



## NEW SALT BARN SITE ASSESSMENT AND FEASIBILITY STUDY

ARCHITECTURAL & ENGINEERING DESIGN

PREPARED FOR: LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

REQUEST FOR PROPOSAL: NEW SALT BARN SITE ASSESSMENT AND FEASIBILITY STUDY  
RFP NUMBER: 3-2019

PREPARED BY: **EHI CONSULTANTS**

IN PARTNERSHIP WITH:  
BRANDSTETTER CARROLL INC

**ORIGINAL COPY**



333 WEST VINE STREET  
SUITE 300  
LEXINGTON, KY 40507  
EHICONSULTANTS.COM

FEBRUARY 6, 2019



CONSULTANTS

333 WEST VINE STREET  
SUITE 300  
LEXINGTON, KY 40507  
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February 6, 2019

Mr. Todd Slatin - Purchasing Director  
Lexington-Fayette Urban County Government  
Room 338, Government Center  
200 East Main Street  
Lexington, KY 40507

SUBJECT: REQUEST FOR PROPOSAL #3-2019  
NEW SALT BARN SITE ASSESSMENT AND FEASIBILITY STUDY

Dear Mr. Slatin,

We are pleased to submit our proposal in response to the RFP for the New Salt Barn Site Assessment and Feasibility Study. EHI has assembled a highly-qualified engineering and architectural design team of award-winning professionals with national, local, and regional knowledge and experience. The EHI Team has been assembled to complete the site assessment and feasibility study efficiently and effectively.

Teaming with Brandstetter Carroll Inc., provides an additional level of architectural design and supportive services to the project. Our team understands its importance to assist you in the completion of this project in a resourceful manner.

Our team has the capacity, resources, and expertise to effectively address the work tasks identified in this RFP. The EHI Team is excited to work alongside LFUCG Engineering staff to develop an economical and sustainable design solution.

Sincerely,

Edward J. Holmes, AICP, President

# PROJECT TEAM



333 WEST VINE STREET  
SUITE 300  
LEXINGTON, KY 40507  
EHICONSULTANTS.COM

## Consulting Team

EHI Consultants (EHI) a Lexington-based engineering and planning firm, has assembled a team of highly qualified engineering, planning, and design professionals that are experienced in creating award-winning neighborhood revitalization plans for communities locally, regionally and nationally. EHI will partner with Brandstetter Carroll Inc., a Lexington-based architectural design firm. Collectively, the team will have multiple engineers, architects, and other support staff that will be dedicated to delivering comprehensive site assessment to LFUCG. Our team has a strong working relationship as we have collaborated on several projects in other communities. Our team understands the importance of architectural and engineering design for the overall vitality. Together with the LFUCG staff, we will develop creative and sustainable solutions for the project.

EHI provides expertise in civil engineering and planning. Our engineering and planning services are based on our staff of highly qualified, licensed, civil engineers and planners. Their experience and qualifications give us the capabilities to provide site and roadway design, erosion control, and grading and drainage as part of our engineering services. EHI also provides urban design, neighborhood planning, comprehensive plans, as well as public meeting facilitation as planning services.

EHI is a designated HUBZone and Disadvantaged Business and a member of the TriState Minority Supplier Development Council. We are certified to do business in the Commonwealth of Kentucky and with the State of Kentucky Transportation Cabinet as a Disadvantaged Business Enterprise (DBE), being pre-qualified to perform services in the areas of Rural Roadway Design, Urban Roadway Design, Highway Planning Services, Bikeway Planning, EIS Writing and Coordination, and Socioeconomic Analysis.

We are committed to the improvement of the natural, social, physical and cultural environments. EHI believes that engineering, design and planning should complement each other and are not mutually exclusive.

Brandstetter Carroll Inc. (BCI) began in 1979 in Lexington Kentucky, with the express purpose of providing architectural, engineering and planning services to cities, counties and other units of local government. Since that time, the firm has grown to include a staff of over 60 people with additional offices in Dallas, Texas, Cincinnati and Cleveland, Ohio. BCI has completed over \$2.6 Billion in construction volume including all phases of public infrastructure for local public clients.



BRANDSTETTER CARROLL INC  
2360 CHAUVIN DRIVE  
LEXINGTON, KY 40517

# PROJECT TEAM



CONSULTANTS

333 WEST VINE STREET  
SUITE 300  
LEXINGTON, KY 40507  
EHICONSULTANTS.COM



BRANDSTETTER CARROLL INC  
2360 CHAUVIN DRIVE  
LEXINGTON, KY 40517

## Key Personnel

The project will be administered from EHI's Lexington office. All key personnel to the project are located locally and have the availability and resources to meet and efficiently communicate with all staff involved with the project.

**Ed Holmes, AICP: Principal-In-Charge** - Principal and President of EHI Consultants, Ed has over 35 years of planning experience, with a special focus on project management, land use, comprehensive and neighborhood and corridor planning, concentrating on the areas of infill and redevelopment.

**Mike Peak, PE: Project Manager / Lead Engineer**- Mike has managed a broad range of projects, including the review, design, and production of KYTC and local roadway construction, airport design, and site design plans. Mike brings a strong understanding of design and analysis of bike/pedestrian facilities, utilities, and erosion control. He will serve as Project Manager and will be the main point of contact.

**Ryan Holmes, AICP: Project Planner** - Ryan has over 10 years of experience focusing on incorporating sustainable planning strategies into redevelopment, which emphasize community revitalization, quality of life, and economic development. He will serve as Project Planner and will support Mike in managing the project.

**Michael Carroll, AIA: Lead Architect** - Mr. Carroll is co-founder, Vice President, and Managing Principal of the Lexington Architecture Division, and has over 39 years of experience on a diverse portfolio of projects including municipal recreation and aquatic centers, correctional facilities, courthouses, and public administration buildings. He is also well versed in conducting city-wide facilities master plans for recreation, public safety, and facilities management complexes. He will serve as Project Architect and will support Mike with design concepts and implementation.

**Lee Czor, PE: Project Engineer** - Mr. Czor has over 23 years of experience in civil and geotechnical engineering projects which include water and wastewater treatment plants, commercial and industrial buildings, and extensive transportation infrastructure projects (including roadway relocations, widenings, and roadway bridges over the Ohio, Tennessee, and Cumberland Rivers). Mr. Czor is responsible for supervision of field explorations, developing subsurface material parameters, performing engineering analyses, and developing engineering reports (including construction recommendations and specifications). He will serve as Project Engineer and Geotech Specialist.

# TEAM ORGANIZATION



## DIVISION OF STREETS & ROADS



# PROJECT UNDERSTANDING



Based on the new Salt Barn scope of work, EHI has the capacity and capabilities to perform the services identified and requested. The scope fits nicely within our engineering capacity. We have performed several similar type projects in Lexington and other communities. We provided civil and site engineering services for several Fayette County Public School projects, The Met Development in Lexington, KY, and the Old Forester Distillery in Louisville, KY. Teaming with Brandstetter Carroll Inc. (BCI) provides an additional level of architectural oversight and supportive services. We are pre-qualified by the Kentucky Transportation Cabinet in roadway engineering and our relevant project cut sheets included in this proposal details our work examples.

## BACKGROUND

The New Salt Barn Site Assessment and Feasibility Study is identified to conduct a Phase 1 site assessment and feasibility study for a new Salt Barn and associated support facilities within the LFUCG Streets & Roads campus at 1791 Old Frankfort Pike in Lexington, KY. The purpose of this study is to determine the project's feasibility to construct a new larger salt barn within the campus property limits to replace the existing salt barn and excess salt storage area. The entire existing campus was built over a former landfill with a leachate collection system and has one access point along Old Frankfort Pike. All of these elements will play an important role in the design and development of this project.



# PROJECT APPROACH



## PHASE I - SITE ASSESSMENT & FEASIBILITY STUDY

The Site Assessment & Feasibility Study will consist of a technical site analysis, preliminary cost analysis for multiple building site locations, and final layout and cost analysis for the recommended building site location.

Based on our review of this RFP, our approach to complete the site assessment & feasibility study will consist of the following components:

### PROJECT MANAGEMENT

EHI will be responsible for progress reports, scheduling, technical direction of staff project management and coordination. The project team will QA/QC Tasks deliverables, and look to implement sustainable design opportunities and value engineering opportunities.

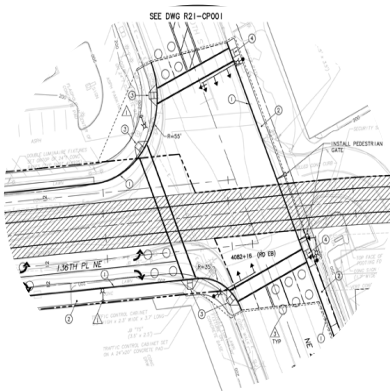
### EXISTING CONDITIONS INVENTORY

We will begin our approach by compiling an existing conditions inventory of the project site area. Our existing conditions inventory will include: site constraints and opportunities, topographic features and conditions, property and right-of-way lines, building setbacks, utility and drainage easements, land use zones, soil conditions, and utility and drainage lines and infrastructure. Since this project site area currently has salt truck operations on it, we will include additional items such as site access points, vehicular and salt truck circulation and movements, roadway turning radii and path widths, and available parking locations and spaces. Furthermore, since this project site area will continue to have salt truck operations on it for the foreseeable future, we will include additional items such as locations for salt barn expansion and integration to the future Town Branch Trail alignment.

### PROGRAMMING

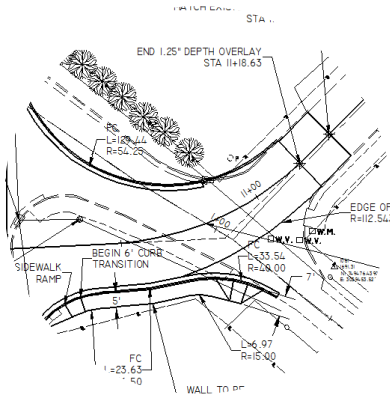
- A. Develop an understanding of the process required by the City for the delivery and disbursement of salt from this facility.
- B. Provide information to the city regarding the different types of salt storage facilities available.
- C. Review options in regard to the brining operations.
- D. Examine requirements for lighting and working on a 24 hour schedule.
- E. Develop a written program for review by the City in terms of the project requirements.





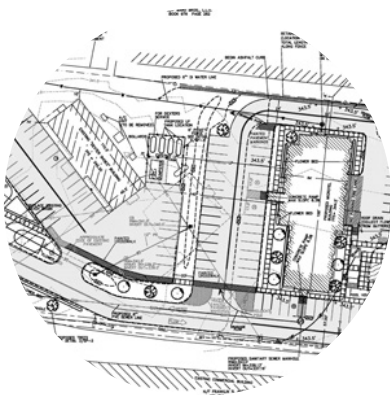
### CONCEPT DESIGN

- A. Provide a minimum of 3 proposed concepts to the city for review.
- B. These concepts would identify:
  - Circulation and adjacency relationships to other facilities on the site
  - Floor plan
  - Building elevations
  - Building processing, materials description
  - Structural system
  - Heights and widths of crucial design elements
  - Provide a cost estimate for each individual option
- C. Meet with city officials to review any of the above work.
- D. Following this meeting, provide any additional design, cost or operational issues that are identified at this meeting.
- E. Conduct a second meeting with city officials to fine tune the proposed final recommendation.

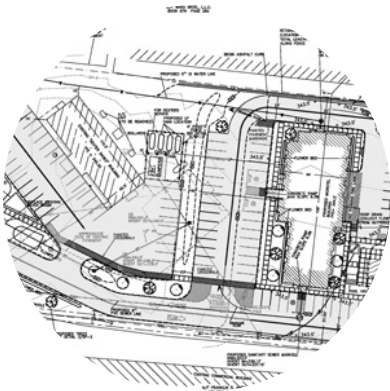


### PRELIMINARY SITE & COST ESTIMATE OPTIONS

The second part of our approach is to identify multiple potential locations and cost estimates for the proposed salt barn within the project site area. This will include features that are typically evaluated for any new structure, building type and capacity, foundation design, utility connections, site orientation, improvements, and layout, and additional parking if required. Our team will evaluate additional features such as salt brine maker type, chemical storage tanks and soil remediation due the project site area being located over a former landfill. Once all features for each location has been evaluated, we will develop an overall cost estimate for each feature of each location as well as elements including: additional amenities, life-cycle maintenance, geotechnical exploration and report, and surveying.







### FINAL SITE RECOMMENDATION & COST ESTIMATE

The project team will prepare a recommended location and cost estimate for the proposed salt barn within the project site area. Upon evaluation of site alternatives, we will prepare a final analysis that will summarize and help determine which option is best suited to meet the project's requirements most effectively and economically. We anticipate preparing multiple graphics that include all interior features of the salt barn building and its foundation and the overall site plan that includes any improvements, soil remediation, salt brine maker type, chemical storage tanks, and new utilities. Additionally, our cost estimates will clearly and graphically identify all cost associated with each recommendation. Cost estimates will also include expenses associated with items such as life-cycle maintenance, geotechnical exploration and surveying.



### DELIVERABLES

- A. Provide a final recommendation as to the location of the proposed facility.
- B. Provide a final recommendation as to the type of structure.
- C. Provide schematic design drawings showing the floor plans, elevations, wall section, and structural system descriptions.
- D. Provide information in regard to any potential soil remediation which may be necessary on site.
- E. Provide a site plan with locations for the final site improvements including utilities.
- F. Provide information in regard to operations and maintenance of the facility.
- G. Provide a final cost estimate.
- H. Provide a final rendering of the proposed facility.





## PHASE II - DESIGN & CONSTRUCTION ADMINISTRATION

The Construction Documents & Construction Administration Phase will consist of preliminary design plans & cost estimate, final design plans & cost estimate, bid documents, and assisting in the construction administration process.

Based on our review of this RFP, aerial photography, and current LFUCG engineering standards, and site observations, we have identified several critical design issues that need additional consideration throughout the planning and design of this project:

### 1. GRADING & DRAINAGE DESIGN

The majority of the property is already developed with existing drainage patterns. Therefore, all grading & drainage for the proposed salt barn will be designed to maintain the existing drainage patterns, regardless of its location on the property. Also, our plans will account for any future expansion of salt storage, such as an additional salt barn, based on the results of the site assessment. If the selected location is near the final alignment of Town Branch Trail, we will modify our designs to integrate with the trail, while still maintaining its existing drainage patterns. However, since the proposed salt barn will be constructed on a former landfill, the grading & drainage must be designed above the existing terrain with minimized impacts to the existing leachate collection and gas management system. Furthermore, due to the instability of the landfill's surface, all proposed paved areas must be constructed in a similar fashion as the existing paved areas. This will provide the necessary measures to ensure long-term stability.

### 2. EROSION & SEDIMENT CONTROL PLANS

Although erosion & sediment control options are limited due to this project being constructed on a former landfill, we will investigate and incorporate all applicable Best Management Practices (BMPs) on the disturbed areas of the project site. A Stormwater Pollution Prevention Plan (SWPPP) will also be developed in accordance with current LFUCG standards. Similar to the grading & drainage design, all options, such as silt fence, riprap channels, inlet protection, and grass swales, must be located above the site's existing terrain.

### 3. SAFETY IMPROVEMENTS

Safety improvements will be investigated and incorporated throughout the design process. Based on field observations, it will be necessary to implement several of the site's existing features. These include, but are not limited to, asphalt and rock berms, which provide a barrier zone between the proposed paved and unpaved areas, and aid in safer movements of heavier vehicles on the project site. Any additional safety features for construction on landfill surfaces will be designed and incorporated in accordance with current LFUCG standards throughout the construction process.

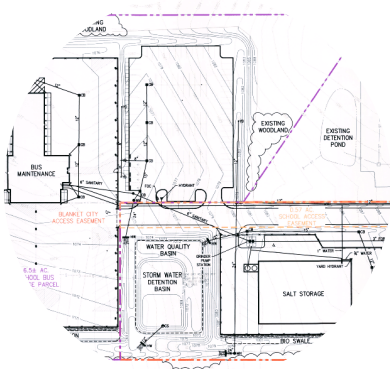




#### 4. UTILITY COORDINATION

As the design process of the salt barn progresses, we anticipate there being some impacts with the existing utilities throughout the project area. Upon surveying all existing utilities, we will coordinate with all affected utility companies to identify any service lines and structures to be relocated, upgraded, and completed in a timely manner before construction. Review meetings will be conducted with all affected utility companies to determine any permit and approval requirements.

Our team has identified the former landfill's leachate collection and gas management system as the utility to be most likely affected within the project area. Once the locations and depths of this system have been surveyed, we will coordinate with LFUCG to minimize or completely avoid any impacts.

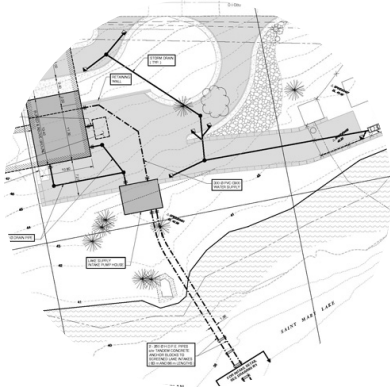


#### 5. BIDDING & CONSTRUCTION ADMINISTRATION

Bidding and construction administration processes will be the final part of the design phase. We will assist LFUCG to complete the tasks typically done during these processes. These tasks include: responding to technical questions, preparing addenda, approving alternates, tabulating and evaluating bids received, providing a written recommendation of award, review and approve shop drawings, and review and approved change orders as needed. Furthermore, we will anticipate making design changes during this phase in the case field-related issues come up that is beyond our control.






#### RECOMMENDATIONS & DELIVERABLES

- A. Preliminary & final grading & drainage (site improvements) plan
- B. Preliminary & final site utility plans
- C. Preliminary & final architectural floor plans & elevations
- D. Preliminary & final building & major wall sections
- E. Final construction specifications & details
- F. Preliminary & final M/E/P Plans
- G. Final erosion control plans
- H. Preliminary & final cost estimates



# PROJECT & FEE SCHEDULE

EHI, in partnership with Brandstetter Carroll Inc, proposes an **8-month** timeframe to complete the scope of services. The graphic below displays the work plan, deliverables, and meeting schedule of the sidewalk design process. EHI has also proposed to successfully and cost-effectively meet the objectives described by the Request for Proposal for the New Salt Barn Site Assessment and Feasibility Study. The project as outlined in the RFP will be completed for a lump sum of **\$28,000**. This fee is inclusive of all direct and indirect expenses that may occur during the project.

TASK HEADINGS	FEASIBILITY ANALYSIS & SITE ASSESSMENT	PRELIMINARY PLANNING, BARN DEVELOPMENT, & FINAL RECOMMENDATIONS	SCHEMATIC DESIGN & DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS
<b>WORK PLAN</b> 	Technical site analysis that includes an inventory of existing conditions  Preliminary building and site planning  Preliminary cost estimates  Recommendations for geotechnical exploration & surveying services  Meetings	Graphics & details of the layout for the recommended site location Cost analysis & details for the recommended site location  Meetings	Grading & drainage (site improvements) plan  Site utility plans  Architectural floor plans & elevations  Building & major wall sections  Construction specifications & details M/E/P Plans Cost estimates Meetings	Grading & drainage (site improvements) plan  Site utility plans  Architectural floor plans & elevations  Building & major wall sections  Construction specifications & details M/E/P Plans Erosion control plans Permits Cost estimates Meetings
<b>WORK PRODUCT</b> 	Complete technical site analysis and preliminary cost analysis for multiple building site locations	Complete final layout and cost analysis for the recommended building site location	Preliminary design plans & cost estimate	Final design plans & cost estimate
<b>TIMELINE</b> 	6 weeks	7 weeks	5 weeks	7 weeks
<b>PUBLIC PARTICIPATION</b> 			Utility company coordination	Utility company coordination
<b>FEE SCHEDULE</b> 	\$10,000	\$18,000	4.40% of construction cost	7.00% of construction cost

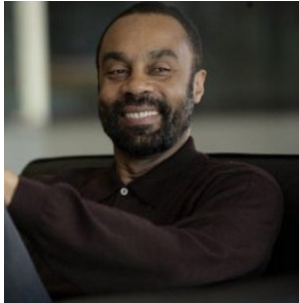
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## EHI LFUCG SALT BARN DESIGN FEE

	Amount
<b>Phase 1: Feasibility &amp; Site Assessment Study (Lump Sum)</b>	
Task 1: Preliminary Investigation, Assessment & Approach	\$ 8,000.00
Task 2: Design, Cost Estimate & Final Recommendation	\$ 20,000.00
<b>Phase 1 Total</b>	<b>\$ 28,000.00</b>
<b>Phase 2: Construction Documents &amp; Construction Administration Services</b>	<b>% of Construction Cost</b>
<b>Total of Architectural/ Engineering Services Below</b>	<b>16.00%</b>
Task 1: Schematic Design	2.20%
Task 2: Design Development	2.20%
Task 3: Construction Documents	7.00%
Task 4: Bidding Assistance	0.75%
Task 5: Construction Administration	2.75%
Task 6: Project Closeout	1.10%

## PRINCIPAL-IN-CHARGE



**EDWARD HOLMES, AICP**  
PRESIDENT

### EDUCATION

Bachelor of Arts, Urban Planning & Design, University of Cincinnati

### EXPERIENCE

Edward Holmes is a certified planner with over 35 years of experience focusing on incorporating sustainable planning strategies into redevelopment, master planning, environmental justice, and land use plans. As an urban planner and Principal in EHI Consultants, Ed has created sustainable development frameworks that provide benchmark considerations for future environmentally responsible planning and sustainable neighborhoods. Ed has direct experience with numerous public sector and private-sector projects throughout the Southeast United States. He has been recognized by the planning profession for his planning efforts in neighborhood planning, environmental justice and farmland preservation.

### NEWTOWN PIKE EXTENSION LEXINGTON, KENTUCKY

EHI managed and led a design team of professionals in the planning and redevelopment of the Southend Park Neighborhood. This project consisted of the planning, design and redevelopment of a 25-acre urban neighborhood near downtown that was recently impacted by the extension of the Newtown Pike Roadway.



### LFUCG SMALL AREA PLANS LEXINGTON, KENTUCKY

EHI led the development of various neighborhood plans throughout Lexington. The neighborhood plans provided a development framework used to guide both public infrastructure and private investment efforts for the purpose of neighborhood revitalization and creating more livable, connected and sustainable places.



### MAGOFFIN CO. COMPREHENSIVE PLAN MAGOFFIN COUNTY, KENTUCKY

EHI oversaw the development of a Comprehensive Economic Development Plan. The plan developed a multi-faceted approach in providing economic opportunity while improving the overall quality of life for residents. The plan includes strategies for tourism development, business diversification, workforce development and disaster mitigation.



### DIXIE HIGHWAY BUS RAPID TRANSIT LOUISVILLE, KENTUCKY

EHI provided civil engineering design services for adding a bus rapid transit (BRT) route to service residents living along Dixie Highway and other major streets throughout the route in Louisville. Tasks consisted of inventorying of existing utilities and assisting in the development of preliminary utility concept plans, and public involvement.



# PROJECT MANAGER / LEAD ENGINEER



**MIKE PEAK, PE  
CIVIL ENGINEER**

## EDUCATION

Bachelor of Science, Civil Engineering, University of Louisville

Master of Engineering, Civil Engineering, University of Louisville

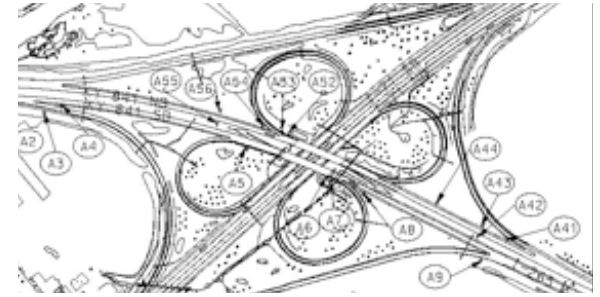
## EXPERIENCE

Mr. Peak joined EHI Consultants in 2005. As project engineer at EHI Consultants, Mr. Peak has performed multiple tasks for the review, design, and production of KYTC and local roadway construction, airport design, and site design plans. Some examples of tasks completed for these plans include, drainage analysis, culvert analysis, site grading, maintenance-of-traffic (MOT) plans, right-of-way (ROW) acquisition, quantities, and cost estimates, permanent signage plans, permanent striping plans, project quantity summaries, and cost estimates. He also has experience in design and analysis of bike/pedestrian facilities, utilities, and erosion control.

## GARRETT MORGAN ELEMENTARY SCHOOL

LEXINGTON, KENTUCKY

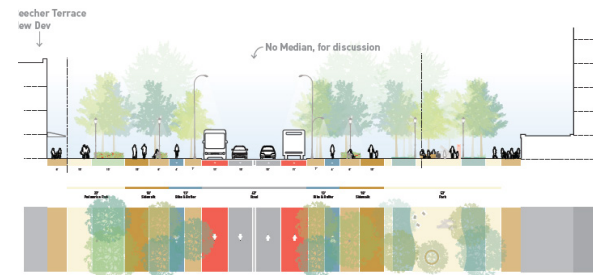
This project consisted of civil engineering design services for a new 73,000 SF building and parking for a new elementary school in Fayette County, Kentucky. Project tasks consisted of grading and drainage that includes a bus loop, a parent drop-off loop, and parking, drainage and culvert design, utility design (water, gas, and sanitary sewer), erosion control design, and water quality analysis.



## MIDLAND AVENUE MIXED-USE DEVELOPMENT

LEXINGTON, KENTUCKY

Mr. Peak is leading the civil design services for a new mixed-use building for residential and commercial purposes along with a renovation and expansion of the current building on a redeveloped property near downtown Lexington. Project tasks consists of final site utility plans, specifications, final erosion control plans, specifications, and construction administration.



## BEREA COLLEGE

BEREA, KENTUCKY

This project is located within the Berea College campus and consisted of a major renovation of the lower level of the Alumni Building and renovation and expansion its adjacent courtyard. Mr. Peak led engineering services for the renovation of the building's lower level and its courtyard, which included new utility plans, grading & drainage plans, and erosion control plans.



# PROJECT PLANNER



**RYAN HOLMES, AICP  
PLANNER**

## **LEXINGTON INFILL AND REDEVELOPMENT RECOMMENDATION**

### **LEXINGTON, KENTUCKY**

EHI served as a project facilitator for two of three task forces charged with the responsibility of developing a set of infill and development recommendations for undeveloped and underdeveloped lands within LFUCG's Urban Service Boundary.



## **OLD FORESTER DISTILLERY**

### **LOUISVILLE, KENTUCKY**

Engineering services for the design of the 82,000SF facility included site development & drainage plans, and erosion control plans and details. Mr. Holmes also assisted in the bid document and construction administration processes.



## **EDUCATION**

Bachelor of Science, Business Administration, University of Louisville

Master of Business Administration, University of Cincinnati

Master of Community Planning, University of Cincinnati

## **EXPERIENCE**

Ryan has over 10 years of experience in land use and regulatory planning. Moreover, Mr. Holmes' responsibilities focus on master planning, sustainable/green design, and greenfield/brownfield redevelopment strategies, which emphasize community revitalization, quality of life, and economic development. He has played a key role for numerous green and sustainable municipal stormwater projects involving capital improvement planning and design, water quality planning, watershed management, and storm water management and planning. He has provided technical expertise in low impact development (LID), green infrastructure (GI), and stormwater best management practice (BMP) design and has the ability to conceptualize and develop innovative solutions to complex problems.

## **TOWN BRANCH GREENWAY**

### **LEXINGTON, KY**

The Town Branch Greenway, part of the Town Branch Commons Corridor project, will be a 2.5-mile multi-use trail that will be in downtown Lexington. EHI is providing engineering services for the design multi-use trail, which include, traffic and pedestrian signal, striping, and signage plans.



## **SOUTHEND PARK URBAN VILLAGE PLAN KENTUCKY AND INDIANA**

The plan encompasses the examination of economic opportunities, infill development; mixed land use, community gardens open public space development, social capital, neighborhood character development and healthy infrastructure consisting of plans to locate a community park and pedestrian facilities within the neighborhood.





# PROJECT ARCHITECT



**MICHAEL E. CARROLL, AIA**  
SENIOR VICE PRESIDENT

## EDUCATION

Bachelor of Architecture, College of Design, University of Cincinnati

Master of Engineering, Civil Engineering, Harvard Graduate School of Design

## AFFILIATIONS

American Institute of Architects

National Council of Architectural Registration Boards  
Leadership Lexington 1985-86

## REGISTRATIONS

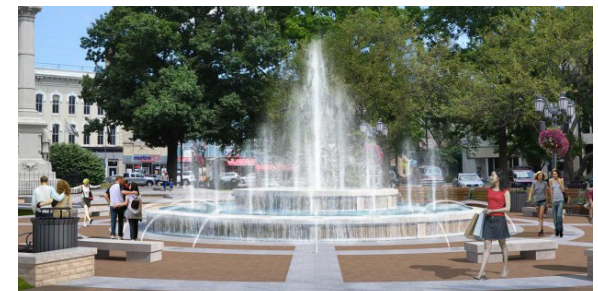
Registered Architect: State of Ohio, Commonwealth of Kentucky, State of South Carolina, State of Tennessee, State of Illinois, State of Wisconsin, State of New York, State of Texas, State of Oklahoma, Commonwealth of Virginia

## EXPERIENCE

Mr. Carroll is co-founder, Vice President, and Managing Principal of the Lexington Architecture Division, and has over 39 years of experience on a diverse portfolio of projects including municipal recreation and aquatic centers, correctional facilities, courthouses, and public administration buildings. He is also well versed in conducting city-wide facilities master plans for recreation, public safety, and facilities management complexes. Mr. Carroll has served as Principal-in-Charge and/or Project Manager for assignments in 15 states.

## RELEVANT PROJECTS

- Garrard County EOC, Lancaster, Kentucky
- Cuyahoga County EOC and Public Safety Complex, Cleveland, Ohio
- Guilford Township Fire Station Reconstruction, Seville, Ohio
- LFUCG Fire Station, Lexington, Kentucky
- Berea Police and Fire Facility, Berea, Kentucky
- Georgetown Police Department, Georgetown, Kentucky
- Clark County Emergency Operations Center, Winchester, Kentucky
- Mt. Juliet Public Safety Facility Study, Mt. Juliet, Tennessee
- Bryan Police and Fire Complex, Bryan, Ohio
- Somerset City Hall (Includes Police), Somerset, Kentucky
- Museum and Fire Station, Bowling Green, Kentucky
- Existing Fire Station Renovation, Bowling Green, Kentucky
- Air rescue Fire Fighting Facility Renovations, Bowling Green, Kentucky
- North Olmsted Fire Station No. 2, North Olmsted, Ohio
- Solon Fire Station, Solon, Ohio
- Loveland Fire Station Renovation, Loveland, Ohio
- Lebanon Fire Station No. 2 Renovation, Lebanon, Ohio
- Irvine Municipal Complex, Irvine, Kentucky
- Fire Station, Elizabethtown, Kentucky
- Clearcreek Township Station #22 & 23, Springboro, Ohio



# PROJECT ARCHITECT



**PHILLIP N. SCHILFFARTH, AIA, LEED AP BD+C, AFO ARCHITECT**

## EDUCATION

Bachelor of Architecture, College of Design, University of Kentucky

Master of Engineering, Civil Engineering, Harvard Graduate School of Design

## AFFILIATIONS

LEED AP BD+C, 2011- Present

LEED AP, 2008-2011

AIA, Member 2008- Present

AIA, 2015- Present

NCARB Program, 2008- Present

EBCE Student Mentor

Boy Scouts of America Assistant Scout Master

AFO, 2016- Present

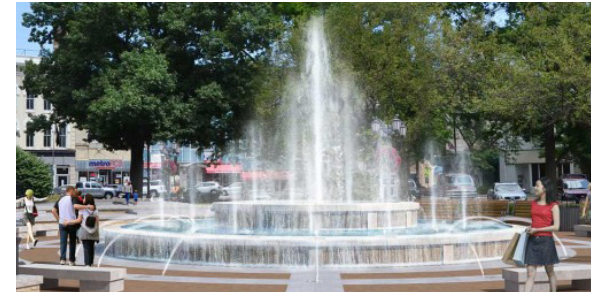
## REGISTRATIONS

Registered Architect: Commonwealth of Kentucky #7451

Certified Interior Designer: State of Ohio # ARC1817464

## RELEVANT PROJECTS

- Wyandot County Engineer's Facility, Upper Sandusky, Ohio
- Bryan Police & Fire Complex, Bryan, Ohio
- Wayne County 911 Facility, Wayne, West Virginia
- Lexington Fire Station No. 2, Lexington, Kentucky
- Georgetown Police Department, Georgetown, Kentucky
- Garrard County EOC, Lancaster, Kentucky
- Berea Municipal, Police & Fire Safety Building, Berea, Kentucky
- Somerset Energy Center, Somerset, Kentucky
- St. Leo Parish Life and Education Center, Versailles, Kentucky
- Owen County Public Library, Owenton, Kentucky
- Scott County Public Library, Georgetown, Kentucky
- W. Rogers Company Renovation & Addition, Lexington, Kentucky
- Kenton County Detention Center, Covington, Kentucky
- Russell County Detention Center, Jamestown, Kentucky
- Campbell County Detention Center, Newport, Kentucky



# GEOTECHNICAL ENGINEER



**LEE J. CZOR, P.E.**  
PROJECT ENGINEER

## EDUCATION

Bachelor of Science, Civil Engineering, University of Tennessee

Master of Engineering, Civil Engineering, University of Tennessee

## REGISTRATIONS

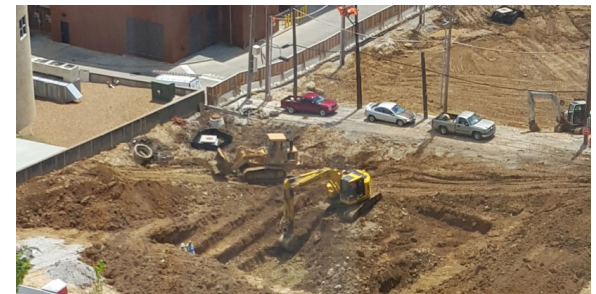
Professional Engineer: Ohio, Kentucky, Indiana

## EXPERIENCE

Mr. Czor has over 23 years of experience in civil and geotechnical engineering projects which include water and wastewater treatment plants, commercial and industrial buildings, and extensive transportation infrastructure projects (including roadway relocations, widenings, and roadway bridges over the Ohio, Tennessee, and Cumberland Rivers). Mr. Czor is responsible for supervision of field explorations, developing subsurface material parameters, performing engineering analyses, and developing engineering reports (including construction recommendations and specifications). Mr. Czor mentors junior staff and provides peer review for current projects.

## RELEVANT PROJECTS

- LFUCG RFP - Wolf Run - Geotechnical Services
- LFUCG Proposed Tank - Richmond Road - Consulting Services
- LFUCG Town Branch Wet Weather Facility - Construction Materials Testing
- LFUCG Tank Site Evaluations - Preliminary Geotechnical Investigation
- LFUCG Compost Pad - Construction Materials Testing
- LFUCG Citation Trail - Drilling Services
- Kentucky American Water - Richmond Road Station Water Treatment Plant Additions - Geotechnical Exploration
- KRS1 Chemical Storage and Feed Facility - Geotechnical Services
- Lafayette High School Football Stadium - Preliminary Geotechnical Investigation & Construction Materials Testing
- UK-CAER Building 2, Project #2312.01 - Construction Materials Testing
- Parkside Retail Development - Construction Materials Testing
- James Lane Allen Elementary Addition - Construction Materials Testing
- UK Good Samaritan Parking Structure - Construction Materials Testing
- Space Center Storage Center - Consulting Services
- Consequence Management Building - Construction Materials Testing
- Town Branch WWTP EQ Basin - Geotechnical Services
- Picadome GC/Bob-O-Link Sewer Relocation - Consulting
- JLA Elementary Additional Work - Construction Materials Testing Services



# GARRETT MORGAN ELEMENTARY SCHOOL

## LEXINGTON, KENTUCKY



The project is located on a 15-acre site north of I-75 near the intersection of Polo Club Boulevard and Passage Mound Way in Lexington. The purpose of this project is design and construct a new 650-student elementary school campus with on-site parking for the new residential development surrounding the new school.

As a subconsultant, engineering services for the design of the 73,000-square foot facility included site development, new utility plans and details (water, gas, and sanitary sewer), grading & drainage plans and details, storm water management & water quality analysis, and erosion control plans and details. Additional services included utility and site permits, utility and site material reviews, and assisting in the bid document and construction administration processes.

### REFERENCE:

Fayette County Public Schools

Vince Terry  
Moody Nolan  
513.914.5835

Date of Performance:  
2013-2016



# MIDLAND AVENUE - THE MET DEVELOPMENT

## LEXINGTON, KENTUCKY



The project is located near the intersection of Midland Avenue and East Third Street and will consist of a new 90,000 SF 3-story building and 125-space parking garage that will connect to the existing building on the property. The purpose of this project is bring in new retail, office space, and affordable housing to Lexington's East End neighborhood.

As a subconsultant, engineering services for the design of the 90,000-square foot facility included new utility plans and details (water, gas, and sanitary sewer) and erosion control plans and details. Additional services included utility and site permits, utility and site material reviews, and assisting in the bid document and construction administration processes.

### REFERENCE:

Community Ventures Corporation

Kevin Smith  
Community Ventures Corporation  
859.231.0054

Date of Performance:  
2017- Present



## **BEREA COLLEGE**

BEREA, KENTUCKY



This project is located within the Berea College campus and consisted of a major renovation of the lower level of the Alumni Building (approximately 11,000 square feet) and renovation and expansion its adjacent courtyard. The purpose of this project was to modernize and increase the functionality of both to the most up-to-date technological and aesthetic standards.

EHI was tasked engineering services for the renovation of the building's lower level and its courtyard, which included new utility plans and details (water, gas, and sanitary sewer), grading & drainage plans and details, and erosion control plans and details. Additional services included utility and site material reviews and assisting in the bid document and construction administration processes.

### **REFERENCE:**

Berea College

Andrew Knight  
502.694.1416

Date of Performance:  
2015



# BROWN-FORMAN CORPORATION OLD FORESTER DISTILLERY

## LOUISVILLE, KENTUCKY



### REFERENCE:

Brown Forman

Ed Kruger  
502.583.9715

Date of Performance:  
2016- 2018

The project is located within in two historic buildings on West Main Street within downtown Louisville. The purpose of this project is to open a state-of-the art distillery and bourbon experience for its founding brand, Old Forester, that will include fermentation, distilling, barrel making, filling and dumping, and bottling. Furthermore, the new distillery will allow the company to double its current production of Old Forester bourbon whiskey products.

As a subconsultant, engineering services for the design of the 82,000-square foot facility included site development, new utility plans and details (water, gas, and sanitary sewer), sidewalk improvement & drainage plans and details, and erosion control plans and details. Furthermore, due to project's location, engineering services were subjected to stricter Louisville Metro Public Works (LMPW) and Louisville Metropolitan Sewer District (MSD) requirements. Additional services included assisting in the bid document and construction administration processes.



# SOUTHEND PARK URBAN VILLAGE PLAN

## LEXINGTON, KENTUCKY



### REFERENCE:

Lexington-Fayette Urban County Government

Andrew Grunwald  
859.258.3410

Date of Performance:  
2005 - Present

Outcomes:  
American Society of Landscape Architects  
Kentucky Chapter  
Merit Award

APA Kentucky Chapter Conference (2017)  
From Master Plan to Moving In: The  
Newtown Pike Road Project, Southend Park  
Neighborhood, and the role of the  
Community Land Trust

EHI is the lead Project Planner for the design and implementation of the Southend Park Urban Village Plan. EHI developed the Urban Village Plan for the 25-acre urban neighborhood near downtown Lexington, Ky., that is being impacted by a state highway cutting through this low-income community.

Federal, local and state highway funds of over 40 million dollars are being used for its planning, design, redevelopment and roadway construction.

In addition to a focused neighborhood and public involvement effort. The plan encompasses the examination of economic opportunities, diversity issues, infill development; mixed land use, community gardens open public space development, social capital, neighborhood character development and healthy infrastructure consisting of plans to locate a community park and pedestrian facilities within the neighborhood. The plan also created a Community Land Trust (the first in Kentucky) to be the owner of the land and oversee the The current and future redevelopment efforts. EHI is assisting the community Land Trust in drainage design, sidewalk and infrastructure issues related to the residential construction.

The project has been recognized by HUD, the Kentucky Transportation Cabinet and the Federal Highway Administration for its unique public private partnership and the leveraging of resources to address this environmental justice component of the roadway extension.





# TOWN BRANCH GREENWAY

## LEXINGTON, KENTUCKY



The Town Branch Greenway, part of the Town Branch Commons Corridor project, will be a 2.5-mile multi-use trail that will be in downtown Lexington. This linear park will provide continuous bike and pedestrian connections, a lush green band through downtown, connect new and existing parks, and improve our water quality. The purpose of the project is to connect two of the city's major trails, the Legacy and Town Branch Trails, and establish a link between the city's urban core and bluegrass countryside.

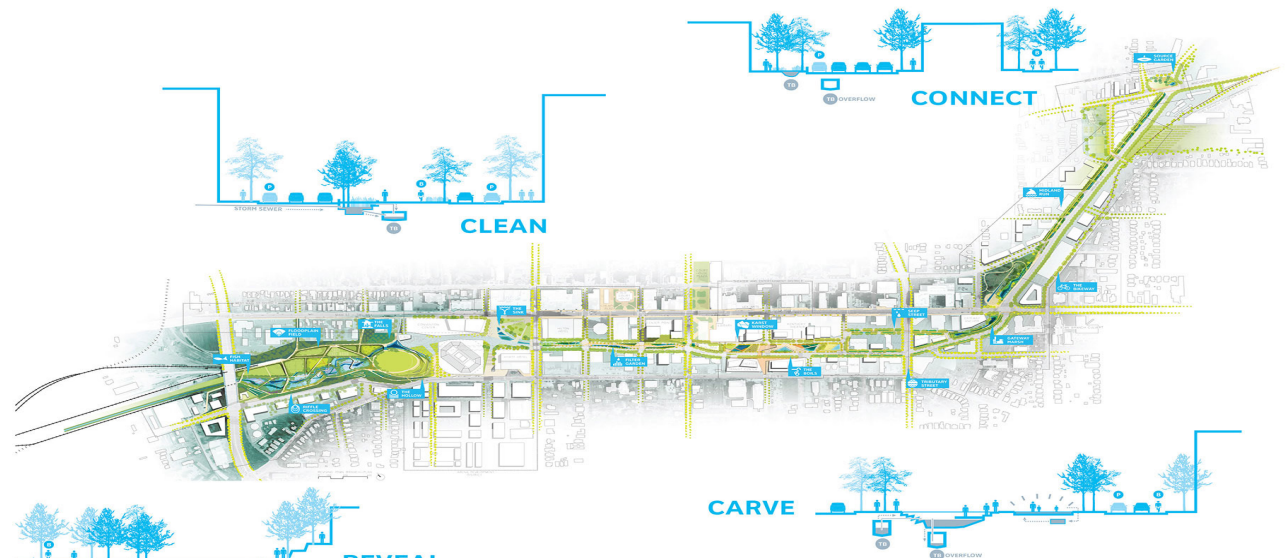
As a subconsultant, EHI is providing engineering services for the design multi-use trail, which include, traffic and pedestrian signal, striping, and signage plans. Additional services will include project quantities and cost estimates related to the traffic and pedestrian signal, striping, and signage plans, and assisting in the bid document and construction administration processes.

### REFERENCE:

Lexington-Fayette Urban County Government

Mike Sewell  
502.627.8941

Date of Performance:  
2017- Present



# SYCAMORE TOWNSHIP MAINTENANCE FACILITY

## CINCINNATI, OHIO



### REFERENCE:

Sycamore Township Board of Trustee

Tracy Kellums  
513.792.7257

Tkellums@sycamoretownship.org

Date of Performance:  
2019- Present

The current maintenance facility of Sycamore Township is located within the township administration campus. The maintenance department has currently outgrown their current building and is in dire need of an expansion while maintaining the overall aesthetic of the campus. This expansion will include a new storage building, salt dome, material storage bins, fueling station and lay-down space. The storage building is approximately 18,000 sf and will accommodate a wash bay, wash bay support, office, restroom, equipment mezzanine, in addition to storage and maintenance space. A key component to the maintenance building is space for the production and storage of brining solution. The salt dome will accommodate 2,000 tons of salt. The aesthetic of the salt dome and maintenance building have been designed to be complementary to the overall administration campus and be less intrusive to the neighboring residential area. Due to the topography of the site, fill dirt will be required to maintain adequate grades/transitions for large vehicles. To assist in reducing costs, soils will be borrowed from the rear portion of the site. Not only does this reduce site costs but it creates a level play area for the neighborhood to enjoy. Site logistics have been studied in detail due to the maneuvering requirements of large vehicles. Within the administration campus is a fire station. Apparatus from the fire station must traverse the site in order to access the fuel station within the secure perimeter of the maintenance facility. Fire apparatus range from SUV's to ladder trucks. Construction documents and specifications are currently being prepared in order to be under construction in June of 2019. The anticipated construction cost is currently \$3,560,000.



## LEXINGTON FIRE STATION NO. 24

### LEXINGTON, KENTUCKY



The City contracted with Brandstetter Carroll Inc. (BCI) to design a new station in a current development located off Citation Boulevard. During that review BCI reviewed the site conditions, including the soil for the property and circulation, to determine if the site was conducive to house a fire station. After conducting the site review, the City contracted with BCI to do preliminary conceptual floor plans for the fire department to determine the size of the building and work with their engineers to determine the utility locations so that the City could negotiate with the developer for the purposes of identifying and routing utilities to the proposed site.

The project is now under construction and expected to be complete in Spring 2019.

#### REFERENCE:

Lexington-Fayette Urban County Government

Joyce Thomas  
859.258.3054  
jthomas@lexingtonky.gov

Date of Performance:  
2016- Present



# FAIRBORN UTILITY AND MAINTENANCE FACILITY

## FAIRBORN, OHIO



The City of Fairborn needed to replace several of their aging and antiquated facilities. Ultimately the City chose to co-locate their Water and Sewer Departments, Street Department, and Maintenance Department into one facility. Each of these departments currently has their own facility, so there is a long-term cost benefit to the city in the sharing of some facilities within the complex. This work includes a 4,000 ton Salt Storage Facility.

BCI constructed a site selection study, and the City chose to locate this facility at an abandoned strip shopping center on Kaufman Avenue. The facility is 73,332 s.f. and is estimated at \$7,800,000.

### REFERENCE:

City of Fairborn

Pete Bales  
937.754.3155  
pete.bales@fairbornoh.gov



# REFERENCES



815 WEST MARKET STREET  
SUITE 304  
LOUISVILLE, KY 40202  
EHICONSULTANTS.COM



BRANDSTETTER CARROLL INC  
2360 CHAUVIN DRIVE  
LEXINGTON, KY 40517

**Jim Duncan**

Planning Director  
LFUCG Division of Planning  
859.258.3272  
Jduncan3@lexingtonky.gov

**Stuart Goodpaster**

Transportation Engineer  
KYTC District 7  
859.246.2355  
stuart.goodpaster@ky.gov

**Andrew Grunwald**

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agrunwal@lfucg.com

**Mike Sewell**

Principal  
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**Kevin Smith**

President & CEO  
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859.231.0054  
ksmith@cvky.org