

June 15, 2023

Attachment 4 Pg 1



urban



TOWN OF
VIENNA
Public Works

REQUEST FOR PROPOSAL # RFP 23-37
ON-CALL CIVIL ENGINEERING SERVICES

Program Director:

Urban, Ltd.
C. Ryan Connor, PE
Principal

Contact:

Phone: (703) 642-8080
Email: rconnor@urban-ltd.com
Address: 7712 Little River Turnpike
Annandale, Virginia 22003



June 15, 2023

Mr. Jerry Amacker
Procurement Officer
Town of Vienna
127 Center Street S.
Vienna, Virginia 22180

Re: RFP #23-37 On-Call Civil Engineering Services

Dear Mr. Amacker:

Urban, Ltd. (Urban) is pleased to submit our proposal and qualifications for on-call engineering services to the Town of Vienna. As delineated in our proposal, Urban has the experience, staff, and desire necessary to perform the required services in a professional, cost-effective and timely manner.

Urban has extensive experience in the Town of Vienna, particularly with on-call projects in the past decade. We have a track record of successfully completing over 40 projects, including construction drawings, engineering studies, and consulting work, demonstrating Urban's familiarity with the Town of Vienna's requirements and expectations.

Urban's specialized municipal design expertise, is demonstrated by our ongoing Task Order Contracts with various public agencies, including the Town of Vienna, which shows our extensive experience. This experience is furthered by our versatility and adaptability while working in different project environments with our public and private sector clients.

We are pleased to note that our staff consists of detail-oriented professionals with the necessary experience and technical skills to handle projects with challenging budgetary, scheduling, and public review requirements. Urban's specialized design group has been serving clients for over 56 years and provides a strong foundation for delivering high-quality services.

Additionally, our ability to offer a wide range of services, such as planning, engineering, surveying, landscape architecture, construction administration, and project management, within a single organization is advantageous. This integrated approach allows for seamless coordination and effective project execution.

We appreciate this opportunity to submit our qualifications for your review. We also note that there is no proprietary information in our proposal. We confirm that Urban agrees to all conditions stated in the RFP and all addenda provided by the Town of Vienna.

Sincerely,
Urban, Ltd.

C. Ryan Connor, P.E.
Principal

David T. McElhaney, P.E.
Principal

Table of Contents**Section 1 - Executive Summary**

This section responds to Section 3.4, "Section 1" of the Specific Proposal Requirements as outlined in the RFP

General Firm Overview 2-3

Section 2 - Offeror's Experience with Public Works Type Projects

This section responds to Section 3.5, "Section 2" of the Specific Proposal Requirements as outlined in the RFP

Public Sector Experience 5

Summary of Recent Public Design Projects 6

Section 3 - Team Identification and Organization Chart

This section responds to Section 3.6, "Section 3" of the Specific Proposal Requirements as outlined in the RFP

Team Setup 8

Team Organization Chart 9

Section 4 - Team Description, Experience and Accomplishments

This section responds to Section 3.7, "Section 4" of the Specific Proposal Requirements as outlined in the RFP

Team Management Approach 11-12

Program Director Resume - C. Ryan Connor, PE, Principal 13

Resumes of Key Urban Personnel 14-18

Section 5 - Sub-Consultants

This section responds to Section 3.8, "Section 5" of the Specific Proposal Requirements as outlined in the RFP

Project Team Sub-consultants 20

Sub-consultant Company Overview Information 21- 28

Section 6 - Engineering Record and Accomplishments

This section responds to Section 3.9, "Section 6" of the Specific Proposal Requirements as outlined in the RFP

Representative Projects 30-37

Section 7 - Quality Assurances

This section responds to Section 3.10, "Section 7" of the Specific Proposal Requirements as outlined in the RFP

Project Methodology 40-42

Quality Assurance / Quality Control 43

Capability for a Timely Response 44

Section 8 - Professional References

This section responds to Section 3.11, "Section 8" of the Specific Proposal Requirements as outlined in the RFP

References 46



Section 1 - Executive Summary

This section responds to Section 3.4, "Section 1" of the Specific Proposal Requirements as outlined in the RFP

Services

Urban, Ltd. provides comprehensive civil engineering, transportation engineering, land planning, landscape architecture and surveying services to both private and public sector clients. Our services are primarily focused in Northern Virginia; however, we have active or recently completed projects throughout Virginia, and in Washington, D.C., Maryland, Delaware, West Virginia, North Carolina, Alabama, and as far away as Japan. Urban has had a hand in numerous marquee projects that bear the fingerprints of our creative staff. Urban has contributed to the success of major retail centers such as Reston Town Center, Dulles Town Center Mall, Fairfax Corner, and Virginia Gateway; been a leader for many large planned communities such as Brambleton, Broadlands, South Riding, Landsdowne, Willowsford and Hartland; and worked on numerous public improvement projects including road plans, floodplain studies, and school sites for Town of Vienna, Fairfax County Public Schools, Loudoun County Public Schools, and others.

Past and Present

Founded in 1967, Urban has become a premier civil engineering, land surveying, planning, landscape architecture design and development consultant firm in the DC metropolitan region. With 110 employees today, Urban is recognized by the local jurisdictions as a major firm designing and entitling projects where we contribute to a large majority of the applications across the region. Our professionals are experts at time-tested, hands-on design techniques. We also use the latest technology in the office and the field, such as AutoCAD, Civil3D, Carlson, ESRI ArcGIS, and High Definition Surveying (3D laser scanners) to deliver accurate and efficient results on every project. We strive to stay ahead of changes that could impact the industry, and we take the initiative to capitalize on new opportunities as they arise.

Client Approach

Through diverse experience, teamwork and professionalism, Urban identifies, understands and satisfies the needs of our clients and all project stakeholders. We stress communication, teamwork and attention to detail, and we manage our workload to ensure that project staffing is consistent from start to finish. Every one of our clients also receives the personal attention of a Principal through every step of the process. Urban's staff takes pride and personal interest in the success of every project, no matter how big or small.



At a Glance:

- Founded in 1967
- Town of Vienna On-Call Civil Engineer Since 2013
- Over 110 Employees
- Three offices: Annandale, Chantilly, Winchester

Services Provided:

- Land Planning
- Land Development / Site Requirements
- Civil Engineering / Site Design
- Landscape Architecture
- Surveying Services
- Survey Plats
- Rezoning
- Feasibility Studies
- Conceptual Design
- Hydrology & Hydraulics Analysis
- Flood Plain Analysis
- Site Drainage & Stormwater Management
- Best Management Practices
- Erosion & Sediment Control
- Utility Design, Relocations & Adjustments
- Urban & Rural Roadway Design
- Intersection Design
- Public Involvement
- Low Impact Design
- Capital Improvement Projects
- ADA Site Compliance
- Legislative Applications
- Construction Documents
- Construction Stakeout
- Color Renderings
- Staff Augmentation
- Professional Engineering Review
- Flood Proofing Design
- Water Systems Analysis & Design
- Regulatory Permits
- Utility Coordination
- Cost Estimates
- Construction Administration
- Project Management & Oversight
- Project Scheduling
- Tree Inventory
- General Engineering Consulting



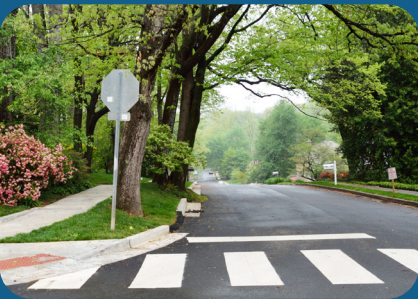
Civil Engineering

The focus of our civil engineering efforts on any project is to provide the most efficient, economical design that meets the requirements of our client while satisfying the needs of other stakeholders. From conceptual studies through final engineering and construction, Urban is known for innovative, workable solutions for complex land development projects including public facilities, schools and institutional, parks and recreation, utilities, industrial, residential, commercial, planned communities, and secure-tenant.



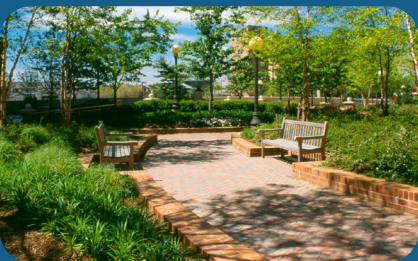
Transportation Engineering

Urban has been involved in the development and improvements to public and private roadway systems since our inception; over 56 years. These projects have ranged from sidewalk and trail improvements to two-lane rural roadways to six-lane arterials, urban collectors, intersection improvements, interstate systems, and roadway widening projects. Transportation engineering has been provided both in conjunction with other site civil engineering services and as a stand-alone service depending on the needs of the client. In addition to our work with government agencies, we provide comprehensive transportation engineering services on many primary, secondary and local roadway networks for both public and private clients.



Land Planning

Urban develops innovative and environmentally sensitive solutions for a variety of projects, ranging in size and complexity from large, mixed use, master planned communities to small residential, commercial, industrial and recreational projects. Urban's planning staff has recently and most notably worked with Loudoun County Public Schools for numerous school sites. Urban's planning work has been instrumental in assisting LCPS's site selection process and Capital Improvement Program.



Landscape Architecture

Urban provides our clients with a full range of landscape architectural services. The department functions as a small independent studio, but with the support of all the capabilities and resources of a premier engineering firm. Our group combines the skills of landscape architecture, planning and urban design to create innovative outdoor spaces. Our design philosophy employs the ideal of creating simple, elegant, cohesive designs that are well coordinated with the work of all team members. We have a clear understanding of projects costs, current construction techniques and the importance of delivering a complete product within the limits of our clients' project timeline.



Land Surveying

Urban offers a full range of professional land surveying services. From GPS control, High Definition Surveying, GIS mapping, boundary, topographic and route surveys at project inception to plat development during final design to construction stakeout, we provide a coordinated effort in conjunction with our design professionals. Our survey department also has laser scanning and drone capabilities, which allow the greatest amounts of survey data to be collected and provided to the design teams at the highest levels of efficiency. Urban's coordinated team approach between surveyors and designers gives us an unparalleled ability to complete the most complex projects quickly and accurately.

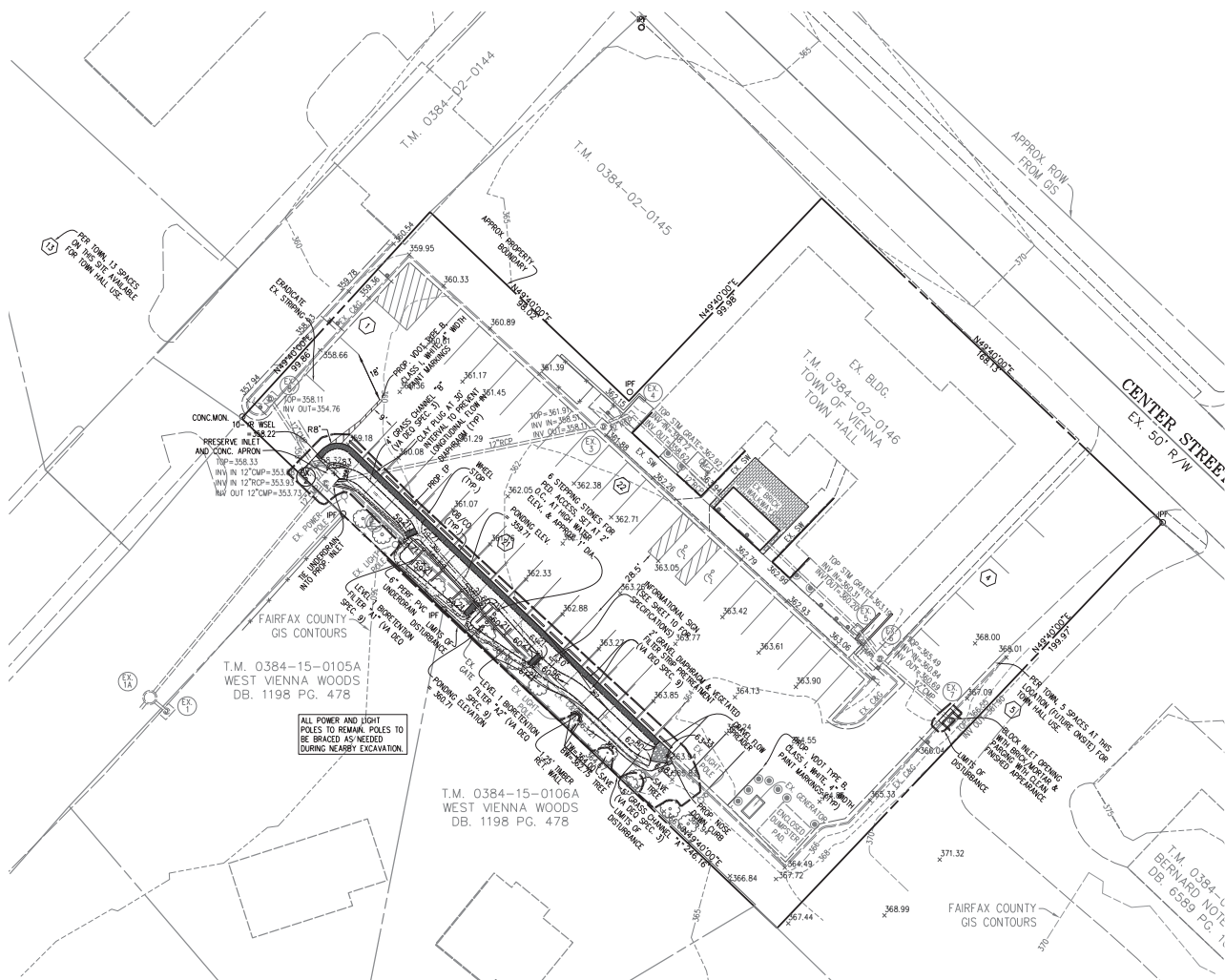


Section 2 - Offeror's Experience with Public Works Type Projects

This section responds to Section 3.5, "Section 2" of the Specific Proposal Requirements as outlined in the RFP

Overview

Over the past five years, Urban has worked on over fifty capital improvement and school projects.



Town of Vienna Town Hall Improvements

Section 2 - Offeror's Experience with Public Works Type Projects

Summary of Recent Public Design Projects

Project Name	Location	Description	Scope	Client and Contact	Year Built	Est. Budget	On Budget	On Time	Task Order Contract?
Town of Vienna - Robinson Trust Sidewalk Initiative	Town of Vienna, Virginia	Extensive network of new sidewalk projects, sidewalk studies, arborist evaluations, public coordination and input. Urban has been involved in approximately 21 distinct studies/designs totalling approximately 18,500 linear feet for this project and ongoing.	Survey, arborist evaluations, planning studies, engineering design, drainage improvements, cost estimation, public outreach, construction phase support.	Town of Vienna, 127 Center St. S., Vienna, VA 22180, Ms. Alsinia Ervin and Mr. Robert Froh, 703-255-6380	Ongoing since 2020 to Present, under Construction and Design	Over \$0.7M in Design	Yes, Under	Yes	Yes
Town of Vienna - Tapawingo and Kingsley Road Improvement Plan	Town of Vienna, Virginia	Traffic Calming intersection improvements coupled with Low Impact Development / Water Quality improvements with micro-bioretenention facilities. Traffic calming curb configuration and retrofitting.	Survey, public outreach, illustrative exhibits for public meetings, engineering design, drainage improvements, landscape design, cost estimation, construction phase support.	Town of Vienna, 127 Center St. S., Vienna, VA 22180, Ms. Christine Horner, 703-255-6380	Under Construction June 2023	\$340K for Design and	Yes	Yes	Yes
Town of Vienna - Valley Drive Drainage Improvement Plan	Town of Vienna, Virginia	Drainage improvement to street experiencing stagnant standing water and excessive groundwater discharge from sump pumps.	Survey, public outreach, public meetings, engineering design, drainage improvements, estimation.	Town of Vienna, 127 Center St. S., Vienna, VA 22180, Mr. Frank Torre, 703-255-6380	Anticipated Start June 2023	\$330K for Design and	Yes	Yes	Yes
Town Hall BMP & Parking Lot Improvements Plan	Town of Vienna, Virginia	Water Quality enhancement, education, and parking lot improvements.	Survey, design, drainage analysis, renderings, and cost estimation.	Town of Vienna, 127 Center St. S., Vienna, VA 22180, Mr. John Jay Sergeant 703-255-6387	2018	\$114K	N/A	N/A	Yes
Ayito Road, S.E. Sidewalk Improvement Plan	Town of Vienna, Virginia	Sidewalk and drainage improvements.	Survey, design, drainage analysis, cost estimation, and construction phase support.	Town of Vienna, 127 Center St. S., Vienna, VA 22180, Mr. Michael Gallagher, 703-255-63807	2015	\$272K	Yes	Yes	Yes
Ninovan Road Roadway & Drainage Improvements	Town of Vienna, Virginia	Sidewalk and drainage improvements.	Survey, design, drainage analysis, renderings, and cost estimation.	Town of Vienna, 127 Center St. S., Vienna, VA 22180, Ms. Christine Horner, 703-319-8630"	2018	\$127K	N/A	N/A	Yes
Follin Lane Major Revisions	Town of Vienna, Virginia	Roadway and drainage design revision to an existing plan by others.	Survey, design, drainage analysis, cost estimation, and construction phase support.	Town of Vienna 127 Center St. S., Vienna, VA 22180 Mr. Michael Gallagher, 703-255-6380	2016	\$1.7M	N/A	N/A	Yes
Workhouse Arts Center - Quad Improvements	Fairfax County, VA	Drainage Improvements Plan on main quad of Arts Center (former Lorton Prison).	Survey, utility sweep, fine grading, new drainage system, hydraulic analysis and SWPPP.	Fairfax County, Karen M. Davis, P.E., Design, Engineering & Construction, 12000 Government Center Parkway, Suite 424, Fairfax, Virginia 703-324-2810	2019	N/A	Yes	N/A	Yes
Town of Middleburg Study	Town of Middleburg, VA	Study a by-right layout for purposes of Town Manager and Council to understand possible annexation and development potential of properties adjacent to Town limits.	Research of records, GIS base creation, Land Planning and Layout, Illustrative Exhibits for Presentation use.	Will Moore, Deputy Town Manager 10 W Marshall Street PO Box 187 Middleburg, VA 20118 Phone: 540-687-5152 wmoore@middleburgva.gov	N/A Study	\$10K	Yes	Yes	No
LCPS Planning Studies (50+ studies)	Loudoun County, VA	Ongoing studies for Loudoun County Public Schools	Ongoing studies for Loudoun County Public Schools	Loudoun County Public Schools 21000 Education Court, Ashburn, VA 20148 Dr. Sam Adamo, 571-252-1151	N/A Study	N/A	N/A	N/A	Yes



Section 3 - Team Identification and Organizational Chart

This section responds to Section 3.6, "Section 3" of the Specific Proposal Requirements as outlined in the RFP

Section 3 - Team Identification & Organizational Chart

Team Setup

Team Setup

Urban will serve as the prime consultant and will provide project management as well as professional services for surveying and plats, planning, landscape architecture, transportation design, civil site design, construction document preparation, permit processing, and construction contract administration. To provide comprehensive services to the Town of Vienna, Urban will also team with the following sub-consultants, all of whom have worked with Urban on current or past projects:

- Gauthier, Alvarado & Associates – Architecture / Structural
- Gorove / Slade Associates, Inc.– Traffic Engineering
- Site Development Services (SDS) – Detailed Estimating
- Wetland Studies and Solutions Inc. – Wetlands / Cultural Resources / Green Infrastructure
- ECS, Ltd. – Geotechnical / Environmental / Hazardous Materials / Structural
- David Orr Associates, Inc. – Construction Management
- Markur, LLC – Right-of-Way Services
- Potomac Development Group LLC – Contract/Bids Management

Urban is committed to providing the Town of Vienna with high levels of service and responsiveness by a staff of experienced professionals and sub-consultants who have worked with one another on similar on-call service projects.

Company	Contact Name/Title	Address, Telephone Number, Fax Number, E-mail Address	Headquarters Location (If different)/Local Offices
Urban, Ltd. (Corporation)	C. Ryan Connor, P.E. Principal	7712 Little River Turnpike, Annandale, VA 22003 Phone: 703-642-8080 / Fax: 703-642-8251 E-mail: rconnor@urban-ltd.com	Local: 4200 D Technology Court Chantilly, VA 20151
Gauthier, Alvarado & Associates	Krista Strickland, AIA, NCARB, Principal	10201 Fairfax Boulevard, Ste. 225, Fairfax, VA 22030 Phone: 703-241-2202 / Fax: 703-766-2165 E-mail: kstrickland@gaa-ae.com	
Gorove / Slade Associates, Inc.	Tushar Awar, P. E., PTOE Vice President & Principal	3914 Centerville Road, Suite 330, Chantilly, VA 20151 Phone: 703-787-9914 / Fax: 703-787-9905 E-mail: tushar.awar@goroveslade.com	HQ: 4114 Legato Road, Suite 650, Fairfax, VA 22033 Local: 7001 Heritage Village Plaza, Suite 220 Gainesville, VA 20155
Site Development Services (SDS)	John R. Jordon President	5920 Old Sawmill Road, Fairfax, Virginia 22030 Phone: 703-968-3300 / Fax: 703-968-3302 E-mail: info@sdssite.com	
Wetland Studies and Solutions, Inc.	Ben Rosner, PWD, PWS, CE Director Environmental Science	5300 Wellington Branch Dr., Ste. 100, Gainesville, VA 20155 Phone: 703-679-5600 / Fax: 703-679-5601 E-mail: brosnor@wetlands.com	
ECS, Ltd.	Paul D. Agutter, P.E. Vice President, Group Manager	14026 Thunderbolt Place, Ste. 300, Chantilly, Virginia 20151 Phone: 703-471-8400 / Fax: 703-834-5527 E-mail: pagutter@ecslimited.com	Local: 9409 Innovation Drive, Manassas, VA 20110 Local: 915 Maple Grove Drive, Fredericksburg, VA 22403
David Orr Associates, Inc.	Scott Siegel President	11180 Sunrise Valley Drive, Suite 200, Reston, VA 20191 Phone: 703-289-2100 / Fax: 703-289-2101 E-mail: scott.siegel@orpartners.com	
Markur, LLC	Stacie Kurzhals President	107 Carpenter Drive, Suite 220, Sterling, VA 20164 Phone: 571-525-2025 E-Mail: stacie.kurzhals@markurllc.com	
Potomac Development Group LLC	Tony Mehl Principal	4500 Daly Drive, Suite 300, Chantilly, VA 20151 Phone: 571-299-4970 E-Mail: tmehl@potomacdevgrp.com	



Sub-consultants

Architecture / Structural:

Gauthier , Alvarado & Associates
Krista Strickland, AIA, NCARB

Traffic Engineering:

Gorove/Slade Associates, Inc.
Tushar Awar, PE,PTOE

Detailed Estimating:

Site Development Services
John Jordan

Wetlands / Cultural Resources / Green Infrastructure:

Wetland Studies and Solutions, Inc.
Ben Rosner, PWD, PWS, CE

Geotechnical / Environmental / Hazardous Materials / Structural:

ECS, Ltd.
Paul D. Agutter, PE

Construction Management:

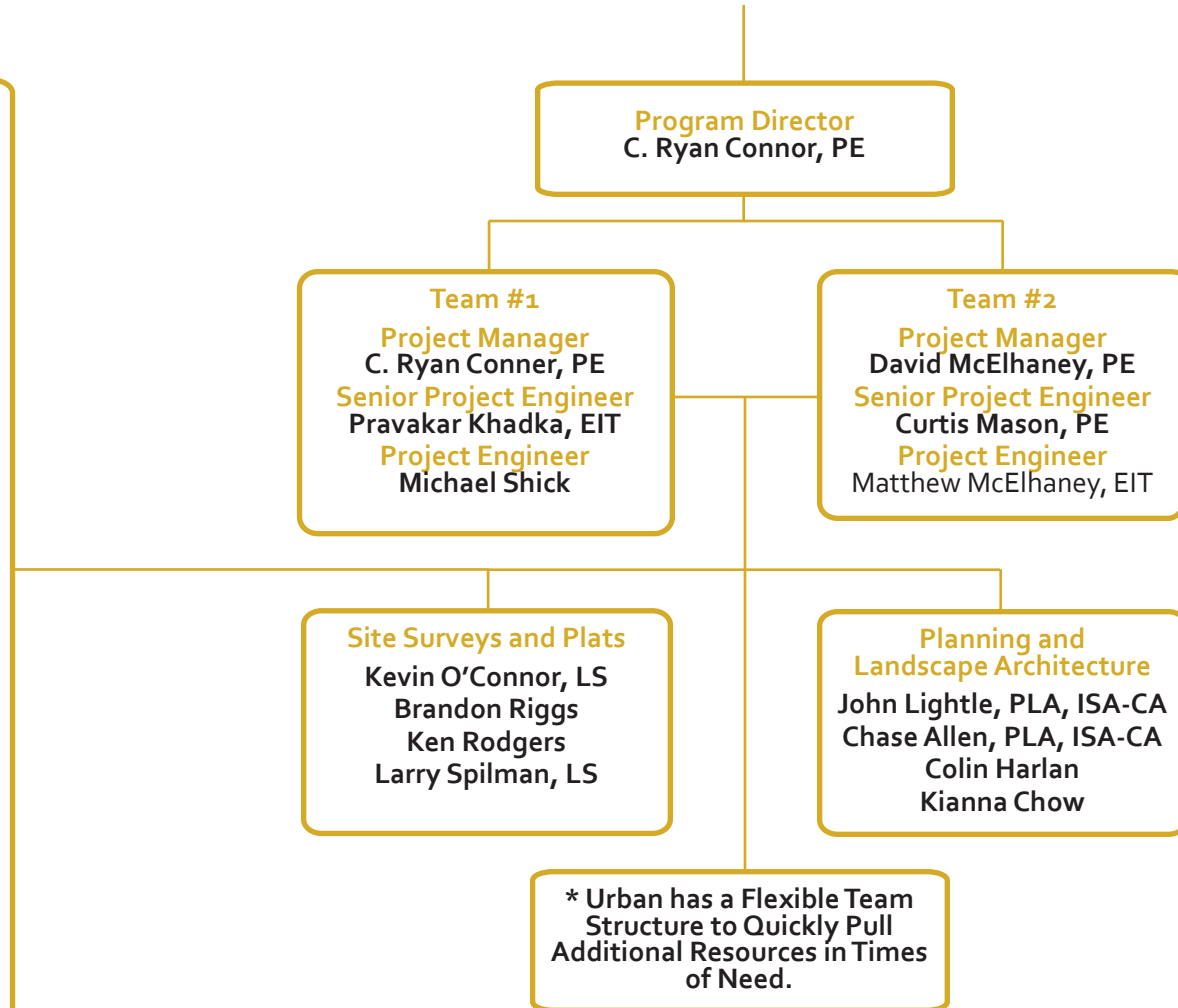
David Orr Associates, Inc.
Scott Siegel

Right-of-Way Services:

Markur, LLC
Stacie Kurzahls

Contract / Bids Management:

Potomac Development Group LLC
Tony Mehl





Section 4 - Team Description, Experience and Accomplishments

This section responds to Section 3.7, "Section 4" of the Specific
Proposal Requirements as outlined in the RFP

Section 4 - Team Description, Experience and Accomplishments

Team Management Approach

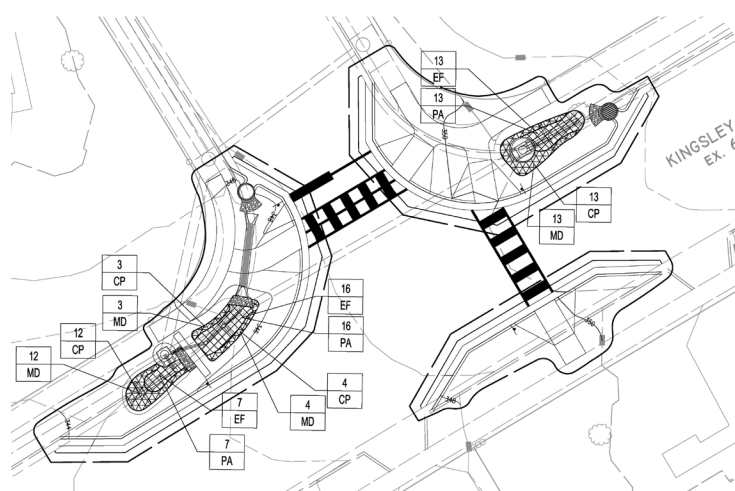
Urban employs a time-tested approach to how we manage our projects, which has been a key factor during the over 56 years that we have been in business. Our clients enjoy the close attention they receive from our Principals and senior staff as well as the responsiveness that our design engineers provide.

Program Director

For this contract, Urban has selected Ryan Connor as Program Director, a Principal in our firm, who has carried out these duties in the past for the Town of Vienna. As Program Director, he will be responsible for setting up and negotiating the initial contract, tasks, and insurance requirements. Mr. Connor will attend the initial project scoping meeting and will coordinate during the entire scoping, design and construction process with Urban's teams and the Town.

Project Manager - Team #1 and Team #2

Urban has selected Ryan Connor to lead Team #1 and David McElhaney to lead Team #2 as the Project Managers for the work under this RFP. They both have extensive experience working with public agencies. Mr. Connor, a licensed engineer in Virginia, Maryland, and DC, is based in our Annandale office, and presently manages a group of over 8 engineers and designers. Mr. McElhaney, also a professional engineer, is located in Urban's Annandale office and manages additional groups of engineers. With this structure, Urban will provide the Town with two points of contact, backed by at least two fully staffed teams, who are able to work independently of one another on separate projects should the work volume under this RFP so dictate. Additional resumes can be made available on demand.



Tapawingo & Kingsley Intersection Improvements

Portfolio of Town of Vienna Public Projects

- Robinson Trust Sidewalk Improvements
- Glen Avenue Improvements
- Tapawingo & Kingsley Intersection Improvements
- Nelson Drive, N.E. Roadway Improvements
- Valley Drive Drainage Improvements
- 316 Windover Avenue Drainage Study
- 440 Beulah Street Improvements
- Bouton's Hall Studies
- Village Green Drainage Study
- West Street Drainage Study
- Ayito Road S.E. Road and Sidewalk Improvements
- Follin Lane S.E. Revisions to Road Improvements Plan
- Glyndon Street N.E. Drainage and Sidewalk Improvements
- Town of Vienna Town Hall BMP Improvements
- Ninovan Road Roadway and Drainage Improvements
- Center St. & Battle St. Drainage Improvements
- Orchard Street Drainage Improvement Plan

Portfolio of Related Public Projects

- LCPS ES-20
- LCPS MS-5
- LCPS ES-16
- LCPS HS-7 Road Improvements
- LCPS HS-8
- Columbia Pike Trail
- Tall Timbers Drive
- Wheatlands
- Clarke County HS
- Brambleton Red Dot #1 (Watermain)
- Brambleton Red Dot #2 (Watermain)
- Brambleton Park
- HS-7 Watermain Extension
- Over 50 various site studies for LCPS
- LCPS MS-6
- LCPS ES-17
- Leesburg USPS Parking Lot
- Columbia Pike Streetscape Improvements
- Sterling Park Safety Center
- Raspberry Falls (Watermain)

Section 4 - Team Description, Experience and Accomplishments

Team Management Approach

Team Management Approach

Both Mr. Connor and Mr. McElhaney will coordinate directly with the other team members and the other consultants necessary for completion of the work under this RFP. Each has worked with all of our selected sub-consultants in the past on prior and ongoing projects. Urban's coordination with the sub-consultants will include: defining their scope of work, obtaining their scope and fee proposal, reviewing the proposal with the Town of Vienna, as well as reviewing and approving their invoices for payment.

Within Urban, Mr. Connor and Mr. McElhaney will coordinate with the various internal departments to complete the work. These departments include Civil Engineering, Surveys, Planning, and Landscape Architecture. Urban has an integrated department work structure that facilitates optimum coordination and efficient and accurate design production. Furthermore, the Project Director and Managers will directly engage and manage an sub-consultant work and ensure seamless integration. All the sub-consultants have a successful history working alongside the Urban team, and most already on the previous on-call contract.

Mr. Connor and Mr. McElhaney will be actively involved in the construction services phase of the project. They both have extensive background and experience in this area. Additionally, they are supported by in house staff with similar experience that will allow them to quickly and appropriately respond to construction issues while maintaining proper flow of information among the Client, the Architect, and the Contractor.



Loudoun Water Treatment Plant

C. Ryan Connor, PE, Principal

Mr. Connor has over 23 years of experience working in the Northern Virginia area exclusively. His design and Project Management experience includes all sizes of road improvement design and construction plans. Most notably, Mr. Connor has served as the Project Manager for the Town of Vienna on-call civil engineering services for the last ten years and has prepared multiple road improvement and pedestrian improvement plans. Mr. Connor's history of experience in Town of Vienna and Fairfax County has allowed him to develop a productive working relationship with all levels of Staff. He has been able to navigate complex and challenging projects through the process by using his knowledge of these jurisdictions and his relationships with staff to deliver successful results.

Mr. Connor's depth of experience in road, drainage, wet utility, stormwater management, water quality and pedestrian improvements will prove as a huge asset to the success of this project. In addition to being well versed in the specifics of this type of project, his broad experience of producing construction documents for other project types such as large and small retail projects, single family and multifamily residential subdivisions, public projects from post offices to schools, municipal projects and institutional projects adds to the depth of experience and capability necessary for a project of this scope. This broad experience has created a foundation for which any challenge can be met with confidence and the skills to succeed.

Joining Urban in 2005, Mr. Connor has been developing projects utilizing the latest software such as AutoCAD Civil 3D, WaterCAD, Pondpack, HEC Packages and numerous various associated design software packages. He is proficient in all aspects of construction plan preparation including road design, feasibility studies, utility design, stormwater management, low impact development, hydrologic studies, grading, hydraulic watermain analysis, best management practices, permitting, construction administration, and bond release. Prior to joining Urban, Mr. Connor served as a Project Manager for Tri-Tek Engineering in Herndon, Virginia for five years.

Mr. Connor has been a registered Professional Engineer in Virginia since 2004 and also holds licensure in Washington, DC and Maryland. Mr. Connor is an active member of the Engineer's and Surveyors Institute (ESI) with his Designated Plans Examiner (DPE) certification in multiple counties since 2002.

Since joining Urban in 2005, Ryan has expanded his team to a complete turnkey engineering experience for clients. Ryan's successful project philosophy is founded on clear and effective communication, superior client responsiveness, and efficient engineering practices. Ryan was promoted to Associate in January 2008, Senior Associate in April 2015 and Principal in January 2020.

Role in Project:

Program Director / Project Manager

Education:

Bachelor of Science, Civil Engineering,
Virginia Tech, 1999

Professional Certifications:

- Registered Professional Engineer, Virginia, Maryland and Washington, DC
- ESI Designated Plans Examiner, Fairfax County & Loudoun County
- Engineers and Surveyor's Institute, Continuing Education Coursework 2002 - Present

Memberships/Affiliations/

Associations:

- Engineers & Surveyors Institute
- Northern Virginia Builder Industry Association
- NVBIA, Loudoun County Chapter
- American Society of Civil Engineers

Notable Projects:

- Robinson Trust Sidewalk Improvements Town of Vienna, VA
- Tapawingo and Kingsley Intersection Improvements, Town of Vienna, VA
- Ayito Road, S.E. - Road and Sidewalk Improvements, Town of Vienna, VA
- Center Street and Battle Street – Drainage Improvements, Town of Vienna, VA
- Town Hall – BMP & Parking Lot Improvements, Town of Vienna, VA
- Follin Lane S.E. – Revisions to Road Improvements Plan, Town of Vienna, VA
- Nelson Drive, N.E. – Roadway Improvements, Town of Vienna, VA
- Rugby Road Public Improvement Plan– Road Widening, Signal Upgrades, Fairfax County, VA
- Willowsford, Loudoun County, VA
- Hartland, Loudoun County, VA
- United States Postal Service – Reston USPS Facility Expansion, Fairfax County, VA

Section 4 - Team Description, Experience and Accomplishments

Urban Key Staff Resumes

David McElhaney, PE, Principal

Mr. McElhaney has over 35 years of design, planning and management experience in all facets of residential, commercial, institutional, and capital facilities land development projects in Northern Virginia. He is proficient in all aspects of the development process including feasibility studies, planning, preliminary engineering, hydrologic and hydraulic analyses, public outreach and citizen meetings, regulatory review coordination, legislative applications, final design and construction documents, departmental management, permitting, construction administration and bond release. Mr. McElhaney has designed and managed a multitude of capital improvement, large and small residential, commercial, and institutional projects.

Mr. McElhaney has extensive experience in the legislative process including preparation, processing and approvals of Comprehensive Plan Amendments, Special Exceptions, Special Use Permits, Commission Permits, and Rezoning. He has worked closely with regulatory engineering and planning staff, members of the Board of Supervisors, Planning Commissioners, Town Councils, citizen groups, state and other local agencies in numerous area jurisdictions.

Mr. McElhaney's vast experience has led him to be hired as an expert witness to provide analysis, studies, land planning exhibits, deposition and testimony to assist in the resolution of land value disputes. His personal involvement in the multitude of land use cases enables him to provide a meaningful assessment of land development issues.

Mr. McElhaney has been recognized by the Engineers Surveyors Institute (ESI) as a Quality Designated Plans Examiner. Additionally, he has been the recipient of multiple land conservation design awards.

Role in Project:

Project Manager

Education:

Bachelor of Science, Civil Engineering,
University of Maryland, 1986

Professional Certifications:

- Registered Professional Engineer, Virginia
- ESI Designated Plans Examiner

Memberships/Affiliations/

Associations:

- Engineers & Surveyors Institute
- Northern Virginia Builder Industry Association
- American Society of Civil Engineers

Notable Projects:

- Robinson Trust Sidewalk Improvements
Town of Vienna, VA
- Workhouse Arts Center Quad Improvement
Fairfax County, VA
- Virginia Village Streetscape Improvements
Town of Leesburg, VA
- Southern Oaks Drive Sidewalk
Improvements Fairfax County, VA
- Fair Lakes Parkway Trail Improvements
Fairfax County, VA
- Ayito Road, S.E. - Road and Sidewalk
Improvements, Town of Vienna, VA
- Glyndon Street, N.E. - Road and Sidewalk
Improvements, Town of Vienna, VA
- King Street Sidewalk Improvements
Alexandria, VA
- Rugby Road Public Improvement Plan
Road Widening, Signal Upgrades, Fairfax
County, VA
- Lake Fairfax Drive - Sidewalk Improvement
Fairfax County, VA
- Columbia Pike Trail, Fairfax County, VA
- Silverbrook Road Trail Improvements
Fairfax County, VA

Section 4 - Team Description, Experience and Accomplishments

Urban Key Staff Resumes

Pravakar Khadka, EIT

Mr. Khadka is EIT-certified Civil Engineer with 8 years of experience in the Civil / land development sector. As a civil engineer he worked on various aspects of civil engineering like survey, roadway design, grading, stormwater management, hydrologic/hydraulic design and analysis, site layout preparation, site supervision, quantity/cost estimation, and technical/construction reports preparation. He is proficient in AutoCAD, Civil 3D, ArcGIS, EFDC_Explorer, MS-Office (W (Word, Excel, and PowerPoint), HECRAS, HEC-HMS, Flow Master, HY8, Hydraflow, TR55, and EPANET.

Prior to joining Urban, Mr. Khadka worked as Graduate Research Assistant in the Civil and Environmental Engineering department at Youngstown State University (YSU). He was involved in a wetland restoration research project funded by the Environmental Protection Agency (EPA) in Mentor Marsh wetland, Ohio. The results of this research helped to understand the existing salinity flow in the wetland and was an aid in decision making regarding various civil engineering projects.

Role in Project:

Senior Project Engineer

Education:

Master of Science, Civil Engineering and Environmental Engineering, Youngstown State University, 2020

Bachelor of Engineering in Civil Engineering, Tribhuvan University, 2012

Professional Certifications:

- Engineer in Training #20-532-68

Publications:

Khadka, Pravakar, Suresh Sharma, and Thomas Mathis. "Monitoring an ungagged coastal marsh to analyze the salinity interaction of the marsh with Lake Erie." Environmental Monitoring and Assessment 193.10 (2021): 1-22.

Curtis Mason, PE

Mr. Mason has over 9 years of experience in Land Development and Construction Management centered within the greater Northern Virginia region. His skill set ranges from engineering feasibility, preliminary planning, rezoning, all the way through to final engineering and construction management. Having experience with all aspects of Land Development gives Mr. Mason a unique insight to his projects.

Mr. Mason has designed and managed residential, commercial, industrial, and mixed-use land development projects, as well as infrastructure improvement projects. Over the past 4 years he has been the Senior Project Manager and lead design engineer for some of the largest and most complex planned developments in Loudoun County – including Brambleton and Silver District West.

Mr. Mason's people-first approach to project coordination ensures that clients, review staff, contractors, and other design professionals receive first-class service, prompt responses, and projects delivered on-time.

Role in Project:

Senior Project Engineer

Education:

Bachelor of Science, Civil and Infrastructure Engineering, George Mason University, 2015

Professional Certifications:

- Registered Professional Engineer, Virginia #061645

Pravakar and Curtis' Notable Projects:

- Robinson Trust Sidewalk Improvements, Town of Vienna, VA
- Workhouse Arts Center Quad Improvement, Fairfax County, VA
- Virginia Village Streetscape Improvements, Town of Leesburg, VA
- Southern Oaks Drive Sidewalk Improvements, Fairfax County, VA
- Rugby Road Public Improvement Plan, Road Widening, Signal Upgrades, Fairfax County, VA
- Lake Fairfax Drive – Sidewalk Improvement, Fairfax County, VA
- Columbia Pike Trail, Fairfax County, VA
- Silverbrook Road Trail Improvements, Fairfax County, VA
- Valley Drive, S.E. – Drainage Improvements Town of Vienna, VA
- Alma Street – Road and Sidewalk Improvements, Town of Vienna, VA
- Charles Street – Road and Sidewalk Improvements, Town of Vienna, VA
- Fair Lakes Parkway Trail Improvements, Fairfax County, VA
- Ayito Road, S.E. - Road and Sidewalk, Improvements, Town of Vienna, VA
- Glyndon Street, N.E. – Road and Sidewalk, Improvements, Town of Vienna, VA

Section 4 - Team Description, Experience and Accomplishments

Urban Key Staff Resumes

Michael Shick

Mr. Shick has over 4 years of experience working in the land development industry throughout Northern Virginia, designing for projects in the residential and commercial sectors. He is skilled in the preparation of plans from conception to approval in all aspects such as roadway & trail/sidewalk design, erosion and sediment controls, stormwater conveyance and management systems, water and sanitary sewer design, best management practices and more. Michael has also worked on multiple previous Town of Vienna projects that have already been approved and constructed.

Mr. Shick has strong knowledge of all engineering software including AutoCAD Civil 3D, Pondpack, Hydraflow Storm Sewers, HEC, Flowmaster and numerous other programs to aid in insuring plans are designed as efficiently as possible to save clients time and money. In conjunction with the Project manager, Mr. Shick has produced plans from large scale residential developments with hundreds of homes, to small sidewalk and road improvements and delivered them on time and on budget. He is already familiar with the Town of Vienna projects and has previously worked with the clients and reviewers to deliver exceptional plans.

Role in Project:

Project Engineer

Education:

Bachelor of Science, Civil Engineering,
George Mason University, 2019

Memberships/Affiliations/

Associations:

- American Society of Civil Engineers

Matthew McElhaney, EIT

Mr. McElhaney has 7 years of experience working in the land development industry consulting on projects in the residential, commercial, and industrial sectors. He is proficient in the preparation of all aspects of the construction lifecycle including due diligence investigations, planning, roadway horizontal and vertical design, trail and sidewalk design, maintenance of traffic and traffic management plans, water and sewer design, stormwater management design, grading, erosion and sediment controls, green infrastructure practices and preparing various hydraulic and hydrologic computations, and permitting. Along with the aforementioned areas of expertise, Matthew is adept in Graphical Information Systems (GIS), Building Information Modeling (BIM), and site 3-D modeling. Utilizing these tools, he provides an optimal design for his clients. He is also skilled in various hydraulic and hydrologic software such as Bentley tools (Pond Pack, Stormcad, Culvert master and Flow master), HEC-RAS, and he also utilizes AutoCAD Civil 3D for developing construction documents.

Matthew has an extensive knowledge of dry utility design and coordination. This has led to him being hired to design an approximately 3,500 L.F. duct bank system to provide power, gas, and telecommunications to multiple landbays in the Moorefield Station planned community in Ashburn, VA. He has used this knowledge to help clients identify, avoid, and minimize dry utility impacts.

Role in Project:

Senior Project Engineer

Education:

Bachelor of Science, Civil and Infrastructure
Engineering, George Mason University,
2015

Professional Certifications:

- Engineer in Training, VA

Michael and Matthew's Notable Projects:

- Tapawingo & Kingsley – Road and Sidewalk Improvements, Town of Vienna, VA
- Glyndon Street N.E. – Roadway and Sidewalk Improvements, Town of Vienna, VA
- Town Hall – BMP & Parking Lot Improvements, Town of Vienna, VA
- Ellipse at Westfields – Trail Improvements, Chantilly, VA
- Albemarle Point Phase I – Trail and Parking Lot Improvements Chantilly, VA
- Lightner Rd – Road and Sidewalk Improvements, Haymarket, VA
- Birch Street SW – Sidewalk and Driveway Apron Improvements, Town of Vienna, VA
- Elmar Drive SE & SW – Road, Sidewalk, and Driveway Apron Improvements, Town of Vienna, VA
- Southern Oaks Reserve – Sidewalk and Trail Improvement Plan, Lorton, VA
- Hartland South – Road & Trail/Sidewalks Improvements, Loudoun County, VA
- Ryan Rd – Road, Trail, and Sidewalk Improvements, Brambleton, VA
- Loudoun County Parkway – Road & Sidewalk Improvements, Ashburn, VA

Section 4 - Team Description, Experience and Accomplishments

Urban Key Staff Resumes

John Lightle, PLA, ISA-CA

As Urban's Director of Landscape Architecture, Mr. Lightle brings over 22 years of design experience in land development with a focus on landscape design, community land planning, and arboriculture. He joined Urban in 2000 and has built a background of experience in landscape architecture while collaborating with municipal officials, land developers, engineers, architects, and contractors in the Washington D.C. metro area. Mr. Lightle is responsible for designing and managing feasibility studies, preliminary plans, rezoning applications, landscape and forest management plans, and managing them through all phases of construction.

Mr. Lightle has led multiple design teams to produce high quality and award-winning projects including streetscapes, planned communities, multifamily and single-family residential communities, commercial properties, recreational open spaces and amenities, and urban courtyards. He has also used his expertise in arboriculture to formulate environmental protection and reforestation plans that mitigate the negative effects of land development. Additionally, Mr. Lightle has been called upon as an expert witness for his knowledge of responsible management of the built environment within natural settings.

Mr. Lightle believes that good landscape architectural design combines the virtues of the site, environmental thoughtfulness, and the client's vision. However, great landscape architectural design fuses all three of these elements into an ecologically balanced space that genuinely improves the human experience.

Mr. Lightle also performs a "lessons-learned" evaluation at each project after its completion where he records the elements of design that have been key to the site's success in order to implement similar elements in future designs.

Role in Project:

Director of Landscape Architecture

Education:

Bachelor of Landscape Architecture, *summa cum laude*, University of Maryland, 2008

Professional Certifications:

- VDOT Traffic Control Design Specialist, #021821126
- Professional Landscape Architect: Virginia #1957
- ISA Certified Arborist #MA-5174A
- ISA TRAQ (Tree Risk Assessment Qualified) #MA-5174A

Memberships/Affiliations/Associations:

- American Society of Landscape Architects
- International Society of Arboriculture

Notable Projects:

- Village at Leesburg Streetscape Design Leesburg, VA
- Kincora Streetscape Standards & Design, Loudoun County, VA
- Cedar Terrace Mixed Use Design Guidelines, South Riding, VA
- One University Streetscape & Student Housing Plaza, Fairfax, VA
- City Centre West Streetscape Design City of Fairfax, VA
- Four Mile Run Park, Trail & Playground (Bruce Street), City of Alexandria, VA
- Brambleton Town Center Central Park Brambleton, VA
- Upton Hill Regional Park, Arlington, VA
- Arlington Plaza (2000 N. 15th Street) Arlington, VA

Section 4 - Team Description, Experience and Accomplishments

Urban Key Staff Resumes

Kevin O'Connor, LS

Mr. O'Connor is a registered Land Surveyor with over 40 years of experience in all aspects of land surveying in the Northern Virginia Region. He has been with Urban for 20 years. His experience includes preparation of boundary and ALTA surveys, preparation of topographic surveys, as-builts of utilities and roadways, record plat preparation, easement and dedication plat preparation, and construction stakeout for residential and commercial infrastructure as well as construction stakeout for transportation and utility projects

Mr. O'Connor has extensive experience with the land development processes in Loudoun, Fairfax, Town of Vienna, City of Fairfax, Alexandria City and Prince William Counties including preparation, processing and approval of subdivision, easement and dedication plats. In addition, he is well-versed in the design and construction standards in these jurisdictions.

Mr. O'Connor has assisted with land and easement acquisition efforts through the creation of right of way and easement plats, plats of taking, appraisal exhibits and other documents to assist Urban clients. Most recently Mr. O'Connor's services related to land and easement acquisition enabled LCPS to obtain the necessary right to construct a roundabout and major transportation improvements at the intersection of Lightridge Farm Road and Braddock Road, which has allowed for development at Lightridge High School, Hovatter Elementary School and now ES-32.

Role in Project:

Director of Survey

Education:

Fairfax County Adult Education Survey
Apprentice School - Land Surveyor Certificate
1988

Professional Certifications:

- Virginia Professional Land Surveyor
- West Virginia Professional Land Surveyor

Notable Projects:

- Birch Street SW – Sidewalk and Driveway Apron Improvements, Town of Vienna, VA
- Elmar Drive SE & SW – Road, Sidewalk, and Driveway Apron Improvements Town of Vienna, VA
- Survey Services for all of the Town of Vienna projects by Urban in the last 10 years
- Elmar Dr, S.E. & S.W. – Road and Sidewalk Improvements Town of Vienna, VA
- Tapawingo & Kingsley – Road and Sidewalk Improvements – Town of Vienna, VA
- Glyndon Street N.E. – Roadway & Sidewalk Improvements, Town of Vienna, VA
- Heritage High School – Topographic Survey, Loudoun County, VA
- Department of Energy – Parking Garage Improvements Washington, DC
- Leesburg Village Center, Leesburg, VA
- Laurel Crest Dr Connector Road Fairfax County, VA
- Pickett Road Improvements, City of Fairfax, VA
- Upton Hill Regional Park, Arlington, VA
- One University Student Housing Fairfax, VA



Section 5 - Sub-Consultants

This section responds to Section 3.8, "Section 5" of the Specific Proposal Requirements as outlined in the RFP

Team Members

Urban, Ltd. will serve as the prime consultant and will provide the project management for preliminary design services, final design services, and construction services. Urban will perform the work required for surveying, site planning, civil site design, landscape architecture, transportation design, construction contract documents and specifications, permit processing, quality control, and construction management among others. We also will have available the expertise and resources of a team of sub-consultants who will be available on an as-needed basis. Urban has a long and successful working relationship with all of the following team members, via the current Town of Vienna On-Call contract, as well as other past and present projects.

Gauthier, Alvarado & Associates (GAA) is a multi-disciplinary architecture and structural firm founded on the principle that interaction between architects and engineers working together under one roof, leads to the most effective planning and implementation of construction programs. GAA has been heavily involved in the planning, design and construction administration of educational, civic, and governmental facilities for over thirty years. GAA has collaborated with Urban on numerous projects over the past decade.

Gorove / Slade Associates, Inc. offers comprehensive traffic, transportation and parking consulting services. They have performed services on a multitude of projects for Urban and Town of Vienna during the past ten years, as well as many other for Loudoun County Public Schools. Their work has consistently been comprehensive, on-time, and well coordinated with Urban, Town of Vienna, LCPS, VDOT, and Loudoun County.

Site Development Services, Inc. is a local firm providing detailed quantity take-offs, construction cost estimating, and earthwork analyses. They have a long and close working relationship with Urban, and have been able to complete full cost estimates under accelerated deadlines for past projects. They have also helped quantify unsuitable material volumes used to establish pricing allowances at various projects.

Wetland Studies and Solutions, Inc. offers a full range of environmental services including wetland delineation, mapping, permitting, and mitigation; cultural resource studies; endangered and threatened species studies; green infrastructure; and Chesapeake Bay Preservation Act analyses. They have successfully handled all these tasks for Urban and LCPS at numerous school sites during the past several years.

ECS, Ltd. offers geotechnical, environmental site assessment, hazardous materials services, and structural wall designs. ECS has worked with Urban on other past Town of Vienna, LCPS, and numerous private sector projects for decades. ECS provides related structural work for Urban, including retaining wall design. ECS can also provide third party testing services.

David Orr and Associates, Inc. (d.b.a. Orr Partners) provides the full spectrum of real estate project management and consulting capabilities. Acting as owner's representative, project manager and/or construction manager, Orr Partners helps with broker and/or site selection, as well as provide work letter negotiation and management of the entire design, permit / entitlement, construction and occupancy process.

Markur, LLC is a Virginia certified DBE company providing right-of-Way acquisition, project management and cost estimating services. Markur has experience working with a broad range of clients, from federally funded agencies to local municipalities, to tailor the scope and approach to the acquisition process to meet each client's specific needs, while still complying with state and federal requirements.

Potomac Development Group LLC (PDG) is a full-service real estate development, consulting, management and investment firm based in Chantilly, VA. Relevant to this RFP, PDG delivers expertise in Development & Construction Management.



Role: Architecture / Structural

Gauthier, Alvarado & Associates (GAA) has been designing, planning, and managing the construction of public sector facilities for over forty years. In that time we have specialized in working with federal, state, and local government agencies and institutions on both capital projects and term contracts. Our local government experience is particularly extensive, as we have held both capital and term contracts with Fairfax County, Montgomery County, Prince William County, Prince George's County, Loudoun County, Arlington County, Fauquier County, the Town of Herndon, and the Town of Vienna.

We excel at meeting the stringent requirements of government contracting due to our organizational structure. Our founding principle was to provide design excellence by keeping all prime design disciplines in-house. This principle not only enhances coordination throughout design, but allows cross-training in different trades, and development of an institutional knowledge base.

Relevant Project Experience

- USPIS Bolger Firing Range Renovation
- HHMI Janelia Campus Gymnasium
- USPIS Richmond Office Suite Renovation
- Fairfax County Emergency Vehicle and Operations Center
- USPIS Bolger CDU Renovation, Franklin Building
- GMU Aquatic Fitness Center Renovations
- FDA Office Renovations
- GMU Eagle Bank Arena Athletic Office Renovations
- US DOD Naval Research Laboratory Interior Office Renovations
- US DOD Navy Yard office renovations
- USPS Bolger Guest Room Renovations
- Newington DVS Maintenance Facility
- VDOT Brookvale AHQ Combo Building
- GMU Athletic Field House Renovation
- Fairfax County Less Secure Shelter II
- USPS Bolger Campus Site Lighting
- US Secret Service Rowley Training Center, Canine Kennel

Krista Strickland, AIA, NCARB, LEED AP BD+C

Design and code compliance do not always work well together, but Krista Strickland has spent her career finding clever ways to incorporate code compliance into the design of her projects.

Krista has over two decades of experience in architecture, interior design, and code review. Krista has been involved with projects from a single interior space to large scale office buildings.

Krista grew up building projects with her grandfather in upstate New York. She was introduced to Architecture by her family's Brazilian exchange student when she was a freshman in high school and has never looked back. In her spare time, she enjoys travel and is on a quest to visit all 50 states. Krista also likes to indulge in her lifelong love of legos with her husband and three kids.

Education

Syracuse University, Bachelor of Architecture

Cazenovia College, Associate of Applied Science – Interior Design

Professional Registrations/Qualifications

Registered Architect, Virginia

ICC Certified Accessibility Plan Reviewer, Accessibility Inspector, Commercial Buildings Inspector and Building Plan Reviewer

LEED Accredited Professional for Building Design & Construction

National Council of Architectural Registration Boards (NCARB) Certified

GOROVE SLADE

Transportation Planners and Engineers

Role: Traffic Engineering

Gorove Slade is a professional engineering and planning firm providing clients with a complete suite of transportation planning and traffic engineering services. The firm's work advances some of the most significant real estate and transportation infrastructure projects in the region.

Our service offerings include the following:

- Multimodal Transportation Studies
- Campus and Neighborhood Mobility Planning
- Site Access and Circulation Evaluations
- Multimodal Streetscape Planning and Design
- Transportation Modeling
- Traffic Signal Design & Maintenance of Traffic (MOT) Plans
- Pavement Marking and Signage Plans
- Traffic, Parking, and Pedestrian Counts and Surveys
- Transportation Demand Management (TDM)
- Parking Studies

Gorove Slade is SWaM certified as a small business in Virginia.

Relevant Project Experience

- Signal Timing Study, Entire Town of Vienna Signal Network
- Traffic Calming Study, Beulah Road, Vienna
- City of Fairfax Signal Timing Study, Entire City of Fairfax Signal Network
- Loudoun County Courthouse
- Loudoun United Stadium
- Warp Drive (Off-Ramp from Route 28 into Northrop Grumman Campus) Interchange Justification Report
- Loudoun County Parkway Speed Study
- One Loudoun Parking Study
- Northstar Blvd. - Phase I & II Roadway Design Support
- Belmont Ridge Rd. Widening Roadway Design Support
- Ashburn Road Crosswalk Study - Broad Run High School
- Waxpool Road Spot Improvements
- Evergreen Ridge Dr. Road Diet Study - Stone Hill Middle School

Tushar Awar, PE, PTOE, Principal and Vice President

Mr. Awar is a practice leader in Gorove Slade's Northern Virginia office and has significant transportation engineering and planning experience serving both the public and private sectors. His experience includes traffic impact studies, due diligence studies, warrant studies, parking studies, traffic simulation, roadway signing and striping planning, and traffic signal design. Projects Mr. Awar has been involved with include schools, residential developments, universities, small and large commercial facilities, mixed-use developments, and transit-oriented developments. Tushar has prepared and managed many traffic studies for residential, retail, office, data centers and mixed-use projects, ranging from small-scale projects to large town centers. His focus has been on the preparation of planning and operational studies. Tushar has also provided assistance with other aspects of project development involved with site planning, such as outlining transportation phasing, proffer writing, cost-estimating, and preparing travel demand management (TDM) goals.

Education

Master of Science, Civil Engineering, Virginia Tech
Bachelor of Science, Civil Engineering, Pune University, India

Professional Registrations

Professional Engineer (Civil) – Virginia #0402044718
Professional Traffic Operations Engineer #2578



Role: Detailed Estimating

Site Development Services is a professional site development estimating company proudly serving the land development industry since 1989. Sonya Miller, Director of Estimating, is Urban's key point of contact at SDS and has been with SDS since 2000. SDS has provided estimating services to Urban on LCPS projects since 2009 and has been providing earthwork quantity takeoffs, balanced site grades, sitework quantity takeoffs, and complete feasibility and budget type land development cost estimates on a variety of site projects in Loudoun County for over 30 years. SDS can provide complete site estimating services in the form and detail that suit LCPS's needs. SDS's software and experience enables SDS to perform each estimate quickly and accurately for clearing, demolition, erosion control, earthwork, unsuitable soils, rock blasting and excavation in mass and utility trenches, sanitary sewer, watermain, storm sewer, utility spoils, site concrete, pavement, sidewalks, trails, retaining walls, and landscaping.

Relevant Project Experience

- Tysons Corner Silver Line Metro Development
- Patriot Park
- One Loudoun Landbay C-7 Park & Ride
- Route 29-50 and Route 123 Widening & Drainage Project
- LCPS – Lightridge High School
- LCPS – Independence High School
- LCPS – J. Michael Lunsford Middle School
- LCPS – Trailside Middle School
- LCPS – Moorefield Station Elementary School
- LCPS – Riverside High School
- LCPS – Madison's Trust Elementary School
- Numerous projects with Urban throughout Northern Virginia

Sonya Miller, Director of Estimating

Sonya Miller came to SDS in 2000 and started as a Junior Earthwork Technician. She worked her way up to Estimator in 2002, Project Manager in 2005, team Manager in 2006 and to Director of Estimating in 2007. At her current position, in addition to her project estimating duties Sonya is also responsible for insuring that all projects are properly staffed, managed, and completed on time and within budget. Sonya has a longtime working relationship as Urban's key point of contact for many years.



Roles: Wetlands / Cultural Resources/ Green Infrastructure

Wetland Studies and Solutions, Inc., a Davey Tree company, is one of the Mid-Atlantic region's leading environmental and cultural resource consulting firms. WSSI provides expertise and experience for public and private sector clients to obtain the environmental approvals needed to create the built environment. WSSI offers a full range of environmental services including wetland delineation, mapping, permitting, and mitigation; cultural resource studies; endangered and threatened species studies; green infrastructure; and Chesapeake Bay Preservation Act analyses. They have successfully handled all these tasks for Urban and LCPS at numerous school sites during the past several years.

Relevant Project Experience

- Hunters Branch Stream Restoration, Town of Vienna
- Ashburton Avenue Walkway
- Pine Ridge Sanitary Sewer E&I
- Route 1 Widening at Fort Belvoir Wetland
- Westwind Drive
- Potomac Station Bald Eagle Nest Study
- Occoquan Watershed Study
- LCPS – Moorefield Station Elementary School
- LCPS – Newton-Lee Middle School
- LCPS – Western Loudoun Middle School
- LCPS – Charles Town Pike School Site
- LCPS – Riverside High School
- LCPS – Dry Bulk Storage
- LCPS –Valley Service Center

Benjamin Rosner, PWD, PWS, CE, Director - Environmental Science

Mr. Rosner oversees WSSI's environmental science group, which performs wetland delineations; natural resource inventories; existing vegetation studies; threatened and endangered species searches and habitat evaluations; tree stand evaluations; and wetland mitigation monitoring. He also conducts site visits with regulatory staff; prepares plans and permit applications to meet federal, state, and local regulatory requirements; completes local environmental ordinance compliance processes; and conducts stream assessments, and as a Certified Taxonomist he can complete complex benthic macroinvertebrate studies. Mr. Rosner performs surveys for the federally threatened small whorled pogonia (*Isotria medeoloides*), the federally threatened swamp pink (*Helonias bullata*), the federally endangered harperella (*Ptilimnium nodosum*), and rare diabase plant communities as well as surveys for endangered and threatened bats and for the wood turtle, listed as threatened in Virginia. In addition, he has been retained as an expert witness to testify to matters regarding the presence/absence of wetlands and other Waters of the U.S. (WOTUS).

Education

Masters, Natural Resources, Virginia Polytechnic Institute and State University
 Bachelor of Science, Biology, Cedarville University

Professional Registrations

Professional Wetlands Delineator & Professional Wetland Scientist
 Certified Ecologist, Certified Confined Space Training, HAZWOPER, Rosgen Levels I-II



Role: Geotechnical / Environmental / Hazardous Materials / Structural

ECS, Ltd. is one of the largest and most rapidly growing engineering and consulting companies in the US. Founded in 1988, ECS is a leader in geotechnical, environmental, construction materials and facilities engineering. ECS Chantilly is the very first office that ECS opened, and operates with an average staff of 301 employees, including Professional Engineers and Geologists, senior and project-level engineers, scientists and managers, certified field, steel and laboratory inspectors and technicians, and administrators. This staff allows us the flexibility required to successfully manage many projects concurrently while maintaining schedules and budgets. ECS Chantilly maintains a full-service, CCRL, AASHTO- and U.S. Army Corps of Engineers-accredited concrete and soils laboratory.

ECS has completed over three hundred and twenty-five projects with Urban, Ltd. over the past twenty-eight years.

Relevant Project Experience

- FCPA Gabrielson Gardens Bridge Replacement
- FCPA Roundtree Park Improvements
- Freddie Mac New Traffic Light - Jones Branch Drive
- Old Mill Road DIP Sewer Line
- Shellhorn Road Extension, Loudoun County Parkway to Moran Road
- Arcola Boulevard Expansion
- Salem Avenue Extension
- Loudoun County School Board Property
- Buffalo Trail Off Site Utilities and Turn Lane Stabilization
- McLearen Road Academy – Site Work

Paul Agutter, PE, Principal Engineer/Vice-President

Mr. Agutter is a Principal Engineer. He manages geotechnical projects, provides Principal review of geotechnical reports, oversight for construction materials testing related to the design and construction of low- and high-rise structures, roadways, utility systems, bridges, industrial structures, retaining systems, stormwater management ponds, dams, and other types of structures.

Mr. Agutter has extensive project experience throughout the Commonwealth of Virginia and adjacent states and in a wide variety of geologic conditions, including the Coastal Plain, Piedmont, Triassic Basin, and Ridge and Valley Physiographic Provinces. He provides services for both private and public sector clients, including local, county, and state agencies. Mr. Agutter has been approved by the Fairfax, and Prince William County Critical/Complex Structures Divisions to serve as Special Inspections Engineer-of-Record and serves in this capacity (reference IBC 2018) for projects.

Education

Bachelor of Science, Civil Engineering, State University of New York at Buffalo, NY, 1997

Associate of Science, Engineering Science, Broome Community College, Binghamton, NY, 1994

Professional Registrations

Professional Engineer, Virginia, Maryland, District of Columbia and West Virginia

ORR **PARTNERS**

Role: Construction Management

Davis Orr Associates, Inc. (d.b.a. Orr Partners)

is one of the Washington Metro area's top owner's representative, development and construction management firms. We are an award-winning firm and 85 percent of our revenue comes from repeat business and referrals. This reflects our success in managing a fluid project process and leading collaborative teams resulting in successful projects. We provide our seasoned expertise to manage the demanding and complex design and construction process, where mistakes can be very costly.

Orr Partners has managed a wide range of projects, such as new construction, site development, renovations, tenant improvements and special-use facilities. We assist throughout the life cycle of the projects we manage and solve complex challenges that makes a difference to the bottom line.

Relevant Project Experience

- YELP's DC Office
- General Dynamics Information Technology Offices, Nationwide
- General Dynamics Corporate HQ
- FDIC's Arlington, VA Office
- NADA's Tysons Office
- Alarm.com's Vienna Office
- Gulfstream's Savannah, GA Manufacturing Facility
- George Mason University - Multiple Sites
- Mortgage Bankers Association's Class A office building
- LCPS - Madison's Trust Elementary School
- LCPS - Independence High School
- LCPS - Brambleton Middle School
- LCPS - Riverside High School
- LCPS - Lightridge High School
- LCPS - Valley Service Center
- Numerous other non-LCPS projects with Urban

Scott D. Siegel, LEED AP, Principal-In-Charge, President

Mr. Siegel's strength is in the financial aspects of the development process. He has a strong understanding of market drivers and is proficient at financial modeling and budget development. During his tenure with Orr, he has developed and managed project budgets and cost models for several significant projects including AOL, Gulfstream, George Mason University Foundation, FDIC, and General Dynamics. All of them were delivered on schedule and under budget. As an owner and President of the firm, Mr. Siegel is dedicated to providing exceptional customer service. His management style generates enthusiasm and commitment from the project management staff and project team. As Principal, Mr. Siegel primarily oversees the coordination of the teams' activities and the development of the master schedule and budget, as well as providing his expertise in cost and contract/project delivery matters.

Education

Master of Business Administration, Finance, University of Maryland
Bachelor of Arts, Business Management, Ithaca College

Professional Registrations

Professional Engineer, Virginia, Maryland, District of Columbia and West Virginia



Role: Right-of-Way Services

MARKUR right-of-way solutions begin with a clear understanding of the desired outcomes, objectives and schedule. Every ROW project we have undertaken involves critical path deadlines and we understand the importance of managing our work to support the overall project's goals – especially the schedule. By understanding the bigger picture, we are able to recommend creative alternatives to stay on schedule. For example, through knowledgeable plan review, we can often identify ROW solutions to provide early access for up-front work such as utilities, clearing and grading.

Our legal coordination support helps to streamline interactions with counsel and save costs. We are experienced in leading negotiations with land owners and jurisdictional authorities in a way that generates constructive and cooperative outcomes. We also first draft term sheets, letters and agreements in advance of counsel to reduce legal costs and to facilitate first-time coordination of multi-party and complex agreements.

Relevant Project Experience

- Dulles Corridor Metrorail Phase 2 Right-of-Way
- BGE Transmission Line Rebuild
- City of Manassas On-Call
- I-495/I-270 American Legion Bridge Traffic Relief plan P3
- PEPCO Overhead Transmission Line Rebuild
- Hampton Roads Bridge Tunnel Expansion
- Dominion Virginia Energy Virginia / Contract Land Services
- Route 1 Widening Project(Neabsco to Featherstone) and Town of Round Hill Main Street
- Tysons Corner Center / Macerich

Stacie Kurzhals, President

Ms. Kurzhals founded MARKUR in 2016 applying best practices refined over twenty years of land development, construction management, and Right of Way acquisition experience across some of the most notable projects in the Northern Virginia area, including the Dulles Corridor Metrorail Project, Tysons Corner Center, and Village of Leesburg.

Very little about her company is conventional. She takes pride in finding new ways to navigate problems that challenge program managers, engineers and outside counsel.

Her team consults smart, thinks beyond the status quo, and brings an unrelenting focus on objectives.



Potomac Development Group

Role: Contract / Bids Management

Potomac Development Group is a full-service real estate development, investment and consulting firm based in Chantilly, VA and operating in the Washington, DC metropolitan region. PDG serves as Development Manager, Owner's Representative, and Construction Manager for select third-party clients and also owns, develops, manages, and leases commercial properties for its own account.

Along with Institutional and large warehouse projects, we specialize in mixed-use projects and buildings, where we thoughtfully 'amenitize' office and residential properties with retail, restaurant, and entertainment tenants. We also own, property manage, and lease office buildings and Urgent Care Centers.

Our dedicated staff of professionals provides Development Management, Project Management, Construction Management, Property and Asset Management, Land Sales and Acquisitions, Commercial / Retail Leasing, and Consulting. Brokerage activities are conducted through our affiliate, PDG Realty, LLC.

Relevant Project Experience

- Amazon Warehouse
- Carenow Urgent Care - Sterling
- 4909 Auburn Ave. Apartments Bethesda
- The Crescent Apartments at Chevy Chase
- Howard Hughes Medical Institute - Janelia Research Campus
- One Loudoun Downtown
- Rio Washingtonian
- National Harbor
- 1220 Connecticut Ave, NW
- Ontario 17
- Chantilly Square
- Carpenter Square
- Virginia Gateway Warehouse
- Uptown Theater
- Carenow Urgent Care - Dulles
- Salamander Resort Residential

Anthony T. Mehl, Principal

Tony Mehl is a Principal at Potomac Development Group since our founding in 2010. He has over 30 years of experience including previous positions as a senior manager at Peterson Companies, where he spent 10 years on multiple projects including Virginia Gateway and Fairfax Corner, and 10 years working in the geotechnical engineering field.

Education

Bachelor of Science, Civil Engineering, Old Dominion University



Section 6 - Engineering Record and Accomplishments

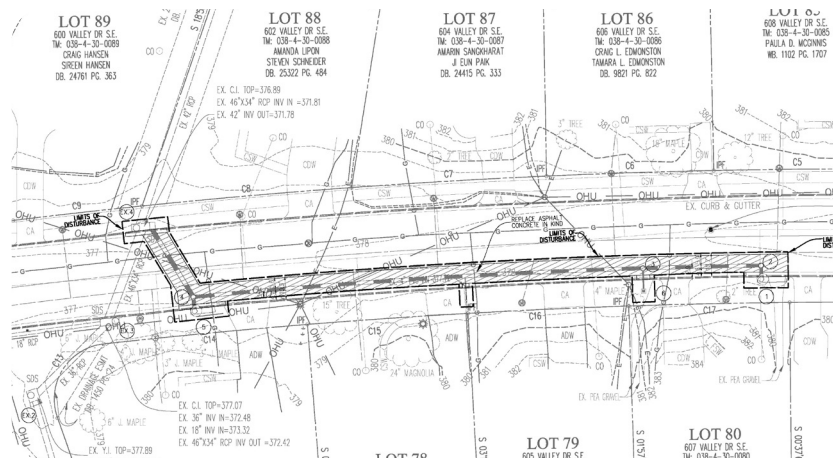
This section responds to Section 3.9, "Section 6" of the Specific Proposal Requirements as outlined in the RFP

Section 6 - Engineering Record and Accomplishments

Representative Project

Valley Drive Drainage Study

Location: Town of Vienna, Virginia



Project Narrative

Urban provided civil engineering and land surveying services for a drainage issues on the subject roadway.

Urban reviewed a citizen prepared report for concerns of a constant wet condition in the subject street gutter pan. Upon coordination with Town staff, it was determined that the solution would be extending the public storm drainage system to the trouble area, and adding inlets and connecting sump pump effluent.

Upon review of the survey information and exiting utilities, a few alternatives to alignments were considered and the most effective alignment was chosen based on utility and cost constraints.

Urban prepared a full construction plan, met with the Town and citizens and implemented the input into the final construction drawings.

This project in particular, while small in scope, required close attention to details and close coordination with Staff to “thread the needle” through a number of nearby conflicts.



Key Services Provided:

- Drainage Evaluation
- Citizen Interaction/ Comments
- Utility design
- Utility Avoidance
- Erosion & Sediment Control Plans
- Surveying

Client:

Town of Vienna

Contacts:

Ms. Christine Horner, PE
703-319-8630

Urban's Key Staff:

C. Ryan Connor, PE

of Design Change Orders not due to Scope Increase: 0

Firm's contract amount:
\$25,400.00

Design Cost Underrun/Overrun:
No increases to contract amount.

Construction Cost Under/Overrun:
Unknown, no feedback.

Section 6 - Engineering Record and Accomplishments

Representative Project

Tapawingo Rd. & Kingsley Rd., S.W.

Location: Town of Vienna, Virginia

Project Narrative

Urban provided civil engineering, land surveying and landscape services for a traffic-calming, bioretention project will include curb-extension design and installation for the intersections of Tapawingo Road SW and Kingsley Road SW at Meadow Lane.

Urban worked with Town staff to implement a water quality devices in two intersections which also were in need of traffic calming measures. This required a design to modify the intersections to provide green space to accommodate the rain gardens in a compact space within the Town's right-of-way.

The construction plans preparation also included meeting with citizens and gathering public input during the design process.

Improvements consisted of traffic calming islands, ADA ramp replacement shortened crosswalks, storm improvements, pedestrian improvements, pavement plans and water quality evaluation.

Key Services Provided:

- Traffic Calming Islands
- Water Quality devices
- Pedestrian Improvements
- Road improvements
- Citizen outreach
- Erosion and Sediment Control
- Surveying
- Cost Estimation

Client:

Town of Vienna

Contacts:

Ms. Christine Horner, PE

Mr. Allen Chen, PE

703-319-8630

Construction Cost:

Budget: \$340,000

Actual: TBD

Urban's Key Staff:

C. Ryan Connor, PE

Firm's contract amount:

\$56,350.00

Design Cost Underrun/Overrun:

No increases to contract amount.

Construction Cost Under/Overrun:

Under Construction - June 2023



Section 6 - Engineering Record and Accomplishments

Representative Project

Town of Vienna Sidewalk Studies

Location: Town of Vienna, Virginia

Project Narrative

Urban provided civil engineering and land surveying services for preparation of multiple studies for possible pedestrian improvements on various segments throughout the Town of Vienna. The studies goals were to evaluate the pedestrian improvements on each side of a segment of road for conflicts, tree removals, grading concerns, costs, safety, and other factors.

Urban's engineering design team, Urban worked with Town Staff to define limits of the study, survey limits (if advance surveyed), and possible alignments on each side.

If surveyed, Urban coordinated with the Town ahead of survey to allow for Town notices to be issued as well as for utility sweeps to occur.

Once survey information was in hand, or a GIS based file was created by Urban, a field walk and initial evaluation occurred.

With all available information in hand, Urban prepared a color overlaid aerial representation of the concepts for each side of the street as well as overlaid specific photos of each impact or conflict item along the route.

In addition, Urban's arborist would evaluate each possible impacted or adjacent tree for health and make determination as to if it would need to be removed or saved in concert with the engineering team's evaluation.

Ultimately, a series of conclusions were gleaned from this effort and supplied in narrative form, with a recommendation for the appropriate selection based on the facts.

Town Staff would then present this information to Town Council for public comment and ultimately choose if to proceed to design and for which option.

Key Services Provided:

- Boundary and Topographic Survey
- Tree Condition Analysis / Arborists Review
- Engineering conflict evaluation
- Initial grading and apron impact analysis
- Conceptual facility geometry
- Evaluation of facts for engineering and arborist based recommendation

Client:

Town of Vienna

Contacts:

Mr. Robert Froh
Ms. Alsinia Ervin
Robert.Froh@viennava.gov
Alsinia.Ervin@viennava.gov

Urban's Key Staff:

C. Ryan Connor, PE
Pravakar Khadka, EIT
Kevin O'Connor, LS
John Lightle, PLA, ISA-CA

of Design Change Orders not due to Scope Increase: 0

Firm's contract amount:

Varies per evaluation based primarily on length, ongoing at multiple locations.

Design Cost Underrun/Overrun:

On budget, or small underrun

Construction Cost Under/Overrun:

Not applicable, Studies



Section 6 - Engineering Record and Accomplishments

Representative Project

Robinson Trust Plans

Location: Town of Vienna, Virginia

Melody Ln. Vienna, VA								
TREE INVENTORY & CONDITION ANALYSIS								
TREE NO.	SPECIES		SIZE	DROP-LINE	CRITICAL ROOT ZONE	STRUCTURAL ROOT ZONE	CONDITION	CONC. RAT.
	Botanical Name	Common Name	DBH (in)	R (ft.)	R (ft.)	R (ft.)		
1	<i>Lagerstroemia indica</i>	Crape myrtle	18"	8'	18'	9'	Good	75
2	<i>Prunus yedoensis</i>	Yoshino Cherry	16"	12'	16'	8'	Excellent	81
3	<i>Ilex opaca</i>	American Holly	22"	10'	22'	11'	Good	71
4	<i>Picea pungens</i>	Blue Spruce	14"	5'	14'	7'	Fair	56
5	<i>Cupressus leylandii</i>	Leyland Cypress	18"	8'	18'	9'	Fair	59
6	<i>Picea abies</i>	Norway Spruce	16"	8'	16'	8'	Fair	43
7	<i>Acer rubrum</i>	Red Maple	18"	8'	18'	9'	Poor	37
8	<i>Acer rubrum</i>	Red Maple	38"	22'	38'	19'	Dead	

Project Narrative

The late Council member Maud Robinson left \$7 million in a trust to the Town of Vienna to fund sidewalks in Vienna where they were not being planned or funded. The town in turn, started identifying areas which already had curb and gutter in place to start designing and constructing sidewalks.

In early 2020, Urban embarked with Town staff on the preparation of numerous sidewalk construction projects. After initial meetings and coordination, Urban and the Town formulated a plan of action for Urban to prepare multiple sidewalk construction plans. Urban created extensive tracking logs and attends regular meetings with the Town to coordinate the ongoing effort at the time of this writing.

At this time, Urban studied or designed sidewalk projects under the Robinson Trust exceed approximately 18,500 linear feet among 21 projects.

Urban provided civil engineering, land surveying and landscape services for these side walk projects. Plans included typical general notes, details, cross sections, demolition plans, grading plans, water quality computations, erosion and sediment controls, pavement plans and other necessary items for a complete construction document.

From a civil engineering standpoint, Urban worked with Town Staff to define limits of improvements that were least disruptive to the existing mature trees located on the street and honored the existing resident's improvements that were adjacent and/or inside the existing right-of-way.

Key Services Provided:

- Sidewalk and Pedestrian Improvement Designs
- Roadway Expansion
- Citizen Interaction/ Comments
- Accessibility Upgrade
- Street Trees
- Utility Avoidance
- Private Driveway Restoration Design
- Erosion & Sediment Control Plans
- Surveying

Client:

Town of Vienna

Contacts:

Mr. Robert Froh
Ms. Alsinia Ervin
Robert.Froh@viennava.gov
Alsinia.Ervin@viennava.gov

Construction Cost:

Estimated: Varies per each project
Actual: Generally aligns with budgets

Urban's Key Staff:

C. Ryan Connor, PE

of Design Change Orders not due to Scope Increase: 0

Firm's contract amount:

Varies, averages about \$45,000 per plan, Aggregate sum approximately \$0.7M.

Design Cost Underrun/Overrun:

On budget, with many underruns

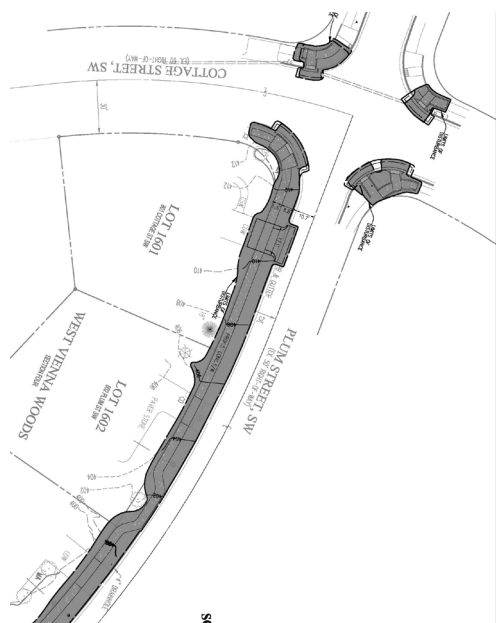
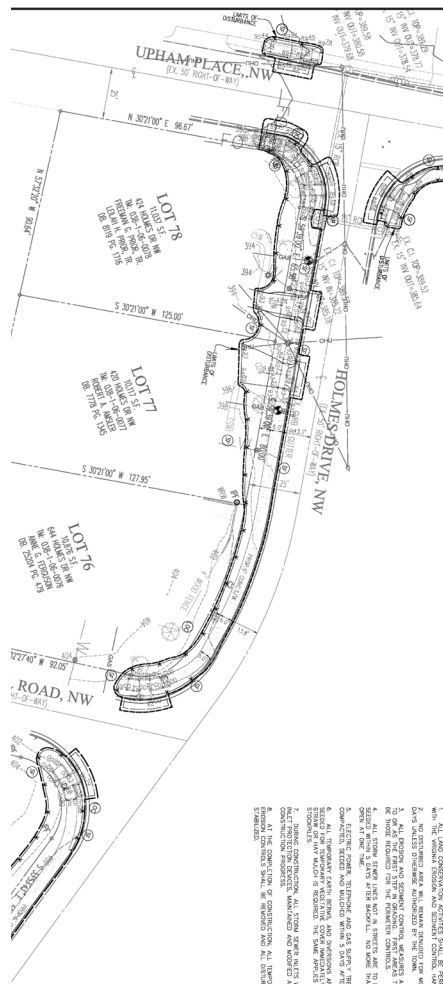
Construction Cost Under/Overrun:

No feedback received, assumed on budget

Section 6 - Engineering Record and Accomplishments

Representative Project

Robinson Trust Plans (Page 2)

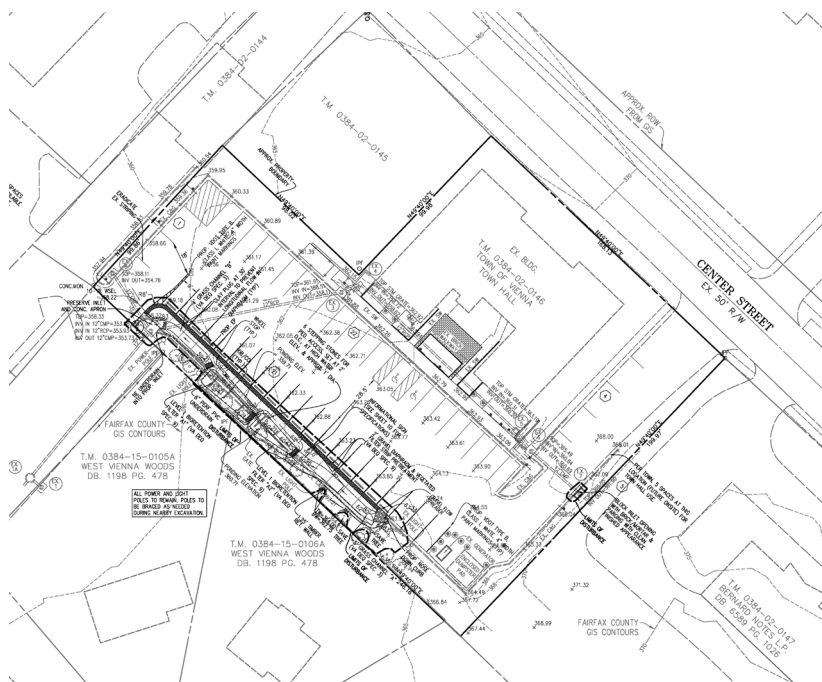


Section 6 - Engineering Record and Accomplishments

Representative Project

Town Hall

Location: Town of Vienna, Virginia



Project Narrative

Urban worked with Town staff to implement a water quality device on the site of the Town Hall. This required a design to modify the parking lot and green space to accommodate the multi-stage rain garden facility in a compact space. The construction plans also included a public informational signage on the details of the facility for education purposes as well as a color rendering for public outreach.

Key Services Provided:

- Hydrologic & Hydraulic Design
- Water Quality Design
- Construction Documents
- Erosion & Sediment Control
- Illustrative Rendering
- Signage Design
- Cost Estimation

Client:

Town of Vienna

Contacts:

Mr. John Jay Sergent
703-255-6327

Construction Cost:

Estimated: \$114,000
Actual: N/A

Urban's Key Staff:

C. Ryan Connor, PE

of Design Change Orders not due to Scope Increase: 0

Firm's contract amount:

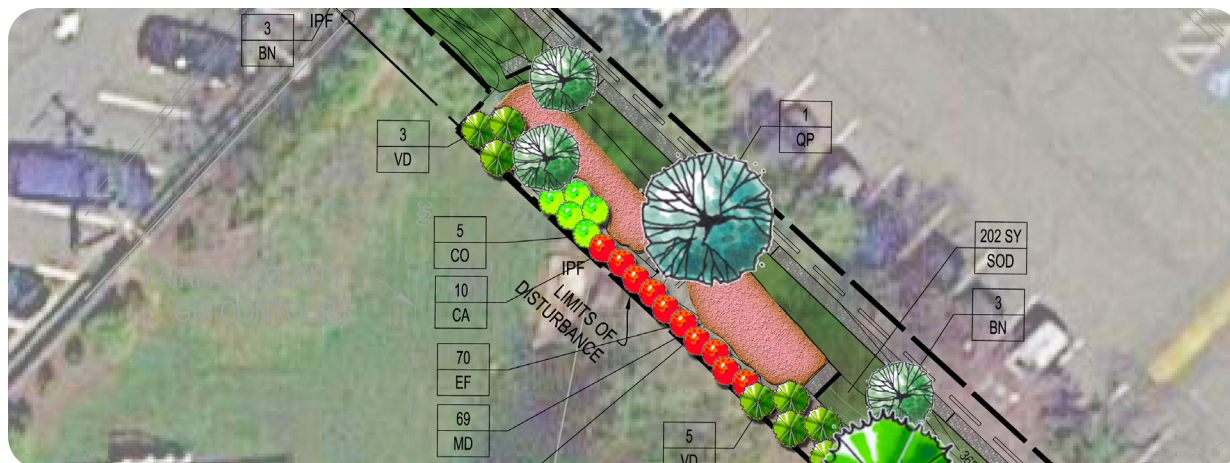
\$32,021.02

Design Cost Underrun/Overrun:

Generally on budget

Construction Cost Under/Overrun:

Generally on Budget

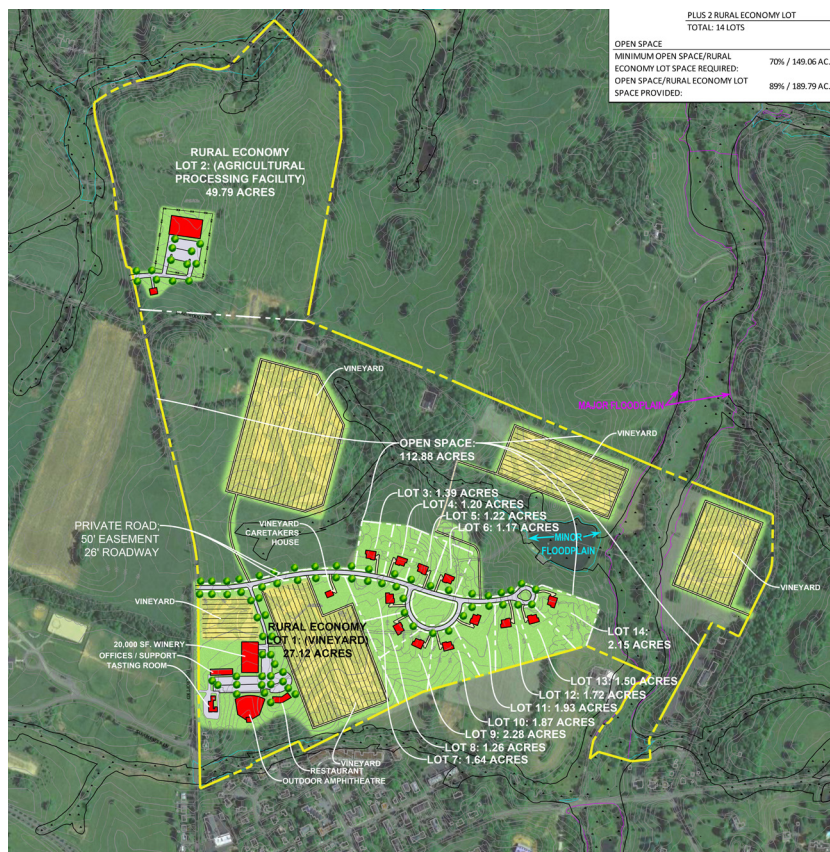


Section 6 - Engineering Record and Accomplishments

Representative Project

Town of Middleburg

Location: Town of Middleburg, Virginia



Key Services Provided:

- Land Planning
- Layout studies
- Partial Due Diligence
- Zoning Evaluation
- General Consulting

Client:

Town of Middleburg

Contacts:

Mr. Will Moore, Deputy Town Manager
540-687-5152
wmoore@middleburgva.gov

Construction Cost:

Not applicable

Urban's Key Staff:

C. Ryan Connor, PE

of Design Change Orders not due to Scope Increase: 0

Firm's contract amount:

\$27,350

Design Cost Underrun/Overrun:

None

Construction Cost Under/Overrun:

Not applicable

Project Narrative

Urban was tasked by the Town of Middleburg to prepare various land plans for an adjacent property just beyond the Town limits. Town staff has worked with Urban on other private developments nearby as a review agency, and could see the experience and knowledge that Urban held for this particular zoning district and land use.

After working with the Town to establish scope, Urban was contracted to prepare the multiple conceptual layouts. In addition, Urban pulled data from various locations and sources to create a conceptual existing condition base for use in the studies, saving the large expense of field surveying. The purpose of this exercise is understood to be for the Town to best evaluate and understand the possible redevelopment of adjacent lands and how that might impact the Town or how the Town may otherwise consider annexation and other options.

At the time of writing, the project is still ongoing and it is expected that Urban may present to Town Council and / or Planning Commission per the contract, if requested.

Section 6 - Engineering Record and Accomplishments

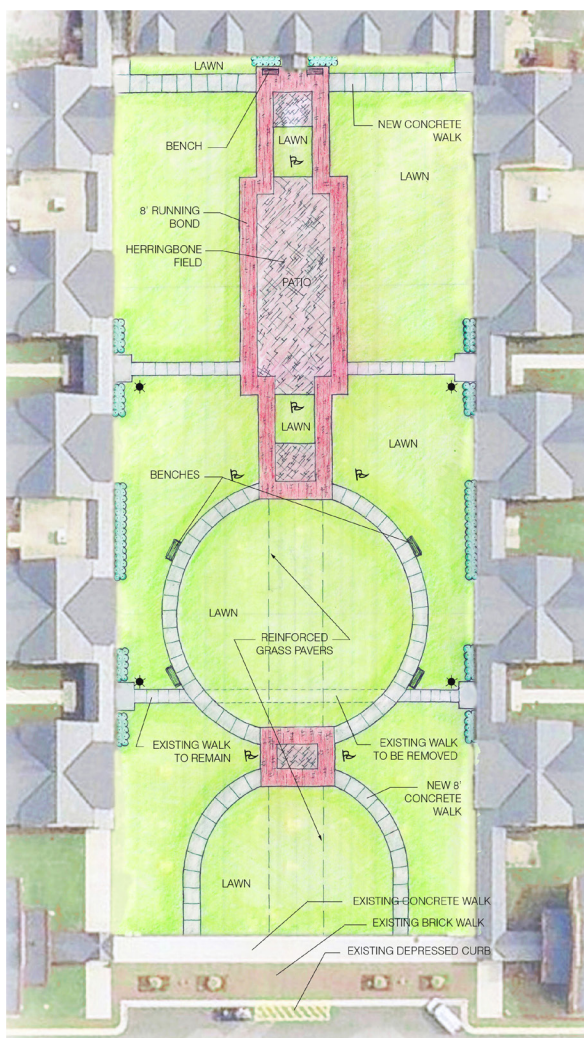
Representative Project

Workhouse Quad Drainage Improvements

Location: Lorton, Virginia

Project Narrative

Urban prepared a hardscape and drainage improvements plan for the main quad at the Workhouse Arts Center, formerly the Lorton Prison Site. The construction plans proposed fine grading, new inlets, new hardscape design of sidewalks and outside event tent spaces. Services included working under the Fairfax County on-call contract to further improve the area and tie in existing downspouts, and other additional improvements as directed by County staff. Utility sweeps of existing conditions were vital in understanding the site's existing utilities. Additional work on this project is on the horizon under the Fairfax County on-call contract for additional improvements on the overall site.



Key Services Provided:

- Hydrologic & Hydraulic Design
- Construction Documents
- Erosion & Sediment Control
- Illustrative Rendering
- Hardscape Design

Client:

Workhouse Arts Center

Contact:

Rachel Kizielewicz
Interim President & CEO
703-584-2903
rachel@workhousearts.org

Construction Cost:

Not applicable

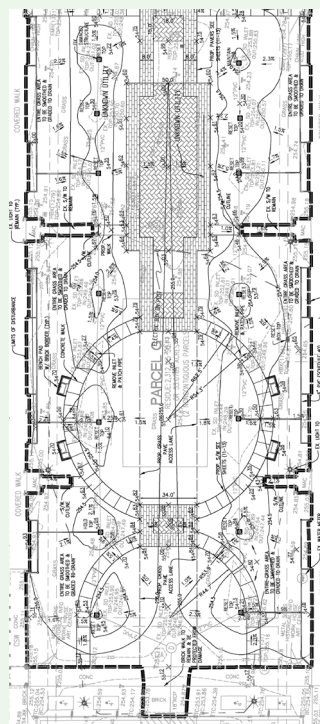
Urban's Key Staff:

David T. McElhaney, PE
C. Ryan Connor, PE

of Design Change Orders not due to Scope Increase: 0

Firm's contract amount:

\$21,196.20



Section 6 - Engineering Record and Accomplishments

Representative Project

Loudoun County Public Schools

Location: Loudoun County, Virginia

Services Provided

- Conceptual Planning Studies for 50+ sites
- Preliminary Engineering
- Final Site Plans for 9 new schools
- Road and Roundabout Design
- Striping and Signage Plans
- Maintenance of Traffic Plans
- Sitework Cost Estimates
- Site Feasibility Reports
- Renovation/Rebuild Analysis
- Zoning Analysis
- Offsite Easements and Right of Way Identification
- Topographic and Boundary Surveys
- Survey Plats, including R/W Takings
- Private Utility Coordination (Sub-consultant)
- Environmental Services (Sub-consultant)
- Traffic Impact Analyses (Sub-consultant)
- Traffic Signal Design (Sub-consultant)

Portfolio of Related Projects

- Buffalo Trail ES
- J. Michael Lunsford MS
- Northstar Blvd for John Champe HS
- Riverside HS
- Moorefield Station ES
- Trailside MS
- Madison's Trust ES
- Brambleton MS
- Independence HS
- Lightridge HS
- Sterling Welcome Center
- Freedom HS Classroom Addition
- Independence HS Modular Classrooms
- Madison's Trust ES Modular Classrooms
- Heritage HS Weight Room and Press Boxes
- Park View HS Concessions and Ticket Booth
- Park View HS Renovation/Reconstruction Study
- Woodgrove HS Bus Parking Expansion
- Steuart Weller Parking Reconfiguration
- Dry Bulk Storage Facility
- Valley Service Center
- VRT Bus Facility

Client:

Loudoun County Public Schools

Contacts:

Chris Glassmoyer, Civil Engineer
Loudoun County Public Schools
Construction Division
960 Sycolin Road, Suite 110
Leesburg, VA 20175
571-252-1562
chris.glassmoyer@lcps.org

Sara Howard-O'Brien,
Land Management Supervisor
Loudoun County Public Schools
Division of Planning & GIS
960 Sycolin Road, Suite 110
Leesburg, VA 20175
571-252-1156
sara.howardobrien@lcps.org

Kevin Lewis, COO
Loudoun County Public Schools
Department of Support Services
21000 Education Court
Ashburn, VA 20148
571-252-1385
kevin.lewis@lcps.org

Est. Budget:	N/A
Contract Award:	N/A
Est. Schedule:	N/A
Actual Completion:	N/A
Engineer's cost estimate:	N/A
Bid amount of project:	N/A
Firm's contract amount:	N/A
Cost overrun / under-run:	N/A
Completion Date:	2007 – present
Number of change orders:	N/A





Section 7 - Quality Assurances

This section responds to Section 3.10, "Section 7" of the Specific Proposal Requirements as outlined in the RFP

Project Methodology

Urban understands the unique timelines that the Town of Vienna faces as a government agency. Our approach to project delivery has consistently produced timely results during the design phase and has ensured that the Town and contractors are able to meet their construction schedules. Each project is unique, but critical steps often include:

- **Scope** – Before beginning a project, Urban works closely with the Town of Vienna to clearly define the project scope.
- **Schedule** – As soon as the scope is defined, Urban establishes a milestone schedule and a project tracker that will ideally secure plan approvals prior to the desired start of the bid process.
- **Meetings** – Urban and the Town of Vienna establish recurring progress meetings for the life of the project. Progress is reviewed against the preceding meeting goals and critical path tasks are defined for all parties. Urban also collaborates with the Town on public meetings with residents on location or at Town Hall to adsorb feedback and implement to the extent practical and possible.
- **Site Investigation** – Urban establishes scope and schedule for the survey team, utility locator, test pitting crew, and others as may be necessary. Urban can provide resident notification whenever requested by the Town.
 - ◆ Topography
 - ◆ Existing Trees
 - ◆ Citizen Improvements
 - ◆ Existing Utilities
 - ◆ Pedestrian Accommodations
 - ◆ Existing Drainage Issues/ Conditions
 - ◆ Traffic Patterns/ Issues
 - ◆ Substanard exisiting geometry
 - ◆ Problematic Soils
- **Site Constraints** – Working with sub-consultants and the Town of Vienna, Urban identifies site constraints including:
- **Site Layout** – Based on site constraints and using information provided the site investigations, Urban develops alternative conceptual layouts for review by the Town of Vienna before finalizing an approved layout and/ or program.
- **Offsite Impacts** – Using the approved layout, Urban identifies impacts to offsite properties and alerts the Town of Vienna of the need to acquire offsite easements and/or right of entry agreements. During final design, Urban strives to honor the previously identified offsite impacts, but if additional impacts are necessary, Urban immediately notifies the Town of Vienna and assists the Town of Vienna interface with the offsite property owners.
- **Preliminary Utility Coordination** – Urban identifies potential utility conflicts based upon the approved layout. Contact with all utility companies is coordinated with the Town of Vienna and tracked.
- **Final Utility Coordination** – Test pit data is taken at all conflicts between existing utilities and proposed improvements. If disturbance to existing utilities cannot be avoided, Urban coordinates with the utility companies to design relocation plans and establish estimated costs. Also, permanent service design, easements, and costs are coordinated with utility companies and the Town of Vienna.
- **Cost Estimating** – Urban prepares construction cost estimates so that project budgets are met.
- **Wetland Impacts** – If wetlands must be impacted, wetland permitting efforts begin as soon as limits of disturbance are established. If substantial wetland impacts are anticipated during the preliminary design process, wetland permitting is initiated much earlier in the schedule using preliminary design information, so that the project is not delayed by a more lengthy permitting process.
- **Construction Plans and Plats** – Urban prepares construction plans and plats for review and approval by the Town of Vienna. Documents are prepared in consultation and coordination with sub-consultants, the Town of Vienna, and their consultants.

Section 7 - Quality Assurances

Project Methodology

Project Methodology Continued

- Bid Documents and Specifications – Urban prepares construction plans with bidding in mind so bid document preparation is fast and efficient. Specifications, if requested, are provided per the Town of Vienna standards.
- Permitting – All permit packages, if requested, are prepared during or in advance of bidding and are ready prior to Notice to Proceed (NTP). At NTP, Urban helps the contractor obtain permits if needed, such as the Transportation Management Plan and Traffic Control Plan.
- Construction Start Date – Urban can help meet the required construction start date by:
 - ◆ Securing all plan approvals and plat recordations per the project schedule.
 - ◆ Securing all permits and authorizations for which the Town of Vienna is typically responsible.
 - ◆ Securing VDOT approval of Striping, Signage, Signals, and Traffic Management prior to NTP.
 - ◆ Preparing VSMP and SWPPP paperwork to be issued to the contractor at NTP.
 - ◆ Preparing a complete and correct set of bid documents per the project schedule that are coordinated with all disciplines such that the need for addenda is minimized or eliminated.
- Construction Completion Date – Urban can help meet the required construction completion date by preparing a complete and correct set of bid documents such that Requests for Information (RFI's) and change orders are eliminated or minimized. To help the project meet the substantial and final completion dates, the documents must be coordinated with all disciplines and the design must be constructible. Additionally, Urban must continue to respond to construction issues immediately as they arise and follow the predefined flows of information to and from the contractor for all submittals, RFI's, and design changes during construction.

Town of Vienna - Sidewalk Tracker (Robinson Trust)

12/7/2022

Active Construction Plans

12/17/2022

Active Construction Plans													30% Plc	
Street	Quad	Urban #	Block / Blocks (some are multi)	Odd or Even	Side	Group	Approx one way intx to intx	Approx Area of Survey (Ac.)	Approx Length of Sidewalk Proposed	Survey Proposal Issued	PO Issued	Survey Provided to Town	Issue	Town Cmnts
Symphony Cir	SW	21-588	Melody Lane to the end	Even	N	3	n/a	n/a	264	21-386	10/13/21	10/18/21	12/13/21	12/20/21
Elmar Dr	SE&SW	22-551	DeSalle Street to Park Street	Cncpt 1		1	1,500		1,500	Yes	Y	10/18/21	11/30/22	
Birch St	SW	22-550	Battle Street to Plum Street	Cncpt 1		1	1,124		1,124	Yes	Y	10/18/21	11/30/22	
Oak St	SW	22-549	Birch Street to Center Street	Cncpt 1		1	1,200		1,200	Yes	Y	10/18/21	12/01/22	
Beulah Road	NE	22-347	Edwin to North	Even	West	n/a	610.00	0.70	610	Y	Y	10/14/22	12/09/22	
Church St	NE	20-650		Both	Both	n/a	TBD		TBD	Y	04/20/22	06/20/22	12/22/22	
Courthouse Rd	SW	22-108	Maple to Locust		West	n/a			470	22-108	04/20/22	06/20/22	10/27/22	
Orrin St	SE	22-597	Delano to Follin	Odd	Cncpt 1	n/a	925	1.06	925	Y	11/23/22	Late Dec		
Tazewell Rd	NW	22-596	Lawyers to Holmes	Odd	Cncpt 1	n/a	725	0.83	725	Y	11/23/22	Late Dec		
Melody Ln	SE	22-595	Desale to Lullaby	Odd	Cncpt 1	n/a	920	1.06	920	Y	11/23/22	Late Dec		
Pleasant St	NW	22-552	Maple to Parking lot		n/a	n/a	135	0.15	135	Y	11/23/22	Late Dec		
Delano Dr	SE	22-594	Elcols to Alma	Even	Cncpt 1	n/a	735	0.84	735	Y	11/23/22	Late Dec		plot
Desale St	SW	22-958	Moore to Tapawingo	Even	Cncpt 1	n/a	880	1.01	880	Y	11/23/22	Late Dec		

Study Only Proposals

Delano Dr	SE	21-554	Echols St to end	Both	Both	n/a		n/a		n/a	11/05/21	01/28/22	n/a	n/a
Melody Ln	SE	22-141	Lullaby Ln to end	Both	Both	n/a		n/a		n/a	11/05/21	n/a	n/a	n/a

Project Methodology Continued

- Procedures

- ◆ In-House Coordination Meetings: As the project is being developed, we have in-house project coordination meetings to coordinate all efforts to that point and look ahead.
- ◆ Civil Consultant Coordination / Other Consultant Meetings: We schedule these at key times during the project, particularly before a submission or when a problem arises that needs face to face resolution.
- ◆ Early Meeting with Code Authorities: Prepare an initial code review, coordinating with in-house certified peer reviewers. Identify potential code issues that need to be clarified.
- ◆ Drawing Coordination: Most of this takes place during the in-house coordination meetings above.
- ◆ Project Coordination Prior to Submission: A week before submission, we review the drawings trade by trade and identify each item that requires input from the remaining disciplines, ensuring that each design decision is properly coordinated within the drawing set.
- ◆ Weekly Meetings: These are staff lead meetings where we go over all active projects, discuss problems and propose solutions.
- ◆ General QC Check of the Documents: Principal Engineers go through the entire drawing set to validate that the design team has adequately addressed each aspect of a project.
- ◆ Construction Phase: The appropriate professional will be engaged at key points during construction in accordance with their specific area of expertise. Urban turns around submittals quickly and responds to construction issues shortly after they are identified by the contractor.



Section 7 - Quality Assurances

Quality Assurance / Quality Control

Quality Assurance / Quality Control

At Urban, quality control starts the moment we begin any project which launches an extensive quality control process that ensures we're working to the highest engineering standards for the duration of the project.

Urban approaches Quality Assurance/Quality Control (QA/QC) from a life cycle standpoint – we insist that quality control is applied every step of the way, using spreadsheets and other tools to ensure accuracy. Our Project Managers for both Preliminary and Final Design Services are directly involved with all aspects of the project from inception to close-out, ensuring consistent and continual QA/QC is maintained by each and every Urban team member on the project.

As each piece of the project is designed, Urban's Project Manager performs a QA/QC review for completeness, correctness, and constructability of that piece of the project. The Project Manager marks up the design and returns it to the designers who address the comments. They then provide the Project Manager with the revised design and the original mark-ups so that he can ensure all comments have been addressed.

Then the Program Director's input typically includes plan readability, constructability, agreement of the plan with the specifications, and budgetary concerns. All the comments are given to the designers who address them and provide revised documents and the original comments back to the Project Manager for verification. The Project Manager repeats this process with the designers and Program Director until all of the comments are satisfied.

We also include our clients in regular reoccurring project meetings to make sure the project requirements and the output continue to align and meet the project timeline. These meetings help make sure everyone is on the same page which allows the project to be delivered on-time.

Once the design and construction plans phase is completed, Urban's QA/QC role transitions to help the contractor meet our client's construction schedule. A complete and correct set of plans limits questions and inconsistencies during bid, which protects our client from inaccurate bids and the exposure to claims during construction. A complete and correct set of plans also allows the contractor to proceed without the need for RFI's and change orders that could expose the project to delays or cost overruns.

Urban is confident that our QA/QC approach has yielded positive results for our work with Town of Vienna and our clients. As an example, under our contract with Town of Vienna over the past 10 years, the number of Civil-related RFI's and change orders is essentially de minimis and rarely is there ever one encountered. This would not have been possible without construction documents that underwent Urban's comprehensive QA/QC review process and with Town of Vienna staff's keen partnership during the design process.



Section 7 - Quality Assurances

Capability for Timely Response

Capability for Timely Response

Based upon years of experience and our numerous projects within the Town of Vienna and other jurisdictions in Northern Virginia, Urban has consistently proven its ability to provide accurate and timely response. This service has been our policy with all aspects of project requirements, including meetings, site visits, base plans, feasibility studies, conceptual layouts, preliminary grading plans, detailed engineering studies, construction management and responding to critical project issues on short notice.

Depth of Staff Resources - Urban's size of 110 employees and flexible team structure enable us to respond quickly and efficiently in a cost effective manner. We can provide specialists for surveying, site planning, landscape architecture, civil engineering, and construction management, as well as overall project coordination. Urban has full staffing levels and has sufficient capacity to provide complete and individualized service to the Town of Vienna.

Proximity to Vienna Town Hall - Urban will provide these services primarily from our Annandale office (located at 7712 Little River Turnpike). Average driving time from our offices in Annandale is approximately 13 minutes. As a result of this close proximity, Urban will be able to respond quickly and effectively if there is a need to use our professional services to assist in resolving immediate problems that arise.

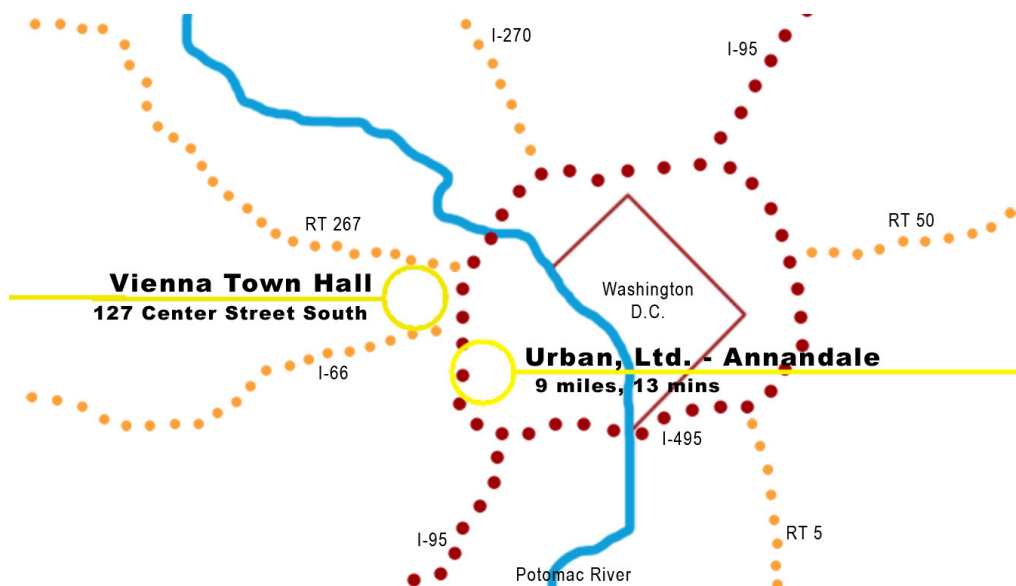
Urban is committed to providing response to client request's in less than 24 hours when appropriate. In case of emergencies, Urban will respond in less than 2 hours.

It is important to note that, as part of our current service to our On-Call Task Order contracts, Urban's Project Managers' personal cell phone numbers are made available so that questions from our clients can be answered at any time.

Our current workload associated with the primary design team (Team 1) is broken down as follows:

Town of Vienna Services - 25%
Residential Design Projects - 55%
Commercial Design Projects - 20%

We anticipate that our projected residential work will be sustained about this same percentage and that our commercial work will be declining. Therefore, we would have more projected capacity in the coming year. Additionally, we have allocated a second team (Team 2) to be made available for Town of Vienna services if the work volume warranted additional resources. This Team 2 has been called into action recently to keep the Robinson Trust projects progressing on time.





Section 8 - Professional References

This section responds to Section 3.11, "Section 8" of the Specific Proposal Requirements as outlined in the RFP

Section 8 - Professional References

Urban's References

1. MK Leadership

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4. Staff at Town of Vienna

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