools

#### City of Covington, Virginia

- Edgemont Primary & Jeter Watson Intermediate Combined School
- System Wide Facility Study

### Frederick County Public Schools

#### Frederick County, Virginia

- Armel Elementary School
- Admiral Richard E. Byrd Middle School
- Evendale Elementary School
- James Wood Middle School Addition and Renovation
- Middletown Elementary School Addition
- Old Frederick County Middle School Investigation

### Giles County Public Schools

#### Giles County, Virginia

- Narrows Elementary/Middle School Addition & Renovation
- Giles High School Renovation
- Giles County Technology Center Addition and Renovation
- Macy McClaugherty Roof Renovation
- Narrows High School Renovation

### Lexington City Public Schools

#### Lexington, Virginia

- System Wide Facilities Study
- Lylburn Downing Middle School Addition and Renovation

### Madison County Public Schools

#### Madison County, Virginia

- Waverly Yowell Elementary School

### Montgomery County Public Schools

#### Montgomery County, Virginia

- Blacksburg Middle School
- Christiansburg Middle School
- Auburn Strand Facilities Study

### Pulaski County Public Schools

#### Pulaski County, Virginia

- Riverlawn Elementary School
- Snowville Elementary School Addition and Renovation
- 

### Rappahannock County Public Schools

#### Rappahannock County, Virginia

- Rappahannock County Elementary School

### Roanoke County Public Library - Headquarters

#### Roanoke, Virginia

### Smyth County Public Schools

#### Smyth County, Virginia

- Chilhowie Elementary School HVAC Renovation

### Tazewell County Public Schools

#### Tazewell County, Virginia

- Graham Intermediate School Addition and Renovation

### Warren County Public Schools

#### Warren County, Virginia

- Skyline High School

### Wise County Public Schools

#### Wise County, Virginia

- St. Paul High School Study

### Wythe County Public Schools

#### Wythe County, Virginia

- George Wythe High School Agriculture Building
- Jackson Memorial Elementary School Addition & Renovation
- Scott Memorial Elementary School Addition and Renovation
- Spiller Elementary School Addition and Renovation
- Rural Retreat Elementary School
- Rural Retreat Middle School Addition and Renovation
- Rural Retreat High School Addition and Renovation
- System Wide Facilities Study



# John D. Mason, CSI, CCCA

## CONSTRUCTION CONTRACT ADMINISTRATOR



**Project Assignment:** Construction Contract Administrator

**Years of Experience:** 45

**Education:** Bachelor of Science- VA Tech 1972

**Certifications:** Certified Construction Contract Administrator- Construction Specifications Institute- 2008

### Professional Summary:

Having worked as contractor, owner's representative, and contract administrator, I have a unique understanding of the construction process. I especially understand the importance of clear, prompt responses from all parties. I will endeavor to reinforce OWPR's stellar reputation of responsiveness. I will also utilize the carefully crafted language and details in the contract documents to hold the contractor accountable for schedule and workmanship.

I am familiar with design-bid-build, design-build, construction manager at risk, and PPEA methods of project delivery. My experience has taught me that being detail oriented ensures the project will have the documentation handled correctly and that the final product will conform to the project documents.

### Selected Examples of Professional Experience:

#### Bluefield, Virginia\*

- Bluefield Town Offices
- Bluefield Fire Station

#### Botetourt County, Virginia\*

#### Botetourt, Virginia

- Recycling Center

#### Floyd County, Virginia\*

#### Floyd, Virginia

- Floyd County 911 Center
- Floyd Library Addition

#### Franklin County, Virginia\*

#### Rocky Mount, Virginia

- Franklin County VA Government Center

#### Franklin County Public Schools\*

#### Franklin County, Virginia

- Boones Mill Elementary School Addition
- Dudley Elementary School Addition
- Ferrum Elementary School Addition
- Glade Hill Elementary School Addition
- Sontag Elementary School Addition

#### Montgomery County, Virginia\*

#### Christiansburg, Virginia

- VA Government Center
- Montgomery County Rescue Squad Facility
- Montgomery County Courthouse

#### Pittsylvania County, Virginia\*

#### Chatham, Virginia

- Waste Water Treatment Facility

#### Salem City Schools\*

#### Salem, Virginia

- G.W. Carver Elementary School Additions and Renovations

#### Tazewell County, Virginia\*

#### Cedar Bluff, Virginia

- 4 County transit offices / maintenance facility

#### Frederick County Public Schools

#### Frederick County, Virginia

- Administration Building Window and HVAC Replacement

#### Caroline County Public Schools

#### Caroline County, Virginia

- Caroline County High School Additions and Renovations
- Madison Elementary School Additions and Renovations

#### Raleigh County Schools

#### Raleigh County, West Virginia

- Shady Spring High School Additions and Renovations
- New Raleigh Elementary School

#### Wythe County Public Schools

#### Wythe County, Virginia

- George Wythe High School- Additions and Renovations

#### Waynesboro Public Schools

#### Waynesboro, Virginia

- Waynesboro High School- Additions and Renovations

\*Indicates Project Experience with previous employer.



2100 Lubna Dr. Christiansburg, VA 24073

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## Daniel W. Gibson, P.E., LEED AP

**Telephone: (540) 998-6069**

**E-mail: Daniel@GibsonEngineer.com**

### **EXPERIENCE**

**Owner/Senior Electrical Engineer (Gibson Engineering LLC)**

### **COMPANY FOCUS**

With 15 years of experience in large and small firms I realized a need to provide customized services for owners and Architects. I started Gibson Engineering with the focus on small business and specialized services for Architects.

### **EDUCATION**

Virginia Polytechnic Institute and State University – Blacksburg, Virginia  
B.S. in Electrical Engineering – May 2004

### **CERTIFICATIONS**

Professional Engineer (Electrical) Virginia, North Carolina, West Virginia  
Leadership in Energy and Environmental Design Accredited Professional. (LEED AP)

### **PROJECT EXPERIENCE**

Past experience in the following areas:

**Religious:** Provide various electrical designs for multiple churches and church facilities.

**Education K-12:** Provide various designs for schools and electrical designs for upgraded HVAC replacements.  
Back Creek Elementary HVAC Replacement – Electrical Support

**Higher Education:** Provide various designs for classroom renovations, dorm rooms, HVAC and elevator upgrades for multiple projects.

Radford University Fire Alarm Upgrade, Electrical Replacement

**Hospitality:** Provide electrical design for multiple hotels and restaurants .

Cambria Suites Conference Room Renovation, Macado's Farmville, Virginian Hotel

**Commercial:** Provide multiple electrical design for private and public clients for office areas, meeting spaces.

**Banks:** Provide various electrical designs for multiple banks and branches.

**Medical:** Provided electrical design for Emergency Room Renovation.

**Residential:** Provide electrical design for multiple residences from standard residential or apartments to multi-million dollar single family residences.

**Industrial:** Provide electrical design for industrial clients for manufacturing facilities.  
Carter Machinery

**\*experience includes work with Gibson Engineering and previous employers**

# JOHN N BERG, PE

CEO & MECHANICAL ENGINEER



STOTTSBERG  
ENGINEERING

Phone : (540) 467-1016

Email: john@stottsbergeng.com

## STOTTSBERG ENGINEERING

John is a dedicated professional with over 14 years of experience in the consulting engineering field. His experience has provided an intimate knowledge of the building construction process and the management skills required to consistently meet deadlines. At Stottsberg Engineering we specialize in providing high quality mechanical and plumbing system designs for buildings of all types. Because we are a small business and minimize overhead expenses, we are able to provide the most affordable rates in the state of Virginia. We are based out of beautiful Botetourt County, Virginia in the heart of the Blue Ridge mountains and are providing design services for building systems located anywhere in Virginia, North Carolina, and or West Virginia.

## SKILLS

**HVAC Design:** Central plants including chillers, boilers, cooling tower systems, rooftop units, air cooled split systems, Geothermal, Water Source Heat pumps, Ductwork & Air Distribution, Mechanical Piping Systems, Variable refrigerant volume systems, Vibration Isolation, Noise Reduction & Acoustic Analysis

**Plumbing Design:** Domestic water distribution and booster pumps, sanitary system, storm water management design, gas and propane system design, medical gas systems

**Design Software's:** AutoCAD, Revit, Navis Works 3D

**Energy Modeling & Life Cycle Cost Analysis**

## EDUCATION

**BS in Mechanical Engineering**

**Virginia Military Institute** - 2004

Lexington, VA

**ACEC Future Leaders** Supervisory Skills Course Graduate - 2012

**Active Member of ASHRAE & ASHE**

## PROFESSIONAL LICENSURE

**State of Virginia** #0402051165

**State of West Virginia** #21924

**State of North Carolina** #044219

## PROJECT EXPERIENCE

### Education Projects:

- Madison County, VA Middle and High Schools HVAC Replacement - \$10 Million dollar phased renovation project including all new HVAC and new Windows
- Shady Springs High School (Raleigh County, WV) Additions and Renovations, approximately \$20 Million dollar phased project
- Widewater Elementary School (Stafford County, VA) HVAC replacement
- Sherando High School (Frederick County, VA) Cooling Tower Replacement
- East Montgomery High School (Elliston, VA) Weight Room Addition
- Bethesda Chevy Chase Middle School #2 (Bethesda, MD) – 163,00 sf new, four story school, LEED Silver, Geothermal Heat Pump building
- Virginia Tech – Architectural Annex HVAC renovation
- UVA at Wise - Health and Wellness Building Addition
- Lord Fairfax Community College (Warrenton, VA) – Chiller Plant Replacement

### Health Care Projects:

- Carilion New River Valley Medical Center – Medical Air Compressor
- Carilion Giles Community Hospital – Medical Gas Enclosure
- Lewis Gale Hospital Pulaski – Surgical Suite renovation and Condensate pump closet relocation
- Kissito PACE Roanoke – HVAC Study and As-Builts
- Children's Hospital Colorado (Denver, CO) – \$165 million, 11 Story addition
- Kaiser Permanente (Denver, CO) – New MOB buildings and various renovation projects in most of their medical office buildings throughout the Denver Area.

### Misc. Commercial & Community Projects:

- Mellow Mushroom (Blacksburg, VA)
- First National Bank (Forest, VA)
- First Bank and Trust Company (Blacksburg, VA)
- UTC Aerospace (Union, WV) – Restroom Renovations
- USPS (Bedford, VA) – Bedford Post office HVAC Replacement
- Rocky Mount Performance Hall (Rocky Mount, VA) – Harvester Performance Center Renovation
- Roanoke Public Library – Raleigh Court Branch Addition & Renovation, Vinton Branch Library
- Fellowship Baptist Church (Riner, VA) – Multi Purpose Building Addition
- Punita Leathers Warehouse & Storefront (Sterling, VA)

## PROJECT TEAM - PROJECT MANAGEMENT



**Role - Manage the entire project including customer meetings, project management, design, inspections, etc.**

Scott Cunningham is a third generation playground professional that has been in the playground business since 1993. During that time he has overseen the design and installation of over 1000 playgrounds, manages one of the largest rep agencies in the recreation industry, and has managed over 100 signature projects of this scope completed by Cunningham Recreation and GameTime.



**Role - Mitch Reno is the local representative for Cunningham Recreation. He will attend all customer meetings, manage install crews, answer all customer questions, manage punch list, follow up after jobs are completed.**

Mitch Reno of Monroe, VA, the local representative for West Virginia and western Virginia, joined Cunningham Recreation in 2015. Mitch has sales experience in sporting goods and recreation equipment. He is available to meet on-site for any design and compliance questions concerning playgrounds.



**Role - Jason Kovark is the Regional Sales Manager for Cunningham Recreation and is also local. He is available to help Josh manage each project in the event of extreme workload.**

Jason has approximately 10 years in the playground industry, and has managed hundreds of projects from a conceptual phase to completion. Jason can provide customers with knowledgeable park and playground solutions. He currently manages our eastern region sales force.



**Role - Josh Hartley is GameTime's Regional Sales Manager. He will help with any job related issues to speed up service items and move the project along. He will also be available to fill in with project management in the event of extreme workload.**

Josh came to GameTime with extensive sales management experience, and excellent communication and presentation skills. He is very knowledgeable about the park and recreation industry, GameTime products, and project management.



A PLAYCORE Company



Design • Build • PLAY!

CUNNINGHAM

RECREATION

## PROJECT TEAM - CONSTRUCTION



**Installer to handle entire job from excavation to site restoration.  
Custom Playgrounds specializes in jobs of this large scope.**

Custom Playgrounds, Inc. a construction company founded in 2008 that specializes in the planning and building of playgrounds, playground accessories, and other equipment associated with play environments. Mary Beth Kling, President of Custom Playgrounds, Inc., has experience in project management, on-site coordination, off-loading equipment, installation and construction of playgrounds. Custom Playgrounds also specializes in this scope of project and has successfully completed several of our universally accessible projects.



**Eddie LaRocque will be in charge of quarterly inspections completed free of charge for 2 years.**

Eddie is the General Manager for Playground Guardian. He is a certified playground safety inspector and has experience in manufacturing, design, installation and operations. Eddie has extensive experience in playground inspections and maintenance.



**RECREATION**

## PROJECT TEAM - DESIGN



**Role - In charge of play area design presentation boards for displays. Will also assist with owner design support.**

Lisa Schenk has been with Cunningham Recreation since 1997, and is also a third generation playground professional. Lisa is a senior designer and oversees a team of project managers/designers. Her playground designs are creative, age appropriate, provide progressive challenges, thoughtful, and FUN. She has designed over 150 of these types of playgrounds with Cunningham Recreation.



**Role - Review our designs for compliance with the 7 Principles of Inclusive Design.**

Jennie Sumrell is the Director of Education with Playcore. Jennie has worked with children and families of all abilities for nearly ten years. Her formal training and experience in early childhood education, exceptional learning, special education, and assistive technology allows her to have meaningful influence on program and product development. Jennie is responsible for programs and partnerships that help build communities through play and she leads PlayCore's community outreach providing continuing education to professionals across the country.



**Role - Assist with grading plans, elevations, site plans, construction drawings for our installers.**

Justin Killingsworth has a B.S. in Ornamental Horticulture and Landscape Design from University of Tennessee at Knoxville as well as a Master's Degree in Landscape Architecture from LSU. Justin joined GameTime in 2009, where he has served as a CAD Designer, Playscape Architect and most recently Manager of Strategic Projects.

**1 be fair**  
The play environment provides social justice by being equitable and usable by people of all abilities so they can enjoy their right to play.

**2 be included**  
The play environment supports the participation of individuals with diverse abilities in social & physical activities for inclusive, intergenerational play.

**3 be smart**  
The play environment is easy to understand, allowing individuals to be successful and gain confidence through play.

**4 be independent**  
The play environment allows children to effectively explore and participate in play at their own level.

**5 be safe**  
The play environment addresses current safety standards while providing developmental opportunities needed for exploration and challenge.

**6 be active**  
The play environment supports various degrees of physical and social participation in play while minimizing unnecessary fatigue.

**7 be comfortable**  
The play environment is usable for individuals with sensory needs, diverse body size, posture, mobility, and motor control.

\*Reference 7 Principles application document for specific project information.

**Trillium Inclusive Playground**

GameTime  
800.232.2446 / [www.gametime.com](http://www.gametime.com)

**PLAYCORE**<sup>®</sup>  
Building communities through play

est. 1966  
**CR**  
CUNNINGHAM

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**RECREATION**



VMI MILITARY LEADERSHIP & TRAINING GROUNDS, PHASE I

# BRANCH

## DESIGN-BUILD TEAM EXPERIENCE

(CONTINUED)

### BRANCH HIGHLIGHTED PROJECT EXPERIENCE

1. VMI Military Leadership & Training Grounds, Phase I
2. VMI Alumni Memorial & Patchin Field Improvements
3. Blacksburg High School
4. Virginia Tech Rector Field House Improvements
5. Liberty University Softball Stadium
6. Liberty University Infrastructure



## VIRGINIA MILITARY INSTITUTE

MILITARY LEADERSHIP AND TRAINING GROUNDS, PHASE I



**OWNER | VIRGINIA MILITARY INSTITUTE**

202 Carroll Hall  
Lexington, VA 24450  
Col. Dale Brown | 540-464-7697

**ARCHITECT | CLARK NEXSEN**

213 South Jefferson Street  
Norfolk, VA 23502  
Adrian Lazarro, | 804-343-1010

**CONTRACT TYPE | CM@Risk**

**CONTRACT AMOUNT | \$14.1 Million**

**SF |** 21,000sf firing range  
263,000sf drill fields

**COMPLETION DATE |** April 2012

The VMI Military & Leadership Field Training Grounds project was a Construction Management at Risk contract for which Branch was selected by long-time repeat client, Virginia Military Institute. It was a \$14.1M award that included numerous facets and; a firearms training facility, drill fields, high element training and an obstacle course. The firing range encompasses 21,000sf and has 30 firing positions with overhead baffles, sidewalls, bullet traps, target stands and an observation area. The building is constructed of steel columns, joists and beams with masonry exterior walls; the interior has exposed steel and ballistic grade steel baffles. The design was performed by Clark Nexsen Architects and the range equipment was manufactured and installed by Action Target; the facility meets federal design and safety requirements. The elevated drill fields cover 263,000sf and are retained by 30' tall segmental walls. The high element training course includes: Pirate Crossing, Postman Walk, Giant's Rings, Dangle Duo, Burma Bridge, Commander Crawl, Multi-Vine, Centipede, Wild Woosey, Giant Swing, Raider Bridge, Islands, Stirrup Walk and Incline Log training obstacles. The obstacle course includes an additional 35 conditioning initiatives. The project was completed in April 2012 on schedule and under budget.



## VIRGINIA MILITARY INSTITUTE

ALUMNI MEMORIAL & PATCHIN FIELDS / ASSOCIATED INFRASTRUCTURE IMPROVEMENTS



**OWNER | VIRGINIA MILITARY INSTITUTE**  
 320 South Institute Hill | Lexington, VA 24450  
 Col Dale Brown | 540-464-7700

**ARCHITECT | SFCS**  
 305 S. Jefferson Street | Roanoke, VA 24011  
 Jack Weatherby | 540-344-6664

**CONTRACT TYPE | CM@Risk**

**CONTRACT AMOUNT | \$22.7 Million**

**CAPACITY |** 2,500 add'l seats Alumni Field  
 1,355 new seats Patchin Field  
 Associated Infrastructure Improvements

**COMPLETION DATE |** March 2007

Alumni Memorial & Patchin fields serve the athletic department, general campus, and community as key athletic performance event facilities. Branch and Associates successfully completed the renovation of Alumni Memorial Field (Football) and the new replacement of Patchin Field (Baseball). The Alumni Memorial Field renovation added 2,500 seats, expanded the football locker room, offices and classroom space and upgraded ticketing and concession facilities. A new entrance plaza area was added to the northwest corner of Alumni Memorial Field. This new entrance provided an updated public face for the facility and incorporated signage, ticketing areas, and other elements to enhance visibility as the “main” entrance.

Patchin Field involved demolition of the existing baseball field/stands and subsequent replacement with a new field and baseball stadium that included seating for 1,355. Both athletic field/stadium projects were completed in less than 9 months during respective off-seasons.

Work also included the construction of a new underground box culvert storm sewer drainage system, including new manholes, stretching from Cameron Hall to Cormack Field House. This consisted of 1,659lf of double (side-by-side) 6'x6' box culverts, which extended across the football field and both ends of VMI's NCAA track. Alongside the box culvert, a new sanitary sewer system was installed, which extended for approximately 1,148lf in length. Once completed, the excavation for this installation totaled nearly 30,000cy of material moved.



# BLACKSBURG HIGH SCHOOL

BLACKSBURG, VA



**Montgomery County  
Public Schools**

**OWNER | MONTGOMERY COUNTY  
SCHOOL BOARD**

200 Junkin Street  
Christiansburg, VA 24073  
Brenda Blackburn | 843-991-9669

**ARCHITECT | SHW**

609 East Market Street, Suite 202  
Charlottesville, VA 22902  
Bill Bradley | 434-295-8200

**CONTRACT TYPE | Design-Build**

**CONTRACT AMOUNT | \$54.4 Million**

**SF | 300,000sf**

**COMPLETION DATE | August 2013**

Blacksburg High School (BHS) is one of three packaged Design-Build schools (overall value \$107.5 Million) awarded to Branch & Associates in July 2011 through a highly competitive Public Private Partnership Enterprise (PPEA) selection process conducted by the Montgomery County School Board. Branch contracted and partnered with SHW Design Group from their Charlottesville, VA, regional office for architecture, OWPR of Blacksburg, VA, for structural and MPE design and Gay & Neel of Blacksburg, VA, for civil engineering design. The organization of the 300,000sf new high school on three stories optimized the sloping topography of the site allowing for the large school to remain relatively compact while creating a strong connection between CTE, sporting, performance and academic areas. The center of each classroom group was designed to provide flexible, technology-rich spaces for student-centered learning with the building oriented to take full advantage of daylight harvesting.

To address the building's massing while creating character compatible to the adjoining Blacksburg Middle and Kipps Elementary Schools, the team chose brick in contrasting patterns, extensive high-performance glass, sloping metal roofs and siting of the auditorium and gymnasium spaces partially below grade to minimize contrasting articulation. Design and construction also included sophisticated energy modeling, dimmable lighting controlled by sensors, light shelves, sloped ceilings and a high performance "energy star" rated 4-pipe HVAC system.

The project was constructed on a fast-track schedule with partial Guaranteed Maximum Pricing (GMP) breakouts to facilitate early site grading, foundation and structural steel packages. Overall, the project was constructed in less than 20 months.



## VIRGINIA TECH

RECTOR FIELD HOUSE IMPROVEMENTS



**OWNER | VIRGINIA POLYTECHNIC INSTITUTE & STATE UNIVERSITY**  
90 Sterrett Facilities Complex  
Blacksburg, VA 24061  
Todd Shelton | 540-231-6411

**ARCHITECT | CANNON DESIGN**  
2170 Whitehaven Road  
Grand Island, NY 14072  
Matthew Dates | 716-774-3385

**CONTRACT TYPE |** Design-Bid-Build

**CONTRACT AMOUNT |** \$14.3 Million

**SF |** 110,900sf

**COMPLETION DATE |** April 2018

This project for long-time repeat client Virginia Tech consists of multiple additions as well as select renovations to Rector Field House, the University's primary indoor facility for their track and field program. The Field House, which contains a 200-meter, banked indoor track and a full-size AstroTurf field is also used as a practice facility for numerous other sports. Branch was selected over national competition to provide preconstruction and construction services via CM@Risk delivery. The 110,900sf of improvements include a softball practice infield and hitting facility along with multiple batting and pitching cages, a new indoor Olympic sports 'throw facility' to include lower level mechanical space, support space for teams, coaches and officials, storage space are on the north side of the facility, a new enhanced entrance to the existing facility to include a lobby, ticketing window, concessions and increased restroom facilities and the replacement of the existing roof.



## LIBERTY UNIVERSITY SOFTBALL STADIUM & TRAINING COMPLEX



### OWNER | LIBERTY UNIVERSITY

1971 University Boulevard  
Lynchburg, VA 24502  
Dan Deter | 434-592-4172

### ARCHITECT | BASKERVILL

101 S. 15th Street, Suite 200  
Richmond, VA 23219  
Jay Woodburn | 804-343-1010

### CONTRACT TYPE | Design-Build

CONTRACT AMOUNT | \$8.7 Million

SIZE | 1,000 seats

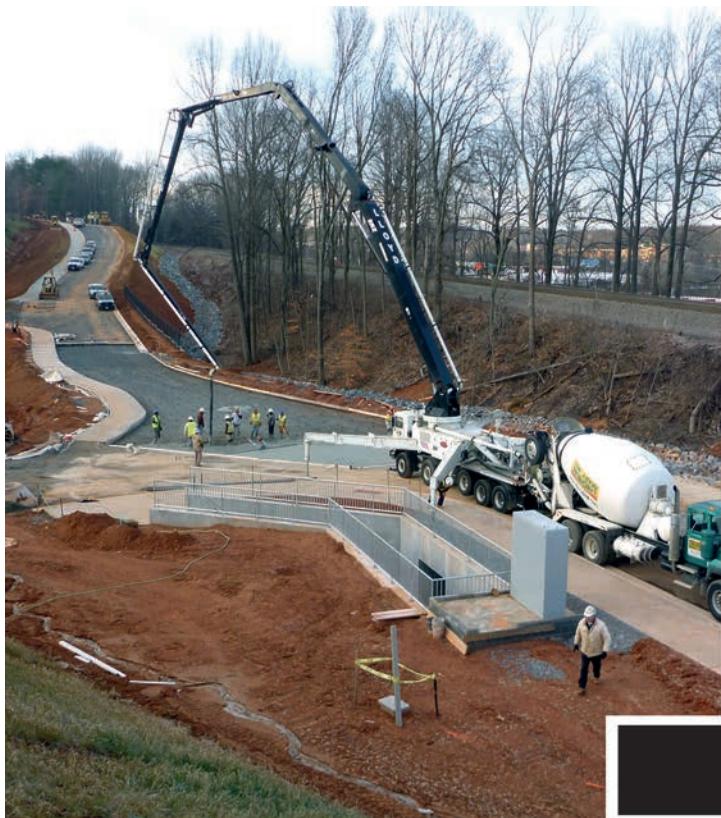
COMPLETION DATE | January 2015

### BIM 3-D SOFTWARE

Branch was retained by Liberty University to provide design-build services for a new 1,000-seat, NCAA Division I Women's Fast Pitch Softball Stadium. Branch partnered with Baskerville Architects of Richmond, VA and TMP Architecture from Bloomfield Hills, MI to develop a design within the owner's \$9 million budget; specifically, to meet the requirements of new head coach, Dr. Dot Richardson, an international women's fast pitch icon with Olympic experience.

The design "sites" the main entrance just four feet above adjoining grade and as patrons enter they walk down to their seats; field level is 12 feet below grade. All ancillary support amenities which include multiple locker rooms, team meeting rooms, multiple training rooms and a fitness area are two feet below field level and can be accessed through the dugouts as well as a separate entrance near the bus drop off area. A viewing/sitting berm was created between first base and the right field wall to serve as a casual spectator area and an additional exit point from the main stadium. Behind home plate at the second level of the facility is a TV camera/commentary booth and President's suite. The coach's offices are located in a second level area behind the stadium seating, between home plate and third base; many of the offices overlook the field. All seats are individual with armrests. Shading the stadium seating from sunlight and rain is a sloping cantilevered metal deck roof, which also serves as support for safety netting. The field is sports turf, the facility is lighted for night games and the field is oriented fifteen degrees right of due north. Design was completed in less than 4 months and a fast-track construction schedule was implemented.

Voted No. 2 NCAA Softball Stadium in the Nation by FloSoftball.com



## LIBERTY UNIVERSITY

INFRASTRUCTURE



**OWNER | LIBERTY UNIVERSITY**

1971 University Boulevard  
Lynchburg, VA 24502  
Dan Deter | 434-592-4172

**ENGINEER | PERKINS & ORRISON**

17 West Nelson Street  
Lexington, VA 24450  
Norman Walton | 540-464-9901

**CONTRACT TYPE | CM@Risk**

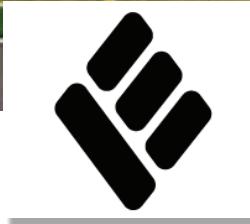
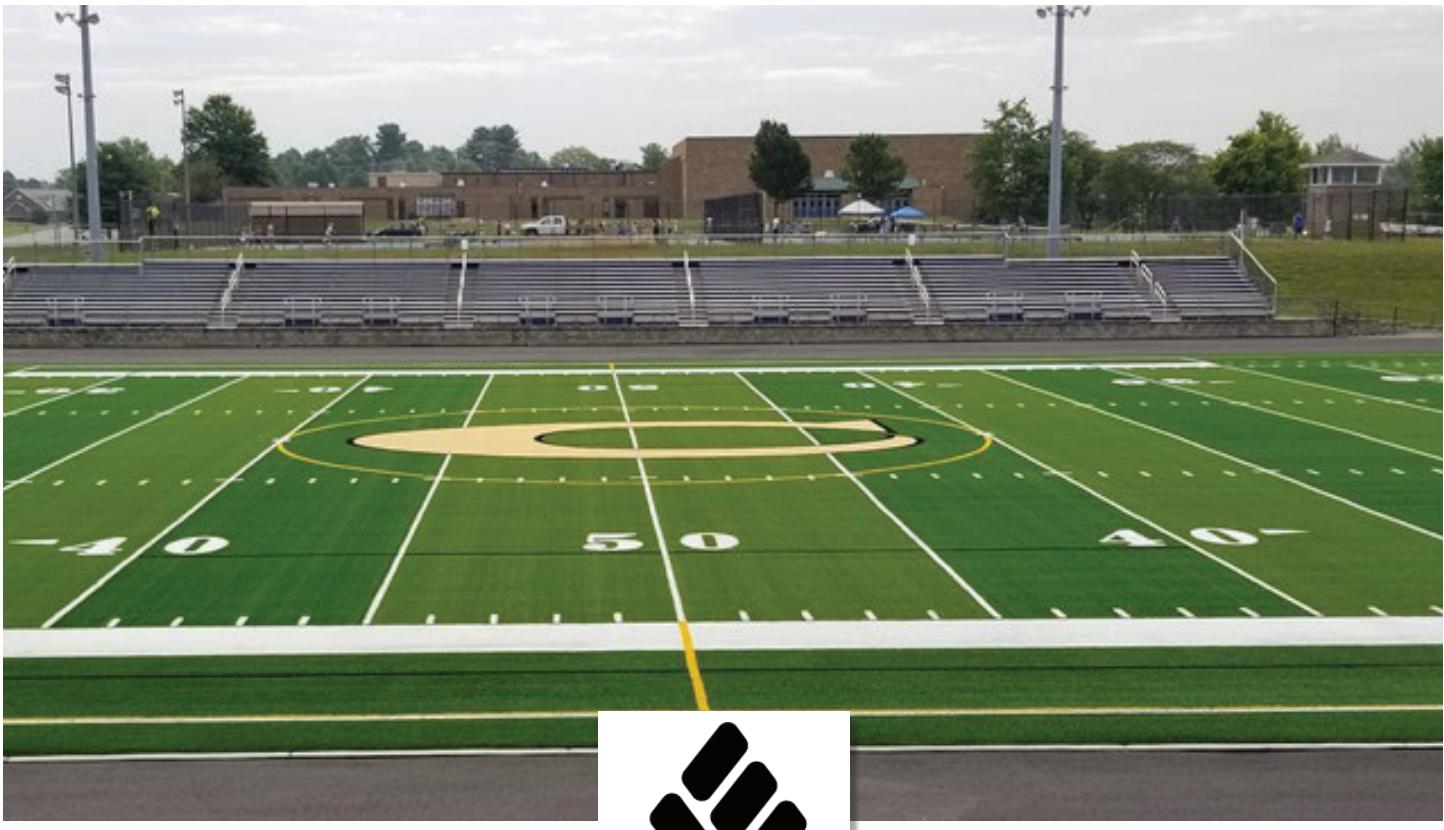
**CONTRACT AMOUNT | \$11 Million**

**SF | N/A (Infrastructure)**

**COMPLETION DATE | May 2014**

Over the course of a 2-year period, Branch and Associates served in a negotiated CM@Risk role for multiple, coordinated campus infrastructure projects on Liberty's Lynchburg, Virginia campus. Branch has played a major role in the University's recent campus re-development efforts, managing 12 projects dating back to 2010, all but one via collaborative CM@Risk or design-build delivery. Branch's Infrastructure work consisted of a series of well-planned and connected improvement projects involving three phases of a major roadway enhancement, a vehicular tunnel, pedestrian tunnel, baseball stadium site retaining walls and utilities, Campus Quad improvements and a new scenic lake that serves as a new focal point of the re-developed main Quad.

The extension of Regents Parkway was a major part of the overall project plan to modernize the university's facilities, infrastructure, traffic flow, and student safety. Started in summer of 2011, the initial project scope consisted of landings and a pedestrian tunnel that was bored beneath a highly active rail freight line. After clearing work began for the tunnel, the university elected to add a length of roadway and extensive utility relocations to the project. The scope of road and utility work continued to increase and eventually became a 3-phase road project. Ultimately, the roadway required the construction of a dam with retaining wall and spillway, multiple relocations of active sewer lines, and around-the-clock grading and paving operations. Finally, the University requested that Branch perform utility upgrades throughout the main Quad, construct a new Lake to complement Branch's \$48.5 million signature Library project, and construct a new vehicular tunnel beneath the rail line on the northern end of campus. All work components were successfully completed on schedule in May 2014 in time for Liberty's 2014 Commencement Ceremony.



CHRISTIANSBURG HIGH SCHOOL

## **DESIGN-BUILD TEAM EXPERIENCE**

**(CONTINUED)**

### **GAY AND NEEL HIGHLIGHTED PROJECT EXPERIENCE**

- 1.** North Christiansburg Regional Park Master Plan
- 2.** Christiansburg High School Stadium Field/Track Improvements
- 3.** Christiansburg High School Softball & Baseball Improvements
- 4.** William Byrd High School Artificial Turf & Track Resurfacing
- 5.** William Byrd High School Practice Field Improvements
- 6.** Virginia Tech South Recreation Field Artificial Turf Improvements
- 7.** Calfee Park Drainage Improvements
- 8.** Park at South Point
- 9.** Virginia Tech Baseball Park Replacement/Renovation at Union Park/English Field
- 10.** Blacksburg High School
- 11.** Christiansburg Depot Park
- 12.** Huckleberry Trail/Christiansburg Extension

# North Christiansburg Regional Park Master Plan

## Christiansburg, VA



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P.J. Gay and Neel, Inc. is pleased to have served the  
Town of Christiansburg in leading the master  
planning process for the North Christiansburg  
Regional Park (NCRP). The master plan process  
focused on 62 undeveloped acres within the  
Town, seeking to create a plan for the park, future  
roads, and even commercial outparcels. The  
driving concept behind the North Christiansburg  
Regional Park master plan is to strike a winning  
balance between the recreational amenities for  
the Town citizens and the ability to attract park  
users from around the region and state for both  
recreation and sports tournaments. The NCRP  
master plan features: a community recreation core  
(pond, amphitheater, signature playground, splash

-pad, sand-volleyball courts, and rentable party-facility), a large passive use recreation area (picnic shelters, open-rolling acres, walking trails, and views), an active sports complex (combining artificial turf multi-purpose fields and natural turf facilities), a new parkway-style divided roadway (4 lanes with raised grass median in middle), a dog park, a facility maintenance office / storage complex, and two commercial parcels (targeting hotels and/or restaurants). Driveways and parking lots will also be developed throughout the park to support the proposed recreation amenities. Gay and Neel, Inc. led a team of diverse expert consultants and Town stakeholders in defining the park program, collecting and processing public input, master planning the site, developing cost estimates, preparing a preliminary engineering report (PER), traffic analysis, developing architectural concepts for buildings and shelters, and even crafting a business plan for the park. The project was a combination of land planning, public involvement, building community consensus, civil engineering, financial planning, and cost estimating.

**Contact: Mr. Brad Epperley**  
(540) 382-2349 ext. 2001  
Christiansburg Parks and Recreation  
1600 North Franklin Street, Christiansburg, VA 24073  
[bepperley@christiansburg.org](mailto:bepperley@christiansburg.org)

# Christiansburg High School Stadium

## Field/Track Improvements, Christiansburg, VA

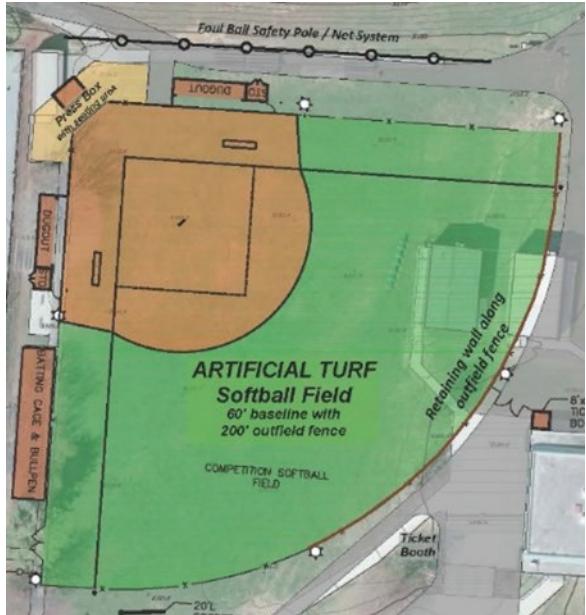


Gay and Neel, Inc. is currently working with Montgomery County Public Schools (MCPS) to deliver a design-build project for the installation of a new artificial turf field at Christiansburg High School to replace their existing natural football field. This field will serve as both the practice and competition field for football, soccer, and lacrosse. In addition, the existing asphalt track around the field is to be removed and replaced with a brand new 8-lane asphalt track topped with a Beynon latex-rubberized surface. GNI has gone through extensive coordination efforts with MCPS stakeholders and the Town of Christiansburg's review authority to keep pace with the rigorous schedule so as to not conflict with the upcoming football season's practice schedule. The project began on schedule in mid-March and will be completed in time for the football season in mid-August 2018. GNI provided periodic cost estimates throughout the design process to ensure the project could be delivered within the proposed budget, and by working closely with the Vendor / Contractor, the project has been verified to be under budget with the approved design.

**Contact: Mr. Dan Berenato**  
(540) 382-5141  
Montgomery County Public Schools  
1175 Cambria Street  
Christiansburg, VA 24073  
[dberenato@mail.mcps.org](mailto:dberenato@mail.mcps.org)

# Christiansburg High School

## Softball & Baseball Improvements, Christiansburg, VA



Gay and Neel, Inc. is currently working with Montgomery County Public Schools (MCPS) to deliver a design-build project for the installation of a brand new artificial turf competition softball field at Christiansburg High School. GNI has also been leading a complete A/E consultant team to design a new concession stand, bathroom facilities, dugouts and storage areas, as well as ticket booths for the new softball and existing baseball facilities. This project will also provide grandstand bleachers, press boxes, and athletic sports lighting for both softball and baseball. As with the stadium field and track improvements, GNI has coordinated closely with MCPS stakeholders and the Town of Christiansburg's review authority to ensure the project remains on schedule and under budget. This project is starting construction in mid-July 2018 and will be complete prior to the 2019 spring sports season.

**Contact: Mr. Dan Berenato**

(540) 382-5141

Montgomery County Public Schools

1175 Cambria Street

Christiansburg, VA 24073

[dberenato@mail.mcps.org](mailto:dberenato@mail.mcps.org)

# William Byrd High School Artificial Turf and Track Resurfacing Project, Roanoke County, VA



**Contact: Mr. Chris Lowe**  
(540) 562-3900 ext. 10155  
Roanoke County Public Schools  
5937 Cove Road, Roanoke, VA 24019  
[clowe@rcs.k12.va.us](mailto:clowe@rcs.k12.va.us)

Gay and Neel, Inc. was instrumental in working with Roanoke County Public Schools on this design-build project for the installation of an artificial turf surface for the main playing field at William Byrd High School; additionally the entire asphalt track was upgraded to a Beynon latex-rubber surface. With little room in the schedule for error, GNI was able to expedite the design schedule through pre-design meetings with County community development and engineering staff to ensure that the project design would comply with County requirements – particularly the stormwater management requirements. Through this effort to closely coordinate with Roanoke County from the beginning of project design, GNI was able to reach approval quickly. The project plans were prepared and detailed to insure a quality result. Working closely with the Owner and the Vendor / Contractor, GNI helped bring in this high-quality project on budget and on schedule.

# William Byrd High School

## Practice Field Improvements, Roanoke County, VA

Gay and Neel, Inc. worked closely with Roanoke County Public Schools to deliver this practice field improvement project. The design included the installation of irrigation and underdrainage, while laser grading the existing fields to help improve drainage and help the field's performance. With the project on a tight schedule, GNI closely coordinated with Roanoke County community development and engineering staff to receive input prior to submitting plans. This streamlined the design and approval process as designers and reviewers were on the same page, resulting in a quick review and approval and a great project outcome.



### Contact: Mr. Chris Lowe

(540) 562-3900 ext. 10155  
Roanoke County Public Schools  
5937 Cove Road, Roanoke, VA 24019  
[clowe@rcs.k12.va.us](mailto:clowe@rcs.k12.va.us)

# Virginia Tech South Recreation Field

## Artificial Turf Improvements, Blacksburg, VA



Gay and Neel, Inc. served as the comprehensive site design consultant for Virginia Tech in the effort to update their primary recreational sports fields along Southgate Drive; the existing fields were regularly facing scheduling challenges due to the limitations of natural turf and the need to allow recovery time for the grass between heavy use as well as to allow for drainage. Our services began with a complete feasibility study for the upgrade and renovation of the VT South Recreation Fields. The goal of the study was to determine the most suitable layout for the renovations of these fields that would provide the maximum number / type of fields within the available area; additionally the study was to provide a project cost estimate to assist in budgeting for the necessary capital expenditure. The final report provided a final schematic plan, schematic cost estimates, and outline specifications; these served as the foundation for the project funding that followed two years later. Gay and Neel, Inc. continued serving VT by providing a full topographic survey, a complete field layout and design, and careful attention to all the details such as fencing, artificial turf, underdrainage, and more. Our work includes extensive research and coordination with various artificial turf suppliers / systems, development of performance specifications, and assistance with pre-qualification of suppliers / contractors. The final project provides six rec football fields overlapped with four rec softball fields (with flexibility to achieve many more variations) all on ~10 acres of artificial turf – one of the largest continuous-carpet installations in the state.

**Contact: Mr. Chris Wise**

(540) 231-8291

Virginia Polytechnic and State University  
209 McComas Hall, Blacksburg, VA 24060  
[wisecg@vt.edu](mailto:wisecg@vt.edu)

# Calfee Park Drainage Improvements

Pulaski, VA



Gay and Neel, Inc. worked closely with the Owner of the historic Calfee Park in Pulaski, Virginia as a part of the facility upgrades to welcome the new Pulaski Yankees team / franchise to their new home field. GNI did a complete survey of the existing field and analyzed the topography and slopes and compared that to what a “proper” design should provide; we also examined the causes of some existing wet areas in the field. GNI provided some long term planning guidance on how to do a complete overhaul to the field to make everything just right – exploring both artificial and natural turf. GNI then developed a short-term, quick-fix solution to address some of the immediate problems – namely water ponding in the area around shallow-left-field. The solution provided entailed a sand-slit drainage solution that could be “surgically installed” into the field only weeks before the opening home game. The solution was done and the results were a great success.

# Park at South Point

## Blacksburg, VA



Gay and Neel, Inc. (GNI) provided complete site survey and design services for the new Park at South Point in Blacksburg, Virginia. The foundations of this park, located on 25+ acres at the southern interchange in Blacksburg, were laid in 2008 when Trevor M. Kimzey, P.E. (while at previous firm, now Director of Engineering at GNI) guided the Town and community through a public planning process that established the core land use and arrangement for the park. In 2015, Trevor and the supporting GNI team picked up the project baton and carried it forward again. The project involved the

updated programming and master planning process to confirm and clarify the exact layout of the park and to break it into two distinct project phases.

Following that concept plan confirmation, GNI focused efforts on Phase 1 of the project – providing a complete topographic survey, layout and design of the two multipurpose fields (sized to accommodate full-size soccer fields), perimeter walking trails, picnic pavilions, and parking. The project had several constraints that specifically shaped the project – particularly the goals to limit grading work, the nature of the all shale material, the complete lack of any existing topsoil, and the severely limited funding for the project. GNI responded with specific design details – including an array of sand-slit drains through the field, defining some flexible and performance-focused grading constraints, detailed procedure for subgrade preparation prior to topsoil placement, and even particular attention to soils testing and detailed specifications for importing topsoil. Design also addressed the planning and extension of water and sewer to and through the park for both phases, selection and specification of the grass sprigging (rather than seeding), and full design of a subsurface irrigation system for the fields.



# Virginia Tech Baseball Park Replacement Renovation at Union Park/English Field, Blacksburg, VA



**Contact: Mr. Casey Underwood**  
(540) 231-6067  
Virginia Tech Athletic Department  
Stadium Shop - Lane Stadium  
Blacksburg, VA 24061  
[caunderw@vt.edu](mailto:caunderw@vt.edu)

Gay and Neel, Inc. is currently serving as the site design consultant (providing all civil, survey, and land planning services) in cooperation with the design-build project team for the complete demolition and replacement of the grandstands and spectator venue for Virginia Tech's baseball park - Union Park at English Field. This approximately \$14 million project will effectively remove all of the aging spectator venue and replace it with a dramatically improved modern, Hokie twist on the classic baseball park. New seating bowl, hospitality decks, parking, vendor areas, picnic pavilions, grass terraces, and a two-story facility for concessions, restrooms, press, VIP suites, and more. This project will change the face of baseball at VT for decades to come.

# Blacksburg High School, Blacksburg, VA



Gay and Neel, Inc. collaborated with the project architect on behalf of Montgomery County Public Schools to design a Blacksburg High School facility for an ultimate design capacity of 1,600 students. The high school is located behind the Blacksburg Middle School on Prices Fork Road. To start the project, GNI lead a series of public planning meetings, including key stakeholders as well as the interested

public, to develop the concept site plan for the Conditional Use Permit (CUP) required by the Town. The site plan included approximately 700 parking spaces, a full track and field suite of facilities, four practice fields, tennis and basketball courts, and a competition venue for baseball and softball – all connected by a matrix of multi-use paths, a cross-country course, and sidewalks. The design responsibilities included regional stormwater management, roadway design, grading and erosion control, significant utility expansions, and the full plan review and approval process. The project was delivered through a PPEA process under a severely accelerated schedule.

# Christiansburg Depot Park, Christiansburg, VA



Gay and Neel, Inc. was instrumental in the rehabilitation of the existing Depot Street Park located in the heart of Christiansburg. Over time, this park slowly deteriorated and became last on the list of destinations for families and citizens looking for a place to relax. GNI worked with Town staff to coordinate a monetary grant from the Christiansburg Soccer Club to assist in the design and construction of an Academy Field for U10 Travel Soccer at the park. GNI provided the survey, planning, design, and construction phase services for the project and also administered two DCR grant submissions for additional funding.

# Huckleberry Trail, Christiansburg Extension

## Christiansburg, VA



Gay and Neel, Inc. has been instrumental in the design and implementation of the Christiansburg portions of the Huckleberry Trail and the concept of the regionalization of the larger trail network through private and public projects. The two mile extension includes a shared use path bridge over Route 114 (112' span) as well as approaches that weave between a stormwater facility, railroad tracks, a movie theater parking lot, and existing drainageways. The trail covers both commercial and residential areas and the design services include public input sessions, applications for grant funding, route surveying, easement platting, trail design, bridge design, grant administration, and construction administration. This project is utilizing TEA-21 funds as well as VDOT Revenue Sharing monies for the bridge across Route 114. In addition, Gay and Neel, Inc. has looked for opportunities to extend the trail network into Downtown Christiansburg and westward to Radford. The Radford Riverway Trail and the Citywide Bikeway/Walkway Master Plans lay a foundation for Huckleberry Connections and future extensions into Pulaski County.



GALAX HIGH SCHOOL STADIUM

## DESIGN-BUILD TEAM EXPERIENCE (CONTINUED)

### OWPR HIGHLIGHTED PROJECT EXPERIENCE

1. Harkrader Sports Complex
2. Roanoke College Kerr Stadium
3. Galax High School Astro-Turf Football Field, Track & Stadium
4. Bing Crosby Stadium

# Harkrader Sports Complex

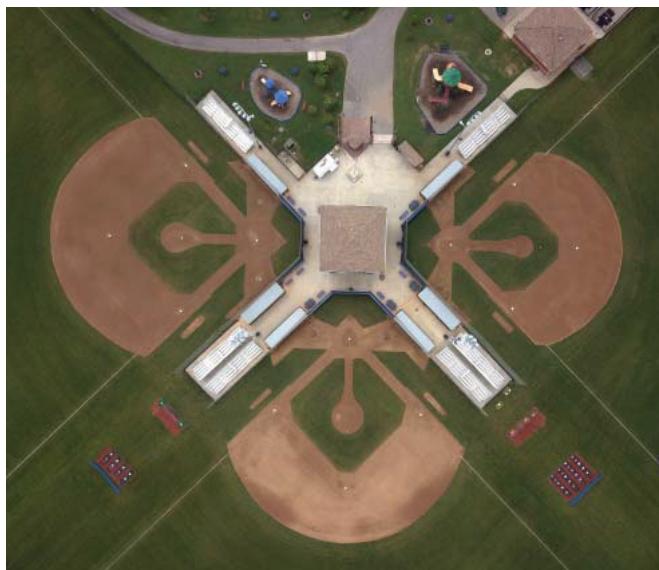
## Christiansburg, Virginia



**Area:**  
3,400 SF

**Cost:**  
\$1,426,639

**Completion Date:**  
2006



### Project Description:

Harkrader Sports Complex consists of one softball field and two baseball fields located radial to a central, two-story building, which holds a press box on the second floor and a concession and two public restrooms on the first floor. Each field has bleacher seating, dugout shelters and sports lighting. With removable fencing, the baseball outfields can be converted into a soccer field. Other features include a 1,200 square foot maintenance building, double-sided ticket booth, vending machine enclosure and batting cage. The facility is encircled by a 0.4 mile paved walking track, which is located outside of the perimeter fence for unrestricted public use. Harkrader Sports Complex is linked to an adjoining middle school which was designed concurrently by OWPR. To maximize the community recreational and educational opportunities, the middle school site offers additional multi-purpose fields for soccer and football, tennis courts, a greenhouse, and an amphitheater.

# Roanoke College- Kerr Stadium

## Salem, Virginia



Area:  
N/A

Cost:  
\$3,000,000

Completion Date:  
2006



### Project Description:

The project included a new synthetic turf field and stadium that seats 1,400. The field is utilized by both the men's and women's soccer, lacrosse, and field hockey programs. The Donald J. Kerr Stadium meets the NCAA standards.

# Galax High School Astro-Turf Football Field, Track, & Stadium

## Galax, Virginia



Area:  
N/A

Cost:  
\$879,000

Completion:  
September 2017



### Project Description:

The project included the installation of a new synthetic turf field for multi-use purposes. Associated work included removal and disposal of the existing natural grass field, installation of storm drains and structures, and installation of storm water management infrastructure.

# Bing Crosby Stadium

## Front Royal, Virginia



**Area:**  
14,130 SF

**Cost:**  
\$3,827,727

**Completion:**  
2006



### Project Description:

The Bing Crosby Baseball Stadium Renovations and Improvements project consists of the following:

- Creation of paved parking areas to the West and South of the stadium
- Re-building of perimeter stadium wall in center field to increase area in the outfield, refinishing the entire perimeter stadium wall, and installing steel fence panels near the main entrance
- Installing a nylon net at the top of the outfield wall. The net tapers up from the foul lines creating longer home run distances
- New clubhouse facilities for the home and visiting teams. Clubhouses include lockers, showers, restrooms, training rooms, laundry and storage. One clubhouse includes an umpire's locker room
- Handicap accessible dugouts with tiered bench seating and storage
- New, state-of-the-art stadium lighting, scoreboard and public address system
- New handicap accessible aluminum grandstands with steel understructure. The grandstands provide bench seating for approximately 1,094 patrons and chair seating for 106. Wheelchair spaces are also provided. A cantilevered steel roof over approximately 600 seats. Roof is supported by columns behind the grandstands to allow unobstructed views of the field from the stands. A new building under the grandstands includes concessions, public toilets and first-aid
- A large press box, office and restroom sit atop the grandstands, behind home plate
- A new ticket booth, steel entrance gates and canopy with cupola and lighted clock greets patrons to the park
- This renovated stadium will be used by several different leagues including the Valley League and the Skyline and Warren County High Schools

The new Bing Crosby Baseball Stadium will exhibit big league ballpark appeal at a small town ballpark scale, making it the perfect home for "America's favorite pastime" in Front Royal.



## **DESIGN-BUILD TEAM EXPERIENCE**

**(CONTINUED)**

### **ADDITIONAL FIRM PROJECT SHEETS/DESCRIPTIONS**

- 1. Wood + Partners**
- 2. Cunningham Recreation**
- 3. ECS Engineering**

# WOOD + PARTNERS MASTER PLANS





# HERITAGE PARK

## MASTER PLAN

Prepared For:  
City of Simpsonville

### SOCER COMPLEX (Future)

- 3 Soccer Fields
- Playground
- Greensward
- Restroom/Concession Building
- Parking

### BASEBALL COMPLEX

- (4) 220' Fields
- (2) 280' Fields
- Baseball-Theme Playground
- Pressboxes with Picnic Shelter
- Parking

### SPORTS PAVILION (Future)

- Roller Hockey
- Skate Park
- Parking

### MAINTENANCE BUILDING

### LEISURE TRAIL

### TRAINING FACILITY

- Skinned Infield
- Batting Cages
- Soft Toss Nets
- Portable Mounds

### NATURE EDUCATION

- Leisure Trails
- Lake Education Center
- Parking

### PARK CENTER BUILDING

- Arcade
- Meeting Space
- Offices
- Restroom
- Concessions
- Outdoor Dining

### MEADOW

- Children's Train
- Walking Trail
- Soft Toss Nets
- Gazebo
- Picnic Shelters (2 sizes)
- Parking

### MEADOW PLAYGROUND

### CORPORATE SHELTER

### PARK ENTRANCE

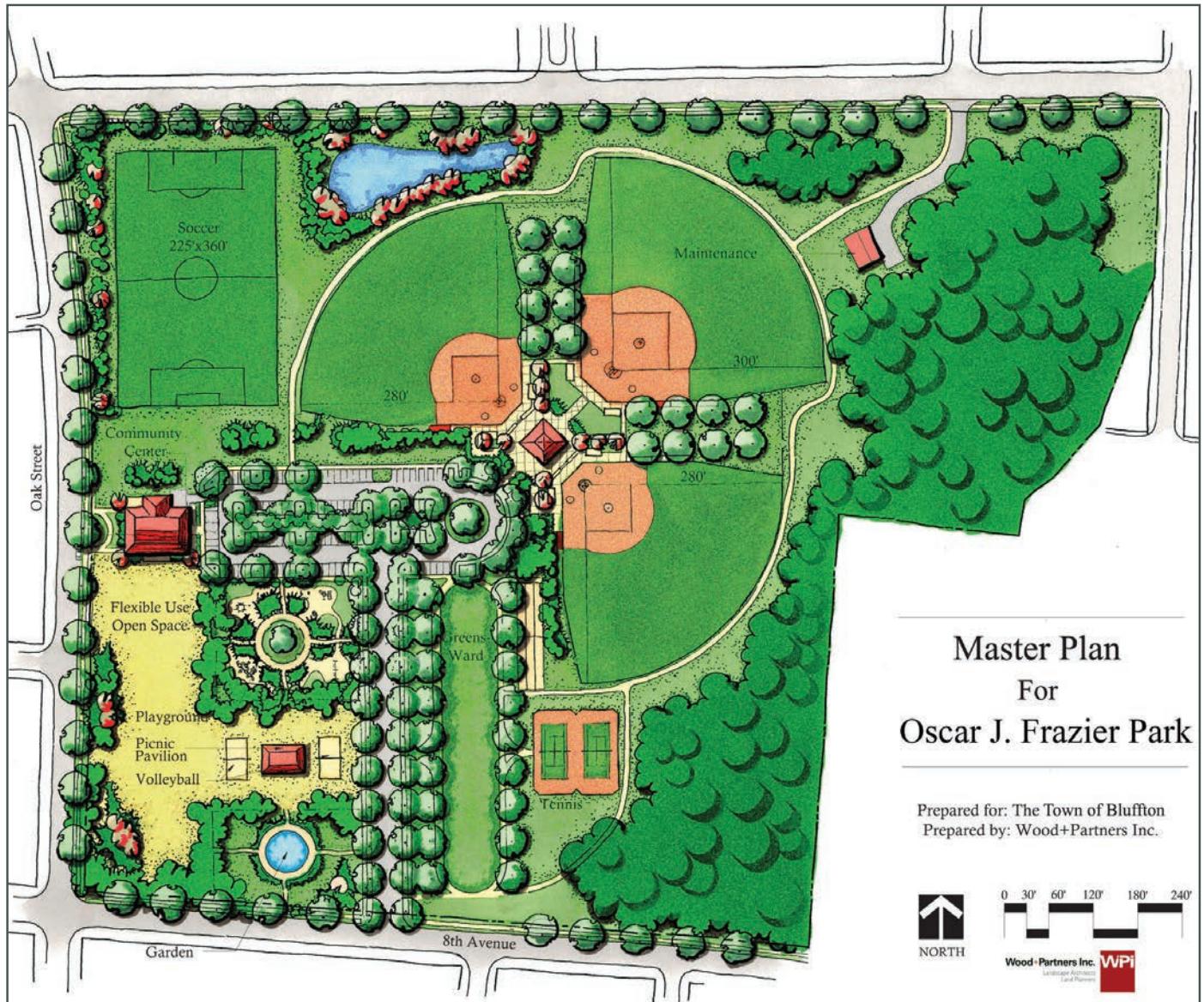
Prepared By:

Wood-Partners Inc. **WPI**  
Landscape Architects  
Land Planners

SCALE = 1" = 100'  
0 50 100 200 300 400

NORTH

# WOOD + PARTNERS MASTER PLANS



# CUNNINGHAM RECREATIONAL PROJECT PHOTOS



## **ECS PROJECT DESCRIPTIONS**

### **TRUMAN WILSON PARK | CHRISTIANSBURG, VA**

ECS provided preliminary geotechnical engineering services which included a subsurface field exploration, including electrical resistivity survey, boring layout, drilling and utility coordination, geotechnical engineering analysis, and design recommendations. A preliminary wetland assessment was also performed at the park.

### **CHRISTIANSBURG HIGH SCHOOL SPORTS FACILITY | CHRISTIANSBURG, VA**

ECS was retained to provided geotechnical engineering services for the new, improved and replacement features at the site. The site consists of the replacement of the existing track and existing field with rubberized track and artificial turf. New items included stormwater detention pond, concessions/restrooms/team rooms, artificial turf softball field with a press box, seating and lighting, retaining wall, press box and seating for baseball field, concessions for both softball and baseball, and stormwater piping. Recommendations were provided for karst risk, foundations, floor slab design, drainage, seismic considerations, below grade walls, subgrade preparation and earthwork operations, slope design and construction, rock excavation and construction considerations.

### **NORTH FRANKLIN DRAINAGE IMPROVEMENTS | CHRISTIANSBURG, VA**

The site is located within the 100 block of North Franklin Street. It consists of re-routing storm drainage from beneath existing buildings along the center of North Franklin Street. ECS conducted a field exploration to determine the properties and provide recommendations for the design and improvements.

### **CAMBRIA STREET AND NORTH FRANKLIN STREET CORRIDOR IMPROVEMENT**

#### **TOWN OF CHRISTIANSBURG, VA**

ECS provided geotechnical engineering services for the improvements. A subsurface exploration was conducted and samples were collected for laboratory testing. A report was prepared providing recommendations to assist design team with the improvements that will affect North Franklin Street, Cambria Street, Patricks Way, Oak Tree Boulevard, and connectors to businesses on both sides of North Franklin.

### **NORTH FRANKLIN STREET TRAIL | CHRISTIANSBURG, VA**

This project will encompass the construction of a trail that runs parallel with North Franklin Street near the existing Christiansburg High School. The trail is proposed to be elevated approximately 10 feet above the roadway. ECS prepared geotechnical recommendations based on findings from our subsurface exploration and geotechnical engineering investigation. Auger probes were performed, laboratory testing of samples collected, and review of available geologic information was conducted.



DON'T DO ORDINARY.  
DO EXTRAORDINARY.

## 1. QUALIFICATIONS & EXPERIENCE

### DESIGN-BUILD TEAM CONTACTS

**1c.** *Provide the names, addresses, and telephone numbers of persons within the firm or consortium of firms who may be contacted for further information.*

**Catherine Underwood** | VP & Design-Build Project Manager  
**Branch and Associates, Inc.**

5732 Airport Road, NW  
Roanoke, VA 24012  
(P) 540-989-5215  
(M) 540-400-1405

[cathyu@branch-associates.com](mailto:cathyu@branch-associates.com)

**John T. Neel** | President

**Gay and Neel, Inc.**  
1260 Radford Street  
Christiansburg, VA 24073  
(P) (540) 381-6011  
(M) (540) 239-8174  
[jneel@gayandneel.com](mailto:jneel@gayandneel.com)

**Randy S. Jones, AIA** | CEO & Executive-in-Charge  
**OWPR Architects & Engineers**

200 Country Club Drive, SW  
Plaza One, Building E  
Blacksburg, Virginia 24060  
(P) 540-552-2151  
(M) 540-250-3025  
[rjones@owpr.com](mailto:rjones@owpr.com)



DON'T DO ORDINARY.  
DO EXTRAORDINARY.

## 1. QUALIFICATIONS & EXPERIENCE

### FINANCIALS

*1d. Provide current or most recently audited financial statement of the firm or firms and each partner with an equity interest of twenty percent or greater.*

Please reference **Volume II, Redacted Proprietary Information**, for an audited financial statement from Branch and Associates.



## 1. QUALIFICATIONS & EXPERIENCE

DON'T DO ORDINARY.  
DO EXTRAORDINARY.

### CONFLICT OF INTEREST STATEMENT

**1e.** *Identify any persons known to the proposer who would be obligated to disqualify themselves from participation in any transaction arising from or in connection to the project pursuant to the Virginia State and Local Government Conflict of Interest Act, Chapter 31 (§2.2-3100 et seq.) of Title 2.2.*

After review of applicable Virginia laws and regulations, specifically Chapter 31 of Title 2.2, to the best of our knowledge, no member of our proposed team has any conflicting interests and no member of our proposed team will participate in a future interest that would conflict in any manner with the performance of services required under this PPEA project for Town of Christiansburg.



DON'T DO ORDINARY.  
DO EXTRAORDINARY.

## 1. QUALIFICATIONS & EXPERIENCE

### PREVIOUS 10 YEARS EXPERIENCE (BRANCH)

**1f.** *A list of all projects in the past ten years in which the contractor served as prime contractor and the contract value of the project was within 25% more or less of the proposed contract price of this project. For each such project, state whether or not the contractor or owner submitted any claims against the other for damages or losses and whether or not there was settlement or litigation of such a claim. Describe each claim fully and the result.*

2018 - 2009\*

Virginia Tech Rector Field House Improvements	\$14.3 Million	Apr. 2018
Ashleigh at Lansdowne Assisted Living Community	\$17.2 Million	Feb. 2017
Tysons Pimmit Regional Library	\$3.6 Million	July 2017
West Ox Bus Operations Center   Expansion PH II	\$11.4 Million	July 2017
Mullen Elementary School Renovation	\$5.2 Million	Sept. 2017
Deschutes Tasting Room, Renovations	\$310,000	Oct. 2017
Magnolia Green Clubhouse	\$4.5 Million	Oct. 2017
South Lakes High School Addition	\$8.3 Million	Dec. 2017
Dynax America   Plant Expansion	\$7.5 Million	Feb. 2016
Mountaineer Automotive	\$8.1 Million	Mar. 2016
Washington & Lee University Center of Global Learning	\$9.5 Million	Mar. 2016
Stringfellow Road Park & Ride Expansion	\$5.5 Million	May 2016
Emory & Henry School of Health Sciences DPT	\$12.7 Million	June 2016
Roanoke College   Cregger Athletic Center	\$39.6 Million	Aug. 2016
VMI Corps Physical Training Facility, Phase II	\$32.5 Million	Aug. 2016
Gramercy Row Apartments	\$8.9 Million	Aug. 2016
Frederick County Middle School	\$42.3 Million	Aug. 2016
Fort Belvoir Elementary School I & II	\$21.6 Million	Aug. 2016
Colonial Forge High School Additions and Renovations	\$6.9 Million	Sept. 2016
Lincolnia Senior Center Renovation	\$6.9 Million	Dec. 2016



## 1. QUALIFICATIONS & EXPERIENCE

DON'T DO ORDINARY.  
DO EXTRAORDINARY.

Shockoe Valley View II	\$7.3	Dec. 2016
Liberty University Softball Stadium	\$8.7 Million	Jan. 2015
Broad Run Business Center	\$4.1 Million	Feb. 2015
Roanoke Higher Education Center Renovation	\$7.4 Million	Apr. 2015
The Spectrum	\$8 Million	May 2015
Ridgeview High School & Middle School	\$59.2 Million	July 2015
Liberty University Science Hall	\$32.6 Million	Aug. 2015
Emory & Henry College Woodrow W. McGlothlin Center for the Arts	\$16 Million	Aug. 2015
Richard Bland College Ernst Hall Renovation	\$6 Million	Aug. 2015
Freedom High School Addition	\$4.5 Million	Aug. 2015
Glenvar High School	\$24.3 Million	Dec. 2015
Auburn Middle School	\$18.4 Million	Dec. 2014
Interbake Apartments	\$23.3 Million	Dec. 2014
Liberty University Parking Deck	\$18.4 Million	Aug. 2014
The Shenandoah Building	\$8.2 Million	Dec. 2013
Liberty University Library	\$48.5 Million	Nov. 2013
Blacksburg High School	\$54.4 Million	Aug. 2013
Auburn High School	\$34.7 Million	Aug. 2013
VMI Science Building	\$15.6 Million	Aug. 2013
The Locks	\$18.5 Million	Aug. 2013
Brookland Middle School	\$22.8 Million	July 2013
NVMS Headquarters & QDD Aquatic Facility	\$5 Million	2013 - 2014
Gaithersburg Millwork Expansion	\$4.2 Million	2013
Fairfax County Courthouse Historic Renovation	\$3.1 Million	2013
Greenbrier West High School	\$16.8 Million	Sept. 2012
Roanoke College New Residence Hall	\$13 Million	Aug. 2012
Rocky Mount High School	\$35.5 Million	Aug. 2012



## 1. QUALIFICATIONS & EXPERIENCE

DON'T DO ORDINARY.  
DO EXTRAORDINARY.

Virginia Tech Corporate Research Center RB 1901	\$5.9 Million	Aug. 2012
Frederick Douglass Elementary School	\$21.9 Million	Aug. 2012
Winston-Salem Joint Firearms Training Facility	\$6.2 Million	Apr. 2012
VMI Military & Leadership Field Training Grounds	\$14.1 Million	Apr. 2012
Liberty University Regent's Parkway & Pedestrian Tunnel	\$6.2 Million	Jan. 2012
Virginia Tech Infectious Disease Research Facility (IDRF)	\$6.6 Million	Dec. 2011
Virginia Tech West End Market	\$5.5 Million	Nov. 2011
Bridgewater College-Wright Hall   Phases I, II, III	\$7.4 Million	Aug. 2011
Washington & Lee University Sorority House #6	\$3.7 Million	July 2011
Rockingham County Judicial Center	\$37.8 Million	Mar. 2011
Liberty University Williams Stadium Addition	\$14.1 Million	
Eastern Montgomery Elementary School	\$18.9 Million	Aug. 2010
Longwood University Heat Replacement	\$14.1 Million	July 2010
Roanoke Market Street Parking Garage	\$6.9 Million	Mar. 2010
Douglas Freeman High School	\$23 Million	Sept. 2009
Statesville High School Phase II	\$13.6 Million	Sept. 2009
Virginia Tech Residence Hall at Career Services	\$25.5 Million	May 2009
Edgemont Primary & Jeter-Watson Intermediate School	\$20.5 Million	May 2009
Rockbridge County Courthouse	\$29.8 Million	May 2009
Radford University Dedmon Center Renovations	\$14.6 Million	Apr. 2009
Sheraton Hotel Roanoke	\$9.8 Million	Feb. 2009
Ida Lee Water Park	\$5.6 Million	2009
Grant Avenue Office Building	\$4.6 Million	2009

\*None of the above projects resulted in any claims or settlements.



RENDERING OF PROPOSED NORTH CHRISTIANSBURG  
REGIONAL PARK AMENITY

**-2-**  
**PROJECT CHARACTERISTICS**

- a. Project Description ■**
- b. School Division Performed Work**
- c. Required Approvals & Permits**
- d. Adverse Impact**
- e. Positive Project Impact**
- f. Project Schedule ■**
- g. Risk & Liability Allocation**
- h. Assumptions & Restrictions**
- i. Phased Components**
- j. Applicable Standards**
- k. Miscellaneous Assumptions ■**
- l. Contingencies ■**

■ Please refer to **Volume II, Redacted Proprietary Information**, for our response.



## 2. PROJECT CHARACTERISTICS

DON'T DO ORDINARY.  
DO EXTRAORDINARY.

### PROJECT DESCRIPTION

**2a. Provide a description of the project, including the conceptual design. Describe the proposed project in sufficient detail so that type and intent of the project, the location, and the communities that may be affected are clearly identified.**

The North Christiansburg Regional Park is the result of years of planning – beginning with a 2014 Town-wide Recreation Master Plan and then leading into a comprehensive master planning process for the Truman Wilson property and park concept. The development of this master plan was built upon the 2014 town-wide feedback, then further shaped by input from Town Council and the various Town staff departmental leaders, and further informed and refined by a multi-phased public input process. After arriving at a full vision of the North Christiansburg Regional Park master plan, Gay and Neel, Inc. continued to work closely with Town leadership to craft the park into a phased-approach that would allow the Town to prioritize the park elements into the most strategic sequence for implementation; this proposed project represents Phase 1, the first and highest priorities, for the development of North Christiansburg Regional Park.

The driving concept behind the North Christiansburg Regional Park master plan is to strike a winning balance in the park. The first goal is to develop a regional park to serve the documented objectives of the Town of Christiansburg for their citizens; the second goal is to create a destination park that will attract park-users from around the region and state for both recreation and sports tournaments. That is one aspect of the balance; the second is similar – to balance how much of the park is dedicated to passive recreation versus active recreation. There are certainly many other objectives and considerations that were taken into account in the master planning process, but these two have perhaps the greatest impact on forming the direction of the North Christiansburg Regional Park.

Please refer to **Volume II, Redacted Proprietary Information**, for more detailed information, including conceptual design documents.



DON'T DO ORDINARY.  
DO EXTRAORDINARY.

## 2. PROJECT CHARACTERISTICS

### TOWN OF CHRISTIANSBURG PERFORMED WORK

#### *2b. Identify and fully describe any work to be performed by the Town or any other public entity.*

In order to develop the project in accordance with the Town of Christiansburg's requirements and the intended efficiency of the PPEA process, cooperation and assistance are necessary from the Town of Christiansburg. Fundamentally what is required is the opportunity to collaborate with you, your designees, and key stakeholders – including members of the community at large – to ensure all project objectives are defined.

Before entering into an agreement, we respectfully request/suggest that the Town confirm you will:

1. Appoint primary representatives and points of contact for all contractual, management, design and construction issues.
2. Designate a committee to collaborate with our team to refine proposed conceptual plans in accordance with budget parameters, program goals, community needs and regulatory requirements.
3. Provide reasonable access to proposed sites without encumbrances or costs.

**RAILROAD UTILITY CROSSING PERMIT** | Due to the lengthy process involved, it is recommended that the Town seek the necessary permitting from Norfolk Southern to install a new sanitary sewer crossing under the railroad to drain down to the pump station behind Wal-Mart. This is something the Town could handle internally with their own staff or separately through their existing term contract providers; either way, having this lengthy process started and well underway prior to entering into a contract with our project team would be a tremendous timesaver to the critical path of the project.

**NEW SIGNALIZED INTERSECTION** | Building upon the Traffic Impact Analysis prepared by the design team during the Park Master Planning Process, the proposed traffic signal at Peppers Ferry Rd. and Quinn Stewart Blvd. was determined to be warranted. Since that TIA, the Town has proceeded with the full design and development of that signalized intersection. It is understood that the Town will complete the 4-legged signal at this intersection and the signal will serve as the entrance into the new regional park.



**EASEMENT / PROPERTY ACQUISITION** | During the master planning process, it was noted that the Town would need to obtain an easement over, or even full ownership of, a portion of Parcel ID 034773 (NTB at 400 Peppers Ferry Road). The project will likely need some sliver of the parcel frontage along Peppers Ferry Road for the creation of an east-bound right turn lane into the new park roadway; additionally, the project will need to acquire the entire eastern half of this parcel where the existing SWM facility is located for roadway construction (to get aligned with Quinn Stuart Blvd) as well as to recreate a coordinated SWM facility for the existing tire store and for the northwestern drainage area of the proposed park. Per discussion during the master planning, the Town was going to handle this negotiation/acquisition process; for the purpose of this proposal, it is still assumed that the Town will handle this.



## 2. PROJECT CHARACTERISTICS



**DRIVEWAY RELOCATION NEGOTIATION** | One of the contingency issues that was raised during the master planning process was the driveway access to mitigating impacts upon the park neighbor at 450 Peppers Ferry Rd. (Parcel ID 015345). This parcel has an access easement through the rear of the NTB parcel and ties into Peppers Ferry Rd. in the location of the proposed new park roadway (at signal). Under new access management regulations, this existing driveway will not be able to tie into the side of the new park/ connector roadway. Therefore, the project has identified some options for how to resolve this driveway access. This issue will need to be resolved for the roadway and project to proceed. Per discussions during the master planning effort, the Town would take the lead on negotiating how to resolve this access item; for the purpose of this proposal, it is still assumed that the Town will lead these negotiations while the project team will provide the design and construction of the driveway relocation from the options identified.

Collaboration is key, and the Town of Christiansburg's participation is both necessary and welcomed!



DON'T DO ORDINARY.  
DO EXTRAORDINARY.

## 2. PROJECT CHARACTERISTICS

### REQUIRED APPROVALS & PERMITS

**2c. Include a list of all federal, state and local permits and approvals required for the project and a schedule for obtaining such permits and approvals**

Our team of key local professionals with commensurate experience will coordinate the permitting and approval process. All required submittals for sites and buildings will be made with the appropriate reviewing agencies. Technical review meetings will be scheduled and held with building departments as appropriate and welcoming.

We do not anticipate federal permits or approvals.

Permits and approvals required include:

1. Project PPEA Approval | Town Council
2. Site Plan Approval | Town Staff
3. VSMP Permit | DEQ
4. Railroad Utility Crossing Permit | Norfolk Southern
5. Grading / Utility Crossing over Gas Line Permit / Approval  
Spectra Energy

We will address the scheduling as the design progresses and in conjunction with the needs of the Town of Christiansburg.

In addition our team will proactively engage to:

- Confirm applicable standards and expectations
- Discuss review requirements
- Familiarize reviewing agencies with nature and scope of this PPEA project
- Establish milestones (including interim), so reviewing agencies can anticipate workloads
- Establish a rapport between the PPEA design team and the reviewing entities to achieve a collective team approach towards development of working, cost-effective, and timely solutions for the sites and buildings



## 2. PROJECT CHARACTERISTICS

DON'T DO ORDINARY.  
DO EXTRAORDINARY.

### ADVERSE IMPACT

**2d. Identify any anticipated adverse social, economic and environmental impacts of the project. Specify the strategies or actions to mitigate known impacts of the project.**

While we would like to suggest that no adverse social or economic impacts are anticipated with these projects, doing so would be intentionally misleading. We recognize that any time a development such as the one proposed herein is completed within the context of a community, there exists the potential for adverse impacts. Perhaps a better question relates to how prepared our team and others are to address that potential.

Adverse impacts can arise from any number of sources including the existing site conditions, disruptions for utility connections, traffic inconveniences for street or lane closures, and even the possible concerns of the surrounding property owners. To the extent a team is already familiar with these and other potential factors, it is better equipped to mitigate or, better yet, avoid their impacts.

Any land development project brings changes; the extent of such changes is dependent upon the nature of those changes and the proximity to other users/properties. Few development-adjacencies are as compatible as a park next to a residential neighborhood – exactly what we are proposing here. However, the introduction of active recreation adjacent to the existing homes near the south and west property lines will create a slight increase of noise and activity. These are the sounds of kids and families at play, and these are contained during reasonable hours as managed by the recreation programs/department. Additionally, the project will introduce athletic field lighting near these same south/west property lines. Thankfully, the recent advancements in athletic field lighting allow the project to dramatically reduce light spillage and glare over the property lines.

To lessen these inconveniences, we will implement a communications plan. Included in the plan will be a site logistics plan to identify the project limits, prepare and send communications to neighbors as appropriate, offer employment opportunities through subcontractors, carefully schedule deliveries so adjacent neighbors and businesses are not overly impacted and mitigate noise so we are truly an unobtrusive neighbor. We will provide signage that illustrates “what is to come” to generate excitement, and we will appropriately locate signage so everyone can easily navigate around the site.



DON'T DO ORDINARY.  
DO EXTRAORDINARY.

## 2. PROJECT CHARACTERISTICS

### POSITIVE PROJECT IMPACT

#### *2e. Identify the projected positive social, economic and environmental impacts of the project.*

From the very outset of the planning for this signature park for the Town of Christiansburg, it has been clear that this park is all about benefiting the Christiansburg Community. The Town Council resolutely declared that the park will benefit the citizens of Christiansburg first and then secondarily benefit the larger regional community beyond. These benefits are many:

- **A Community Place** | This signature park will give Christiansburg a large venue to call their own, a place where they can go to gather as a community – for Town celebrations, events, and more.
- **Signature Inclusive / Accessible Playground** | Featured as a prominent part of this park, the signature playground that is fully inclusive / accessible will be a crown-jewel within the park and the community.
- **Passive Recreation** | This park provides Christiansburg citizens with the opportunity to get off the couch and out of the house to spend time with family, friends, or on their own as they enjoy walking the dog, riding a bike, flying a kite, sitting on a grass hill, or strolling around the pond; it is truly a place for Christiansburg to relax and unwind. The passive recreation opportunities are readily available for people of all ages and stages, shapes and sizes; there is no athletic ability required to come and enjoy this beautiful park.
- **Active Recreation** | Christiansburg's new park will significantly increase the inventory of the active recreational offerings in our community – both in quantity and quality. Featuring a versatile and impressive multipurpose field venue that can serve either three full-size soccer fields or three softball fields – all on beautiful artificial turf field, this will benefit the youth of Christiansburg in allowing for better playing and scheduling opportunities for athletic programs.
- **Connectivity** | This park project will also expand upon the community connections – not only adding a tremendous recreation asset, but also connecting it into the ever-growing Huckleberry Trail system. This ties the park directly to the recreational fabric of the community and makes it that much more inviting and beneficial to Christiansburg.
- **Environmental** | This park will provide a great deal of open-space preservation for this region – quite a contrast to so much of the heavy development in the surrounding vicinity. Furthermore, the project will provide stormwater detention – using several permeant wet-ponds and other BMPs as necessary – to protect and even enhance the natural environment of this watershed.



## 2. PROJECT CHARACTERISTICS

**DON'T DO ORDINARY.  
DO EXTRAORDINARY.**

**ECONOMIC IMPACT** | Last but not least, the Town stands to benefit financially through this park due to the economic impact that such an investment will bring. There will of course be an economic impact during the design and construction of the park – especially since the project team is so closely connected to the Town; many team members call Christiansburg home for their business, residence, shopping, or dining – and for several, it is all the above. Once construction is complete and the ribbon is cut, then the real economic impact can begin to be felt throughout the Christiansburg Community. A signature park like this – offering both active recreation opportunities as well as passive recreation and a signature playground – will draw people from the surrounding region to come spend time in Christiansburg; spending recreation time in Christiansburg will also mean spending money in Christiansburg – on meals, gas, retail, and even hotels. This allows the Town to leverage a community recreational asset as an economic impact tool for Town businesses.



## 2. PROJECT CHARACTERISTICS

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DO EXTRAORDINARY.

### PROJECT SCHEDULE

*2f. Identify the proposed schedule for the work on the project, including the estimated time for completion.*

Please reference **Volume II, Redacted Proprietary Information**, for our preliminary project schedule.



## 2. PROJECT CHARACTERISTICS

DON'T DO ORDINARY.  
DO EXTRAORDINARY.

### RISK & LIABILITY ALLOCATION

*2g. Propose allocation of risk and liability for work completed beyond the agreement's completion date, and assurances for timely completion of the project.*

The contractual completion time for the project will be established cooperatively with the Town of Christiansburg upon completion of the detailed phase of the PPEA process. There are always factors that might influence our timeline commitment; they are unforeseen and may include but are not limited to: zoning issues, community concerns, adequate/acceptable financing, regulatory approvals, jurisdictional approvals and support, site conditions beyond reasonable expectations and surrounding infra-structure and its ability to support utility loads, to identify a few.

The Branch team will assume responsibility and guarantee timely completion for all responsibilities within our control. The Town of Christiansburg assumes no liability whatsoever if the completion schedule is not within the contractual completion time under the terms of the Comprehensive Agreement, except as qualified above.

Our team is ready to assume all performance risks for development, design and construction. We are prepared to provide guarantees for said work contractually through the Comprehensive Agreement and to assure the Town of Christiansburg and residents that failing to meet our commitment is not without consequential risk.



DON'T DO ORDINARY.  
DO EXTRAORDINARY.

## 2. PROJECT CHARACTERISTICS

### ASSUMPTIONS & RESTRICTIONS

*2h. State assumptions related to ownership, legal liability, law enforcement and operation of the project and the existence of any restrictions on the Town's or any other entity's use of the project.*

As with any public facility in the Town of Christiansburg, ownership and operation will remain the responsibility of the Town, and the responsibility to police those facilities will remain with local law enforcement. Our team will not impose any restrictions on the use of the park facilities. Traditionally, the only restrictions on the Town's use of the park and its amenities would be those as may be imposed by applicable federal, state and local laws.



## 2. PROJECT CHARACTERISTICS

DON'T DO ORDINARY.  
DO EXTRAORDINARY.

### PHASED COMPONENTS

*2i. Provide information relative to phased or partial openings of the proposed project prior to completion of the entire work.*

There are currently no plans for a partial opening of the park and its amenities for this initial stage of development, thus there is no proposed project phasing planned. Our team will fast-track the project for full delivery with one grand opening.



DON'T DO ORDINARY.  
DO EXTRAORDINARY.

## 2. PROJECT CHARACTERISTICS

### APPLICABLE STANDARDS

*2j. Describe any architectural, building engineering, or other applicable standards that the proposed project will meet.*

The proposed development will meet all applicable codes and ordinances. These include the following:

- Town's zoning ordinances and design standards – pertaining to setbacks, height restrictions, developed area ratios, and lighting / sound ordinances;
- State and Town erosion and sediment control (ESC) and stormwater management (SWM) regulations;
- Accessibility (ADA) regulations
- Applicable Building Codes

Regarding the future commercial zoning of the proposed outparcels to be sold, it is understood that it will be the Town's responsibility to initiate, navigate, and execute the rezoning process for these outparcels.



## 2. PROJECT CHARACTERISTICS

DON'T DO ORDINARY.  
DO EXTRAORDINARY.

### MISCELLANEOUS ASSUMPTIONS

*2k. List any other assumptions relied on for the project to be successful.*

Please refer to **Volume II, Redacted Proprietary Information**, for other miscellaneous assumptions.



DON'T DO ORDINARY.  
DO EXTRAORDINARY.

#### CONTINGENCIES

*21. List any contingencies that must occur for the project to be successful.*

Please refer to **Volume II, Redacted Proprietary Information**, for a list of contingencies.



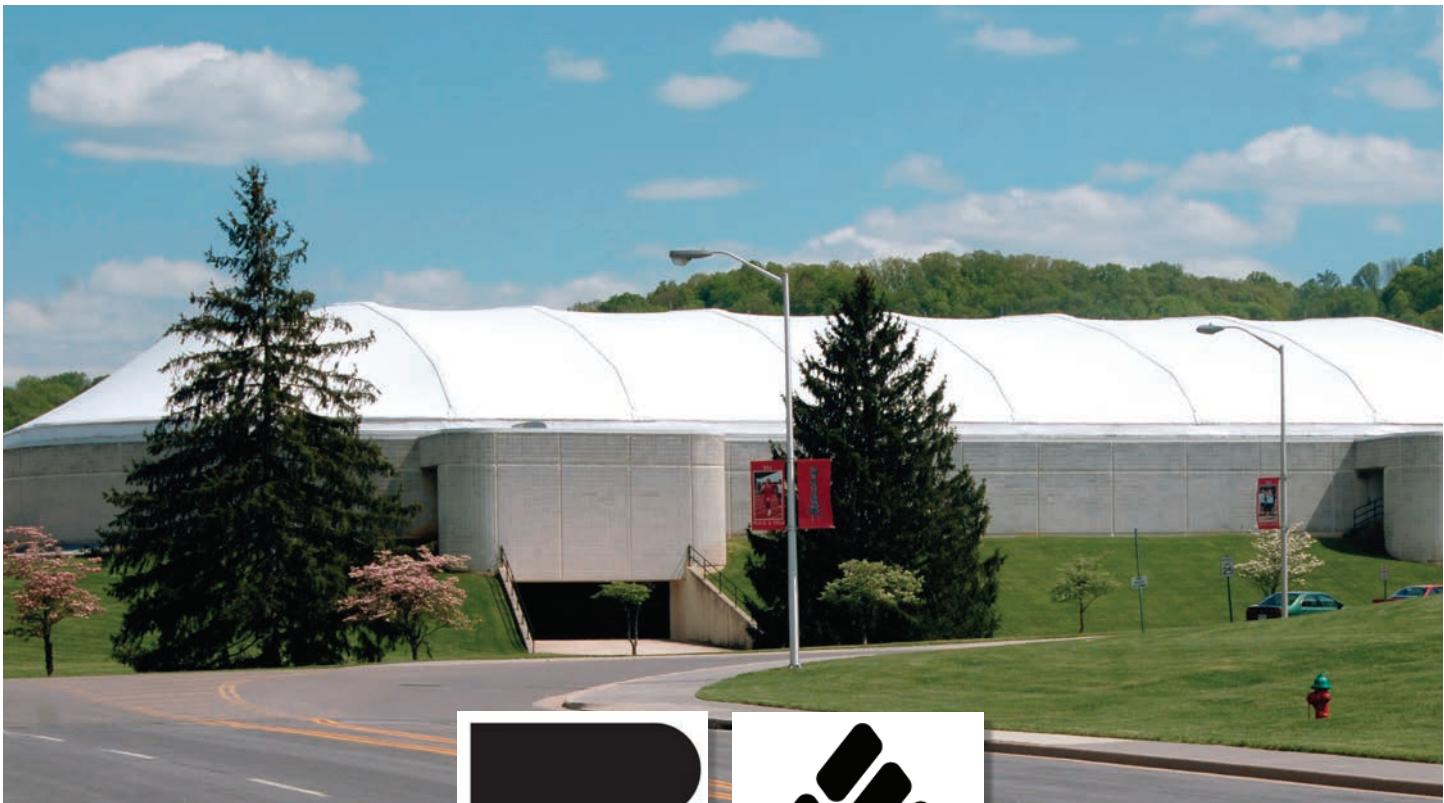
# BRANCH

-3-

## PROJECT FINANCING

- 3a.** Preliminary Estimate | Estimating Methodology
- 3b.** Development, Financing & Operation Plan
- 3c.** Plan Assumptions & Fees
- 3d.** Risk Factors
- 3e.** Governmental Resources
- 3f.** Third Party Financing
- 3g.** Revenue Source Terms & Conditions
- 3h.** Tax-Exempt Considerations

Please refer to **Volume II, Redacted Proprietary Information**, for our responses to sections 3a-3h.



RADFORD UNIVERSITY  
DEDMON CENTER RENOVATIONS

-4-

## PROJECT BENEFIT & COMPATIBILITY

- a.** Project Beneficiaries
- b.** Anticipated Support / Opposition
- c.** Involvement & Communications Plan
- d.** Attracting/Maintaining Businesses
- e.** Project Compatibility
- f.** SWaM Participation Plan



## 4. PROJECT BENEFIT & COMPATIBILITY

DON'T DO ORDINARY.  
DO EXTRAORDINARY.

### PROJECT BENEFICIARIES

**4a. Describe the anticipated benefits to the community, region or state, including anticipated benefits to the economic condition of the Town, and identify who will benefit from the project and how they will benefit.**

From the very outset of the planning of this signature park for the Town of Christiansburg, it has been clear that this park is all about benefiting the Christiansburg Community. The Town Council resolutely declared that the park will benefit the citizens of Christiansburg first and then secondarily benefit the larger regional community beyond. These benefits are many:

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## 4. PROJECT BENEFIT & COMPATIBILITY

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### PROJECT BENEFICIARIES

**4a. Describe the anticipated benefits to the community, region or state, including anticipated benefits to the economic condition of the Town, and identify who will benefit from the project and how they will benefit.**

■ **ECONOMIC IMPACT** | Last but not least, the Town stands to benefit financially through this park due to the economic impact that such an investment will bring. There will of course be an economic impact during the design and construction of the park – especially since the project team is so closely connected to the Town, many team members calling Christiansburg home for their business, residence, shopping, or dining – and for several, it is all the above. Once construction is complete and the ribbon is cut, then the real economic impact can begin to be felt throughout the Christiansburg community. A signature park like this – offering both active recreation opportunities as well as passive recreation and a signature playground – will draw people from the surrounding region to come spend time in Christiansburg; spending recreation time in Christiansburg will also mean spending money in Christiansburg – on meals, gas, retail, and even hotels. This allows the Town to leverage a community recreational asset as an economic impact tool for Town businesses.



## 4. PROJECT BENEFIT & COMPATIBILITY

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DO EXTRAORDINARY.

### ANTICIPATED SUPPORT / OPPOSITION

**4b.** *Identify any anticipated public support or opposition, as well as any anticipated government support or opposition, for the project.*

No new development happens without finding some opposition. Even the development of a new park such as this will find create a few points of friction within the community that require attention. However, based upon all the meetings and discussions during the master planning process, we fully expect the public support for the project to be overwhelmingly positive. Perhaps the greatest complaints will simply be that it should include even more and should have come sooner – a clear indication that the public is fully supportive of this endeavor.



## 4. PROJECT BENEFIT & COMPATIBILITY

DON'T DO ORDINARY.  
DO EXTRAORDINARY.

### INVOLVEMENT & COMMUNICATIONS PLAN

#### *4c. Explain the strategy and plans that will be carried out to involve and inform the general public, business community and governmental agencies in areas affected by the project.*

A great deal of effort has already gone into the public involvement aspect of this project. The formal master planning efforts for the park began with the Gay and Neel, Inc. Team in the Spring of 2015. However, even that effort was built upon the foundation of the town-wide 2014 Parks and Recreation Master Plan, a planning effort that established several of the key priorities and desires for the Town as a whole and for this project in particular. Building up that, our team walked through a public-input process in the Spring 2015 with meetings at the recreation center. Our efforts worked to inform the public about the project and to invite them to give feedback, make recommendations, and to specifically indicate what they would like to see in the park. In addition to those efforts, our team worked closely with a broad range of Town staff representing a wide range of Town departments and perspectives to get a solid handle on what goals the Town itself has for this project. All of this was worked into the master plan and then shared back in numerous public meetings with the Recreation Advisory Committee, the Town Council, and even a public meeting at the recreation center.

Moving forward, we believe it is important to go back to the Public and to the Town staff to demonstrate how the project has evolved from the “full buildout” scenario to this first stage of implementation and to showcase the great aspects of the project – in order to keep the public informed and excited.



## 4. PROJECT BENEFIT & COMPATIBILITY

**DON'T DO ORDINARY.  
DO EXTRAORDINARY.**

### ATTRACTING / MAINTAINING BUSINESSES

***4d. Explain whether and, if so, how the project is critical to attracting or maintaining competitive industries and businesses to the Town or the surrounding region.***

Talking about “quality of life” is no longer just a buzz-word; it is a key metric to what makes a locality into a community and, more importantly, a community that is attractive to citizens and businesses. The role of quality recreational assets in establishing this “quality of life” cannot be overstated. While is a not a one-to-one correlation, the development and upkeep of great parks and connecting trails is a significant part of attracting and retaining people in a community, and every business owner in today’s tight job-market knows that attracting and retaining people is the bedrock of their business. Thus, the development of this signature recreation park in the Town of Christiansburg will undoubtedly serve to enhance the quality of life for this community, working to retain the employees and businesses already here, and even serving to bring more businesses to this community.



## 4. PROJECT BENEFIT & COMPATIBILITY

DON'T DO ORDINARY.  
DO EXTRAORDINARY.

### PROJECT COMPATIBILITY

**4e. Explain whether and, if so, how the project is compatible with the Town's comprehensive plan, local infrastructure development plans, the capital improvements budget or other government spending plan.**

This park plan was not prepared in a proverbial vacuum, but is well informed and responsive to the Town's comprehensive goals and objectives. The following categories, goals, and objectives are taken directly from the Town's 2014 Parks and Rec Master Plan and are all items that will be directly addressed through the proposed park development:

#### 1. PARKS AND FACILITIES, UNDER GOAL 1.1:

- **Objective** | Create handicap accessible signature park for the Town of Christiansburg at the Truman Wilson Property.
- **Objective** | Explore the feasibility of creating new facilities to reduce crowding or overuse.
- **Objective** | Construct multipurpose fields to maximize space.
- **Objective** | Develop a softball sport complex to serve residents and bring tournaments to the Town of Christiansburg.
- **Objective** | Develop and modify playgrounds and parks with respect to special populations (people that are disabled).

#### 2. OPEN SPACE AND INTERCONNECTIVITY, UNDER GOAL 2-1:

- **Objective** | Preserve and plan for open spaces within Diamond Hills Park, the Truman Wilson parcel, and any other future parks.
- **Objective** | Evaluate whether recreation assets, businesses and residential areas are connected via trails and sidewalks.

#### 4. OPERATIONS AND MAINTENANCE, UNDER GOAL 4-4:

- **Objective** | Utilize National Recreation and Park Association data and awards as benchmarks for the town.
- **Objective** | Observe Virginia stormwater management regulations and incorporate into recreation facility planning.

Looking beyond just the recreational goals, the compatibility of this project can be seen in several other areas reflected in the Town's comprehensive plan:

- **Roadway** | The main park roadway is the first portions of the eventual development of the "Peppers Ferry Connector Road" that will eventually connect through from Peppers Ferry Rd. here at the park, to Cambria Street and eventually over to N. Franklin Street. Our park plan provides the first steps in that ultimate development - proposing to prepare the earthwork / grading for the first portion of that 4-lane divided roadway through much of the park (including through the stormwater ponds area, and also proposed to pave and develop two of those lanes up to the park entrance).
- **Water / Sewer** | Efforts to master plan the water and sewer connections have taken place, and the Town guidance for where to provide different points of connection has been incorporated in the plan.



## 4. PROJECT BENEFIT & COMPATIBILITY

DON'T DO ORDINARY.  
DO EXTRAORDINARY.

### SWAM PARTICIPATION PLAN

**4f. Provide a statement setting forth participation efforts that are intended to be undertaken in connection with this project with regard to the following types of businesses: (i) minority-owned businesses, (ii) woman-owned businesses, and (iii) small businesses.**

Branch is committed to maximizing participation of Small, Woman-Owned or Minority-Owned trade contractors on our projects and we regularly exceed SWaM participation goals. We utilize a number of internal processes, improved over many years, to help successfully meet client goals. Our means and methods include:

- A Branch database of SWaM registered subcontractors
- Commonwealth of Virginia's "*Minority Contractor's Registry*"
- Blue Book, "*Minority Contractors*" section
- Small Business Administration's "*National Directory of Women-Owned Construction Firms*"
- City of Richmond Office of Minority Business Development's list of minority registered firms

In addition to the above, Branch has developed an outreach partnering program where we will under certain conditions extend special terms, including:

- Waive bonding.
- Accelerate payment(s).
- Initiate two-party checks where credit has not been established, or purchase materials directly.
- Compel our large subcontractor partners to contract prescribed percentages from SWaM suppliers or sub-tier subcontractors.
- Place print ads in larger metropolitan areas to announce opportunities for minority, women-owned and small business enterprises.
- Send electronic invitations to Branch's database of SWaM contractors.
- Conduct SWaM "open house" meetings to describe project requirements and encourage participation.

Most of Branch's projects that promote SWaM participation (with or without goal requirements) involve our substantial higher education program. Branch has partnered with many of the Commonwealth's most prestigious universities in the past to maximize SWaM participation on our projects. The following graphic illustrates our recent success:

PROJECT NAME	LOCATION	SWAM %
VMI Corps Physical Training Facility, Phase II	Lexington	57%
VA Tech Torgersen Hall Bridge Restoration	Blacksburg	86%
JMU Madison Hall Sky Bridge	Harrisonburg	72%
VMI Military & Leadership Field Training Grounds	Lexington	45%
VA Tech West End Market Renovation	Blacksburg	52%
VA Tech Infectious Disease Research Facility (IDRF)	Blacksburg	42%
Radford University Fine Arts	Radford	53%