

Professional

Engineering

Services

Indefinite Services Contract for Division of Engineering

Work Category
Right-of-Way
Services

RFQ #41-2024

Qualifications

Lexington-Fayette
Urban County
Government

July 16, 2024



Firm Submitting Proposal: Strand Associates, Inc.

Complete Address: 651 Perimeter Drive, Suite 220, Lexington, KY 40517
Street City Zip

Contact Name: Mike Woolum, P.E., PLS Title: Vice President

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Firm Overview

Strand's Track Record Serving LFUCG Provides Confidence Our Team Will Address Project Needs and Challenges

Throughout Strand's 56 years of service to Kentucky-based clientele, we are widely recognized for our strength as a full-service multi-disciplined engineering firm. Locally, this includes added distinction for the Municipal and Transportation Engineering practice areas. Our firm resume for these practice areas includes both the public and private sector where we have served local municipal governments and state agencies throughout Kentucky and the Midwest. Services provided have included planning, design, right-of-way acquisition and construction-related support for various project types including urban roadway, recreational trails, utilities, water/wastewater facilities, and stormwater management facilities. Members of our Team are also recognized for their innovative approaches in solving design challenges related to context sensitive urban infrastructure improvements.

Strand's Firm Qualifications Provide a High Level of Service to Our Clients

Reflecting on more than 78 years of consulting service as a firm, we understand that it is the confidence our clients place in us that has made us successful. By maintaining a diverse, talented staff, we have consistently been able to provide a high level of service to our clients through the comprehensive capabilities we offer. This strategy has allowed us to continually serve numerous municipalities and private sector interests on projects that have literally spanned decades. Our firm commitment is to be the top performer in everything we do and deliver excellence in engineering on behalf of the clients we serve.

To serve our national client base, we offer a staffing complement of over 495 highly qualified professionals located in 12 offices throughout the country, including our local office in Lexington, Kentucky. Our staff credentials include specialists in all areas of practice that allow us to holistically inform the complex technical issues that often arise for delivery of turn-key project solutions. As a full-service engineering firm, it is our practice to follow our projects through to construction completion and beyond, providing the necessary staff to perform office and field activities alike. Strand's innovative designs have gained local and national acclaim, and our firm has consistently been included in Engineering News-Record's list of the Top 500 Design Firms. Our current ranking is 177, based on design-specific revenue. (According to the

RANKED
177th
IN THE
NATION
TOP 500 DESIGN FIRM
2024
by Engineering News-Record

International Trade Administration–U.S. Department of Commerce, the Engineering Services industry in the U.S. includes more than 60,200 firms.) Our Project Team provides the capabilities of a nationally recognized firm with service delivery from our local Lexington based staff.



Our office in Lexington, Kentucky.

Areas of Specialized Expertise:

- Civil and municipal engineering
- Transportation
- Right-of-Way Acquisition
- Wastewater treatment and conveyance
- Water treatment and distribution
- Land Development
- Green Infrastructure
- Stormwater management
- Electrical and HVAC engineering
- Building/facility engineering, architecture, and sustainable design
- Natural gas distribution
- Solid waste and landfill engineering
- Wetland delineation, mitigation, and restoration
- Ecosystem study and restoration
- GIS and mapping
- Surveying and right of way acquisition
- Construction-related services
- Financial assistance

Specialized Experience

Strand's Expertise as a KYTC Prequalified Right-of-Way Acquisition and Relocation Firm Supports all LPA Related Needs

Stand has performed and completed several projects for KYTC within the past ten years. All of these projects have shown a high level of success in acquiring the needed right of way for the project as well as being within the project schedule. Mark Askin, Chad Bourke, and Jamey Cash managed all of these projects and have taken an active role in mentoring our acquisition staff along the way. The Strand team provided project management, acquisition services, and relocation services on most of these projects. Our team has also provided title reports, closings, appraisals, and appraisal review on many of these projects. The following chart lists some of the projects completed by Strand and demonstrates the high percentage rate of acquiring the needed right of way without the use of eminent domain procedures.

Project Name	Parcels		
	Total	Acq.	Percent
Bridging Kentucky Program, Various Districts	460	431	94%
Rule Shack Road, Graves County, Item No. 1-1147	6	6	100%
US 641, Crittenden County, Item No. 1-187.20	22	16	73%
KY 453, Livingston County, Item No. 1-1059; KY 1826, Hickman County, Item No. 1-1062	22	13	59%
Julian M. Carroll Purchase Parkway Interchange @ KY 348, Marshall County, Item No. 1-8101.00	8	8	100%
Cadiz-Aurora (US68/KY 80), Trigg County, Item Nos. 1-180.10 & 1-180.11	60	49	82%
Murray Business Loop, Calloway County, Item No. 1-120.00	36	31	86%
Lovers Lane, Christian County, Item No. 2-8505.00	6	5	83%
US 62, Muhlenberg County, Item No. 2-8506.00	74	66	89%
KY 313 – Section 1, Hardin/Meade Counties, Item No. 04 297.21	31	31	100%
KY 313 – Section 2, Meade County, Item No. 04 297.23	59	58	98%
KY 313 – Section 3, Meade County, Item No. 04 297.27	29	28	97%
Three Springs Road, Warren County, Item No. 03 102.10	17	14	82%
New Route, Hardin County, Item No. 04 8103.50	45	44	98%
I-65 @ KY 222, Hardin County, Item No. 4-20.01	28	26	93%
KY 251 Improvements, Hardin County, Item No. 4-153.01	85	83	98%
U.S. 31 E, Nelson County, Item No. 04-287.50	64	62	97%
US 62 Widening, Grayson County, Item No. 4-8502.00	84	68	81%
Westport Road/I-264 Interchange, Jefferson County, Item No. 05-28	31	31	100%
Watterson Trail/KY 1819, Jefferson County, Item No. 05 373.00	55	55	100%

Project Name	Parcels		
	Total	Acq.	Percent
Fegenbush/Outer Loop/ Beulah Church, Jefferson County, Item No. 05-122.22	36	23	64%
Fairdale Roundabout, Jefferson County, Item No. 5-8501	19	16	84%
I-69, Henderson County, Item No. 02-1088.20	33	26	79%
US 27, Lincoln County, Item No. 08-196.00	32	25	78%
BSB, Kenton County, Item NO. 06-17.00 - On Going	47	37	79%
KY 2871, Trimble County, Item No. 5-1075	5	5	100%
KY 2885, Spencer County, Item No. 5-1080	2	2	100%
Industrial Road/KY 1829, Kenton and Boone Counties, Item No. 06 106.00	75	71	95%
Newtown Pike, Fayette County, Item No. 7-593.20	26	22	85%
New Circle Road, Fayette County, Item No. 7-366.00	41	34	83%
U.S. 460, Scott County, Item No. 7-212.00	18	16	89%
New Circle Road, Fayette County, Item No. 7-113.00	12	11	92%
Georgetown Bypass, Scott County, Item No. 7-102.50	24	17	71%
KY 29 Intersection Improvements, Jessamine County, Item No. 7-915.00	16	12	75%
US 27 Improvements, Lincoln County, Item No. 8-196.00	32	24	75%
U.S. 150, Lincoln and Rockcastle Counties, Item No. 08-163	97	97	100%
Somerset Northern Bypass, Pulaski County, Item No. 08-59.50	100	95	95%
U.S. 150, Rockcastle County, Item No. 08-163.10	110	102	93%
KY 92, McCreary County, Item No. 08-261.11	78	77	99%
KY 213, Powell County, item No. 10-163.00 (District 10)	59	54	92%
US 460 & KY 7, Morgan County, Item No. 10-293.00	75	70	93%
KY 15, Perry County, Item No. 10-269.10	33	29	88%
Mountain Parkway (KY 9009), Magoffin County, Item No. 10-166	97	84	87%
Mountain Parkway (KY 9009), Magoffin County, Item No.10-126.12	10	7	70%
Mountain Parkway (KY 9009), Morgan/Magoffin Counties, Item No. 10-126.50	15	12	80%
Mountain Parkway (KY 9009), Magoffin County, Item No. 10-126.60	10	9	90%
Mountain Parkway (KY 9009), Wolfe/Morgan Counties, Item No. 10-126.70	20	16	80%
KY 2432, Clay County, Item No. 11-8001	49	37	76%
Mountain Parkway, Wolfe County, Item NO. 10-168	43	36	84%
KY 29, Jessamine County, Item NO. 07-915.00	16	9	56%
US 31W, Warren County, Item No. 03-8857 - On Going	31	25	81%
Expedited Bridges, Item Nos. 10-1109, 8-1063, 11-1098, 8-1064	5	5	100%



Firm Qualifications

Strand Brings Extensive Credentials with Right-of-Way Acquisition as a KYTC Statewide Service Provider


Strand has experience working on numerous KYTC projects throughout Kentucky. The Strand Team has all the necessary prequalifications needed to fulfill the requirements of the Indefinite Services Right-of-Way contract. The table below provides the Strand personnel that are KYTC prequalified and their category level status.

Project Management
Chad Bourke, P.E., PTOE Mark Askin, P.E. Jamey Cash, P.E.
Acquisitions
Chad Bourke, P.E., PTOE Mark Askin, P.E. Jamey Cash, P.E. Matthew Menche, P.E. Roddy Williams, P.E. Matt McMackin, P.E., PLS Daniel Kaelin, P.E. Noah Smith, E.I.T. Matthew Murphy, E.I.T. Doug Huttes, E.I.T. Brendan Komp, E.I.T. Chelsea Burk, P.E. Elijah Bauer, E.I.T. Seth Winslow, P.E. Brian Oyer, PLS Joel L. Sizemore, E.I.T. Laura Friley, E.I.T. Charlie Starzman, E.I.T.
Relocation Services
Chad Bourke, P.E., PTOE Adam Clayton, P.E. Jamey Cash, P.E. Mark Askin, P.E.

KYTC PREQUALIFICATION

The Strand Team is KYTC prequalified in *Urban Roadway Design and Surveying categories* as required by the RFQ. Strand is also prequalified in the following categories necessary to implement these projects. A copy of Strand's current KYTC Prequalification Letter is below.

- Transportation Corridor & Systems Planning
- Traffic Engineering Services
- Electrical Engineering
- Pedestrian & Bicycle Facility Planning and Design
- ROW Acquisition Services



COMMONWEALTH OF KENTUCKY
TRANSPORTATION CABINET
transportation.ky.gov

Andy Beshear
GOVERNOR

Jim Gray
SECRETARY

May 8, 2024

Strand Associates, Inc.
325 West Main Street, Suite 710
Louisville, KY 40202

To Whom It May Concern:

The Kentucky Transportation Cabinet wishes to inform you that your qualifications to perform services have been updated to include the following:

- Construction Engineering Services
 - Construction Project Supervision
- Environmental Archaeology & Other Services
 - Environmental Document Writing & Coordination
 - Socio-Economic Analysis
- Right of Way
 - Acquisition
 - Relocation
- Roadway Design
 - Advanced Drainage Analysis & Design
 - Advanced Traffic Engineering Design & Modeling
 - Rural Roadway Design
 - Surveying
 - Urban Roadway Design
- Structure Design
 - Spans Under 500 Feet
- Traffic Engineering
 - Electrical Engineering Roadway Lighting
 - Electrical Engineering Traffic Signals
 - Traffic Engineering
- Transportation Planning
 - Advanced Transportation Planning Engineering
 - Conceptual Transportation Planning
 - Pedestrian & Bicycle Planning & Design
 - Transportation Planning Engineering
- Utility Design
 - Electrical Level 1
 - Utility Construction Inspection
 - Utility Preconstruction Coordination
 - Water & Sewer Level 1
 - Water & Sewer Level 2

AN EQUAL OPPORTUNITY EMPLOYER M/F/D



Project Team

The Strand Team Brings Experienced Right-of-Way Professionals Equipped to Support Large Scale Acquisition Project Needs

As testimony to our outstanding service, Strand Associates has successfully acquired 90% of the more than 2,000 acquisition parcels assigned to our firm on our projects for the Kentucky Transportation Cabinet. We offer the same experienced team of acquisition agents that worked on these projects, under the leadership of our

Project Manager, Chad Bourke, to serve LFUCG on the Indefinite Service Right-of-Way contract. With our 20 internal team members prequalified for project management, acquisition, and/or relocation services we have more than the needed capacity to complete any assigned project on time. We appreciate the opportunities we have had to serve LFUCG and look forward to working together on future project assignments for this specialized service.

The Strand Team is KYTC Prequalified in all anticipated areas of service for this project.



LEXINGTON

Project Manager
Chad Bourke, P.E., PTOE

Right-of-Way Supervisor
Mark Askin, P.E.

Acquisition Agents
Chelsea Burk, P.E.
Brian Oyer, PLS
Joel L. Sizemore, E.I.T.
Laura Friley, E.I.T.
Matt Murphy, E.I.T.
Brendan Komp, E.I.T.
Charlie Starzman, E.I.T.

Lead Acquisition Agents
Chad Bourke, P.E., PTOE
Matt McMackin, P.E., PLS
Adam Clayton, P.E.
Jamey Cash, P.E.
Matthew Mench, P.E.

Relocation Agents
Chad Bourke, P.E., PTOE
Adam Clayton, P.E.
Jamey Cash, P.E.

Appraisal Services
Subconsultants Available On Call
(As Needed)

Legal Services
Subconsultants Available On Call
(As Needed)

MARK ASKIN, P.E. – RIGHT-OF-WAY SUPERVISOR

Education: B.S., Civil Engineering

Registration: Professional Engineer in KY, IN, OH

Pre-Qualification: Project Management, Acquisition, and Relocation



Mark currently serves as Director of Strand's Right-of-Way and Easement Acquisition and will serve as the **Right-of-Way Supervisor**. He has more than 29 years of experience working with KYTC, utility companies, and municipalities on right-of-way

acquisition projects. In total, Mark has acquired or overseen the acquisition of over 6,000 parcels for multiple clients. His proven project management and communication skills will provide quality projects within the budget and schedule. Mark's experience in transportation design as well as right-of-way acquisition contributes to his wealth of knowledge that has led to his team's high acquisition rate. Projects managed by Mark have been completed within the project schedule averaged a 95 percent acquisition rate without the use of eminent domain procedures. With projects ongoing or completed in each district, Mark has established relationships with KYTC staff and understands their individual expectations.

RELEVANT PROJECT EXPERIENCE:

- Bridging Kentucky Program** – Mark is currently acting as the Right of Way Supervisor for this project. Mark initially helped establish the Program Charter, outlining the right of way process for the program. Since that time, Mark has led a team of four consultants and multiple agents to clear right of way within 45 days of receipt of 30% plans to quickly advance bridge projects to letting. Mark's holistic understanding of project development is a critical attribute to the overall success of the acquisition process and the program as a whole. Mark has supervised acquisition on 200 bridge projects to date and led a team responsible for creation of project documents needed to follow KYTC requirements.
- I-69, Henderson County, Item NO. 02-1088.20 Project for Central Office** – Mark acted as the Right of Way Supervisor for this project. KYTC created an additional District that allowed Strand to act as the right of way supervisor. Mark was responsible for approving all items submitted to KYTC central office. The Strand team was responsible for management and acquisition services, which included appraisals, appraisal reviews, titles, closings, condemnation proceedings, relocation services, acquisition, property management, demolition, and project management. This project is for the 5.47-mile new alignment of Interstate 69 toward the Ohio River. This project is a fully controlled access highway. There were 33

surface parcels and 22 mineral parcels affected by this project, comprised of residential, agricultural, commercial, and special purpose land uses on parcels that varied in size from much smaller than one acre to over 500 acres. Strand acquired 26 of the 33 surface parcels.

- KYTC Item No. 10-166.01, 126.12, 126.50, 126.60, 126.70, & 10-169.00 - Mountain Parkway Expansion Projects, Governed by KYTC Central Office for KYTC District 10** – Mark is acting as right of way supervisor for the Mountain Parkway Expansion Projects as part of the General Engineering Contract. Strand's role is to act as the supervisor over all projects in this expansion, acting as District 13 and approving all items submitted to KYTC central office. Strand managed three firms to acquire the needed right of way, these firms reported directly to Strand. Strand team was responsible for providing all necessary acquisition services, which included appraisals, appraisal reviews, titles, closings, condemnation proceedings, relocation services, acquisition, property management including cemetery relocation, demolition, and project management. This expansion included approximately 10.79 miles of widening on the Mountain Parkway within Morgan, Magoffin, and Wolfe Counties for Item 10-126.12, 126.50, 126.60, & 126.70. These areas included agricultural, residential, and existing landlocked areas. A total of 55 parcels were involved with 44 being acquired without the use of eminent domain. The expansion also included 2.783 miles within a heavy commercial area referred to as restaurant row, Item No. 10-166.01. A total of 97 parcels were involved with 84 being acquired without the use of eminent domain. This project was awarded a TIGER grant that stipulated that the right of way had to be cleared by May of 2016. The project started in January 2015 and met the stipulated time frame, which was expedited to meet the grant requirements.
- Brent Spence Bridge, Kenton County, Item NO. 06-17.00 for Central Office** – Mark is acting as the Right of Way Supervisor for this project. KYTC created an additional District that allowed Strand to act as the right of way supervisor. Mark is responsible for approving all items submitted to KYTC central office. The Strand team is responsible for management and acquisition services, which included appraisals, appraisal reviews, titles, closings, condemnation proceedings, relocation services, acquisition, property management, demolition, and project management. This project is for the 4.533-mile widening of Interstate 75 with a new bridge over the Ohio River. This project is a fully controlled access highway. The project is broken up into a Southern and Northern sections to expedite the right of way.

CHAD BOURKE, P.E., PTOE – PROJECT MANAGER, LEAD ACQUISITION AND RELOCATION AGENT

Education: M.S./B.S., Civil Engineering

Registration: Professional Engineer in KY, Professional Traffic Operations Engineer

Pre-Qualification: Project Management, Acquisition, and Relocation



With over 19 years of diverse transportation experience Chad will serve as the **Project Manager and as a Lead Acquisition and Relocation Agent** for this contract. He has managed and led analysis and design efforts for numerous

traffic studies, roadway and intersection improvements, streetscape, trails/bridges, utility relocation, and bridge replacement projects throughout the Commonwealth. Moreover, Chad is an integral part of Strand's right of way acquisition staff as well. Chad's experience on projects from planning through construction gives him the ability to promptly answer property owner questions regarding any phase of the project. He has worked as an acquisition agent for multiple clients.

RELEVANT PROJECT EXPERIENCE

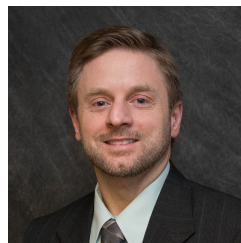
- **Bridging Kentucky Program** – Chad served as the project manager the 102 projects assigned to Strand in the Bridging Kentucky Program. He also assists Mark Askin with oversight of the acquisition process for the bridges included in the program.
- **I-69, Henderson County, Item NO. 02-1088.20 for Central Office** – Chad served as the project manager the new I-69 project. Strand provided project management, appraisal services, acquisition services, property management, demolition services, and relocation services.
- **Purchase Parkway @ KY348, Marshall County, Item No. 1-8101.00 for District 1** – Chad served as acquisition agent for this interchange reconstruction project and was responsible for the acquisition of several residential and commercial MARS and appraisals. Strand provided appraisal, acquisition, and relocation services on this project.
- **US 31E, Nelson County - Item No. 4-287.50 for District 4** – Chad served as an acquisition agent for this widening and relocation project. He was responsible for the acquisition of several residential and commercial MARS and appraisals. Strand provided appraisal, acquisition, and relocation services on this project.
- **US 68/80, Trigg County - Item No. 1-1080.10 and 1-1080.11 for District 1** – Chad served as an acquisition agent for these widening and relocation projects. He was responsible for the acquisition of several residential and commercial MARS and appraisals. Strand provided appraisal.

JAMEY CASH, P.E. – LEAD ACQUISITION AND RELOCATION AGENT

Education: BS, Civil Engineering

Registration: Professional Engineer in KY

Pre-Qualification: Project Management, Acquisition, and Relocation



Jamey has over 23 years of engineering experience as both an acquisition agent and transportation designer and project manager. He will serve as a **Lead Acquisition and Relocation Agent** for this contract. Jamey obtained

easements for several Kentucky municipalities including Jefferson County/Louisville Metro Government, Oldham County Fiscal Court, and Kentucky American Water. These projects have included roadway improvements, proposed water mains, sidewalks, and pedestrian trails. Jamey is very familiar with the KYTC required documentation and procedures as he has assisted with the assembly of final parcel folders and acquired property on KYTC projects. This experience coupled with his knowledge of roadway design make Jamey an effective communicator and efficient acquisition agent.

RELEVANT PROJECT EXPERIENCE:

- **Fegenbush/Outer Loop/Beulah Church, Item No. 05-122.00 for District 5** – Jamey served as an acquisition agent for this urban project. He was responsible for residential and commercial MARS and appraisals. Strand provided acquisition and relocation services on this project.
- **Brent Spence Bridge, Kenton County, Item NO. 06-17.00 for Central Office** – Jamey is serving as lead acquisition agent on this project. Strand provided project management, appraisal services, acquisition services, property management services, and relocation services.
- **I-65 @ KY 222 Interchange, Hardin County, Item No. 04-20.01 for District 4** – Jamey served as a lead acquisition agent on this project. He was responsible for the acquisition of several residential and commercial parcels. Strand provided title reports and closings and acquisition and relocation services on this project.
- **Clay County, Item NO. 11-8001** – Jamey served as lead acquisition agent on this project. Strand provided project management, appraisal services, acquisition services, and relocation services.
- **KY92, McCreary County - Item No. 8-261.11** - Jamey served as a lead acquisition agent on this project. Strand provided title reports and closings and acquisition and relocation services on this project.

ADAM CLAYTON, P.E. – LEAD ACQUISITION AND RELOCATION AGENT

Education: MS/BS, Civil Engineering

Registration: Professional Engineer in KY

Pre-Qualification: Acquisition and Relocation



Adam will serve as a **Lead Acquisition and Relocation Agent** for this contract. Adam has over 18 years of experience in transportation design and right-of-way acquisition. Adam regularly works on KYTC roadway and bridge projects and has the

engineering knowledge needed to describe plans to property owners. Adam has acted as an acquisition agent for KYTC utility companies and municipalities and assisted with the completion of final folders for a number of KYTC right-of-way projects.

RELEVANT PROJECT EXPERIENCE:

- **Fegenbush/Outer Loop/Beulah Church, Jefferson County, Item No. 05-122.00 for District 5** – Adam served as an acquisition agent for this urban project. He was responsible for residential and commercial MARS and appraisals. Strand provided acquisition and relocation services on this project.
- **Northern Division Connection, Kentucky American Water, Owen County, KY** – Adam acted as an acquisition agent on this project. It consisted of over 17 miles of utility construction that requires the purchase of right-of-way. This project has included strip takings, property severance, temporary and permanent easements. Adam worked with residential and nonresidential parcels on this project.
- **I-65 @ KY 222 Interchange, Hardin County, Item No. 04-20.01 for District 4** – Adam assisted Jamey Cash and Ryan Tinsley on this project. He provided support in the acquisition of several residential and commercial MARS. Strand provided title reports and closing, acquisition, and relocation services on this project.
- **US 31E, Nelson County - Item No. 4-287.50 for District 4** – Adam is serving as an acquisition agent for this widening and relocation project. He is responsible for the acquisition of several residential and commercial MARS and appraisals. Strand is providing appraisal, acquisition and relocation services on this project.
- **US 68/80, Trigg County - Item No. 1-1080.10 and 1-1080.11 for District 1** – Adam served as an acquisition agent for these widening and relocation projects. He was responsible for the acquisition of several residential and commercial MARS and appraisals. Strand provided appraisal, acquisition and relocation services on this project.

MATT MCMACKIN, P.E., PLS – LEAD ACQUISITION AGENT

Education: M.S./ B.S., Civil Engineering

Registration: Professional Engineer in KY and Professional Land Surveyor in KY

Pre-Qualification: Acquisition



Matt will serve as a **Lead Acquisition Agent**. Matt has over 11 years of engineering experience as a project engineer. He has experience working on highway design and utility projects that required easement and right of way acquisition. In addition to the

design he performed, Matt has helped develop proposed right of way lines, plats, legal descriptions, and other documents needed for right of way acquisition. He has not led the acquisition for more than 40 parcels on various projects throughout the state. Matt also has experience that includes survey services for development of fee simple acquisition for KYTC projects and design experience on utility projects that helped developed easement acquisition descriptions for acquisition. Matt was a buyer on the below project for several parcels:

- Fayette County, New Circle Road, Item No. 7-113.00
- Franklin County, Item No. 5-565.00 - Second Street Corridor
- Bridging Kentucky - Various Counties - 9 total projects

CHELSEA BURKE, P.E. – ACQUISITION AGENT

Education: BS, Civil Engineering

Registration: Professional Engineering in KY

Pre-Qualification: Acquisition



Chelsea will serve as an **Acquisition Agent**. She has 7 years of experience as a transportation engineer and planner. Her experience includes recreational trail planning and design, multi-modal transportation planning and roadway design,

traffic analysis and modeling, data collection, and property acquisition. Additionally, she has over three years of experience as a Right-of-Way Acquisition Agent for the Kentucky Transportation Cabinet. She has collaborated on numerous transportation projects including local and regional planning efforts, preliminary design and scoping, detailed roadway design, and rail-to-trail shared use paths. Chelsea trained under several of Strand's agents and attended property owner meetings with them throughout the course of several of these projects. She has or is actively working on the following KYTC projects; Spencer County, Item No. 5-10014; Madison County, Item No. 7-10001; Bourbon County, Item No. 7-10008; Madison County, Item No. 7-10015; Whitley County, Item No. 11-10045; Lincoln County, Item NO. 08-196.00; and the Bridging Kentucky (Various Counties) – 4 total projects.

MATTHEW MENCHE, P.E. – ACQUISITION AGENT

Education: BS, Civil Engineering
Registration: Professional Engineer in KY
Pre-Qualification: Acquisition



Matt will serve as an **Acquisition Agent**. Matt has over 10 years of engineering experience with Strand. He's purchased more than 60 parcels and was a key component of Strand's success in the Bridging Kentucky program. Matt also has design experience on

KYTC roadway and bridge projects where he created legal descriptions and designed proposed right of way lines. His attention to detail and communication skills expedites negotiations with property owners. Matt's knowledge of the right of way design and negotiation procedures will assist him when acquiring the needed right of way on projects.

- Buechel Bank Road Widening Project – Louisville Metro Jefferson County Government
- Item No. 5-8300 & 5-8300.10: Henry County – Lagrange Road
- Item No. 4-8502: Grayson County – US 62 Widening
- Item No. 5-1080: Spencer County – KY 2885 Over Simpson Creek
- Louisville Metro Government, Jefferson County – Taylorsville Road Culvert Replacement
- Magoffin County, Item No. 10-126
- Bridging Kentucky (Various Counties) – 28 total projects

DANIEL KAEIN, P.E. – ACQUISITION AGENT

Education: BS, Civil Engineering
Registration: Professional Engineer in KY
Pre-Qualification: Acquisition



Dan will serve as an **Acquisition Agent**. Dan's right of way acquisition experience includes file preparation, assemblage of final folders for several KYTC projects, and acting as a buying agent for KYTC and Louisville Metro Jefferson County Government

projects, under the laws of eminent domain and the Federal Uniform Relocation Assistance and Real Property Acts of 1970, as amended. Dan has a full understanding of the acquisition process and has led negotiations for more than 100 parcels for Strand over the past five years.

- Grayson County, US 62, Item No. 4-8502.00
- Buechel Bank Road Widening - Louisville Metro Jefferson County Government
- Item No. 10-126.50 & 10-126-70 – Mountain Parkway
- Kenton County, Brent Spence Bridge, Item No. 6-17.00
- Warren County, Item No. 3-8857.00, US 31W
- Powell County, Item No. 10-163, KY 213
- Bridging Kentucky (Various Counties) – 20 Projects

MATTHEW MURPHY, E.I.T. – ACQUISITION AGENT

Education: BS, Civil Engineering
Registration: Engineering-in-Training
Pre-Qualification: Acquisition



Matt will serve as an **Acquisition Agent**. Matt has over four years of engineering experience with Strand. His right of way acquisition experience includes file preparation, assemblage of final folders for several KYTC projects, and acting as a buying

agent for KYTC and Louisville Metro Jefferson County Government projects, under the laws of eminent domain and the Federal Uniform Relocation Assistance and Real Property Acts of 1970, as amended. These projects include:

- Bridging Kentucky
- US 31W (3-8857.00)
- Western Bardstown Connector (4-8809.00)
- KY 205 Widening (10-375.00)
- I-69 Henderson/Evansville Section 1 (2-1088.02)
- Cooper Chapel Road Phase III (5-404.01)
- Beulah Church Road Widening (5-481.00)
- Mountain Parkway (10-168.00)
- Louisville Metro – Brentlinger Lane

BRIAN OYER, PLS – ACQUISITION AGENT

Education: BS, Surveying and Mapping Technology
Registration: Professional Land Surveyor in KY and OH
Pre-Qualification: Acquisition



Brian will serve as an **Acquisition Agent**. Brian has a bachelor's degree in surveying and mapping technology from the University of Arkon and is a licensed Professional Surveyor in the Commonwealth of Kentucky. He has over 13 years of

experience working for civil engineering consulting firms in a surveying and GIS capacity to ensure the highest quality of work on water, storm, sanitary, and transportation projects. Brian he routinely performs all surveying/data collections tasks associated with civil engineering projects including data collection with total stations and GPS units, right-of-way establishment, writing legal descriptions, construction staking and asset management of storm and sanitary structures. He has experience with all tasks associated with civil engineering projects. This experience includes transportation projects and utility projects, such as storm, sanitary, and water. Most recently, Brian assisted with the acquisition of seven easements for bridge/culvert replacement projects in Louisville, Kentucky.



Past Record of Performance

KYTC Item No. 06-17.00 – Brent Spence Bridge Project, Kenton County – Covington, KY

Strand was selected to act as the right of way supervisor for the Brent Spence Bridge Project. KYTC created an additional District that allowed Strand to act as the right of way supervisor. Mark Askin, right of way supervisor, was responsible for approving all items submitted to



Parcel 18 that required relocation services along with property management.

KYTC central office. The Strand team is responsible for management and acquisition services, which included appraisals, appraisal reviews, titles, closings, condemnation proceedings, relocation services, acquisition, property management, demolition, and project management. This project is for the 4.533-mile widening of Interstate 75 with a new bridge over the Ohio River. This project is a fully controlled access highway. The project is broken up into a Southern and Northern sections to expedite the right of way. The southern section the environmental is clear and can proceed. The northern section is waiting on environmental clearance.

There are 72 properties affected by this project, comprised of residential, commercial, industrial, and special purpose land uses on parcels that varied in size from much smaller than one acre to over 44 acres. This project is a design build project that is advertised for award in the fall of 2023.

Agency:
Kentucky Transportation Cabinet

Completion Date:
2022-On Going

Project Team:
Mark Askin
Right of Way Supervisor
Chad Bourke
Project Manager
Jamey Cash
Acquisition Agent
Brendan Komp
Acquisition Agent

Scheduled Completion Date
December 2024

Acquisition Rate
On Going

KYTC Item No. 03-8857 – US 31W Warren County, KY

Strand was selected to provide right-of-way services for the construction of the widening of US31W in Bowling Green, KY. The Strand team is responsible for management and acquisition services, which included appraisals, titles, acquisition, and project management. This project is for the 1.008-mile widening of US31W to a five lane section. This project is a control access by permit. Strand is acquiring 40 parcels on the project and KYTC D-3 is acquiring 15 parcels. Strand has completed 31 of the 40 parcels to date. Of the 55 properties affected by this project, comprised of residential, commercial, and special purpose land uses on parcels that varied in size from much smaller than one acre to over 40 acres.



Commercial property losing parking with damages assessed along US 31W.

Agency:
Kentucky Transportation Cabinet

Completion Date:
On Going

Project Team:
Mark Askin
Project Manager

Scheduled Completion Date
June 2023

Acquisition Rate
On Going

KYTC Item No. 02-1088.20 – I-69, Henderson County, Henderson, KY

Strand was selected to act as the right of way supervisor for the I-69 Project. KYTC created an additional District that allowed Strand to act as the right of way supervisor. Mark Askin, right of way supervisor, was responsible for approving all items submitted to KYTC central office. The Strand team is responsible for management and acquisition services, which included appraisals, appraisal reviews, titles, closings, condemnation proceedings, relocation services, acquisition, property management, demolition, and project management. This project is for the 5.47-mile new alignment of Interstate 69 toward the Ohio River. This project is a fully controlled access highway.

There were 33 surface parcels and 22 mineral parcels affected by this project, comprised of residential, agricultural, commercial, and special purpose land uses on parcels that varied in size from much smaller than one acre to over 500 acres. Strand acquired 26 of the 33 surface parcels.



Parcel 603 location of cross-country alignment through existing farmland.

Agency:
Kentucky Transportation Cabinet

Completion Date:
April 2022

Project Team:
Mark Askin
Right of Way Supervisor

Chad Bourke
Project Manager

Jamey Cash
Acquisition Agent

Brendan Komp
Acquisition Agent

Scheduled Completion Date
June 2022

Acquisition Rate
26/33 79%

KYTC Item No. 10-293.00 – Main Street/Prestonsburg Street, KY 7 & US 460 – Morgan County, West Liberty, KY

Strand was selected to provide right-of-way acquisition services for a 1.497-mile segment of this two-lane partially controlled access facility. Roadway improvements along with significant private investment along the corridor will help spur needed economic activity to the area after the devastating impacts of the 2012 tornado. The Strand team was responsible for providing all necessary acquisition services, which included appraisals, relocation services, acquisition, and project management.

There were 82 properties affected by this project, comprised of residential, commercial, agricultural, and special purpose land uses on parcels that varied in size from much smaller than one acre to over 50 acres. Fifty-seven of the assigned parcels were listed in the MAR category. Kevin Hamm Relocation Services assisted Strand on parcels that required relocation services.



Project to restore and revitalize corridor that was devastated after 2012 tornado.

Agency:
Kentucky Transportation Cabinet

Completion Date:
2014-2017

Project Team:
Mark Askin
Project Manager

Andrew Esarey
Acquisition Agents

Bluegrass Valuation Group, LLC
Appraisals

Kevin Hamm Relocation Services - Relocations

Scheduled Completion Date
July 2017

Actual Completion Date
January 2017

Acquisition Rate
78/82 95%



Bridging Kentucky Program – Various Counties, Kentucky (IRWA Region 5 Project of the Year)

The Bridging Kentucky Program was launched with a goal of rehabilitating, repairing, or replacing more than 1,000 critical structures across the Commonwealth to improve safety, access and mobility for all Kentuckians. Strand is a key consultant on the Bridging Kentucky project team, leading the right of way team and assisting with design services. Mark Askin was trusted to oversee the right of way acquisition activities, acting as the right of way supervisor, on this fast-paced project.

Mark helped develop the program charter that outlines how project delivery will be accelerated. A key component of this is starting the right of way process early and reducing the amount of time dedicated to negotiations. Title reports and official orders are completed well in advance of 30% plans and comparable sales were gathered for all counties at the onset of the program so the range of values can be quickly generated for all projects. Agents are able to begin negotiations within a week of 30% plan submittals since all of this information is readily available. After receipt of 30% plans Mark and the rest of the acquisition team must complete acquisition services within 45 days to make the scheduled letting dates. Continuous coordination and extra effort from KYTC Central Office staff help the team expedite reviews to clear right of way prior to letting dates. To date, more than 200 bridge replacements and rehabilitation projects have required right of way acquisition to accommodate diversion alignments or other construction activities related to the proposed improvements.

Agency:

Kentucky Transportation Cabinet

Completion Date:

2018-Ongoing

Project Team:

Mark Askin

Right of Way Lead

Chad Bourke

Project Manager

Scheduled Completion Date

Ongoing

Actual Completion Date

Ongoing

Acquisition Rate

Ongoing - 384/427 90%

KYTC Item No. 10-269.10 - KY 15 – Perry County, West Liberty, KY

Strand was selected to provide right-of-way acquisition services for a 2.52-mile segment of this four-lane partially controlled access facility with turn lanes. The Strand team was responsible for providing all necessary acquisition services that which included appraisals, relocation services, acquisition, and project management. The Strand team also coordinated with KYTC D-10 regarding grave relocation on the project.

There were 33 properties affected by this project, comprised of residential, commercial, agricultural, properties with mineral rights (coal mines), and special purpose land uses on parcels that varied in size from much smaller than one acre to over 42 acres. Fifteen of the assigned parcels were listed in the MAR category. Kevin Hamm Relocation Services assisted Strand on parcels that required relocation services. Strand acquired 29 of the 33 parcels without the use of eminent domain procedures, thus saving time and monies for KYTC.



Project area that was realigned with additional lanes for safety due to heavy truck traffic.

Agency:

Kentucky Transportation Cabinet

Completion Date:

2014 - 2015

Project Team:

Mark Askin

Project Manager

Andrew Esarey

Acquisition Agents

Bluegrass Valuation Group, LLC

Appraisals

Kevin Hamm

Relocation Services Relocations

Scheduled Completion Date

July 2015

Actual Completion Date

May 2015

Acquisition Rate

29/33 88%

KYTC Item No. 10-166.01, 126.12, 126.50, 126.60, 126.70, 10-168.00, & 10-169.00 – Mountain Parkway Expansion Projects, Governed by KYTC Central Office for KYTC District 10

Strand was selected to act as the right of way supervisor for the Mountain Parkway Expansion Projects as part of the General Engineering Contract. KYTC created an additional District that allowed Strand to act as the right of way supervisor over all projects in the expansion. Mark Askin, right of way supervisor, was responsible for approving all items submitted to KYTC central office. Strand coordinated and managed three firms to acquire the needed right of way. The Strand team was responsible for management and portions of the acquisition services, which included appraisals, appraisal reviews, titles, closings, condemnation proceedings, relocation services, acquisition, property management including cemetery relocation, demolition, and project management.

One section of the project included approximately 10.79 miles of widening on the Mountain Parkway within Morgan, Magoffin, and Wolfe Counties for Item Nos. 10-126.12, 126.50, 126.60, & 126.70. These areas included agricultural, residential, and existing landlocked areas. A total of 55 parcels were included in this section with 44 being acquired without the use of eminent domain.

A separate, more complex section included 2.783 miles within a heavy commercial area referred to as restaurant row, Item No. 10-166.01. Mark Askin led an effort to keep the design and acquisition teams on the same page to expedite the schedule. Ninety-seven parcels were included in this section with 84 being acquired without the use of eminent domain. This project started in January 2015 and Strand worked with the project team to accelerate completion to meet the right of way clearance date of May 2016 mandated by the TIGER award.

A new Section proceeding on the Magoffin and Floyd Counties, Item NO. 10-169 from Salyersville toward Prestonsburg. This section includes 5.374 miles of new alignment. This section includes 69 surface parcels and potential over 100 mineral and gas well parcels.



Complex acquisitions along restaurant row due to loss of access caused by proposed roadway improvements.

Agency:
Kentucky Transportation Cabinet

Completion Date:
2014 - 2016

Project Team:
Mark Askin
Right of Way Supervisor

Chad Bourke
Project Manager

Brendan Komp
Jamey Cash
Roddy Williams
Acquisition Agents

Kevin Hamm
John Bancroft
Relocation Agents

Bluegrass Valuation Group Baumgardner & Associates
Appraisers

Scheduled Completion Date
On Going

Acquisition Rate
152/128 84% To date, new section starting

KYTC ITEM No. 08-261.11 (KY 92) – McCreary County, KY

Strand was selected to provide right-of-way services for the construction and realignment of 4.44 miles of KY 92. This project stretched from Pine Knot, KY to near KY 592. The existing two-lane rural road was full of substandard horizontal and vertical curves. The proposed roadway provides a geometrically improved facility with features that meet or exceed KYTC standards. This partially controlled access highway will provide a safer facility for drivers.

Strand was assigned 78 parcels, of which 20 were listed in the MAR category. The 78 parcels affected by this project included residential, potential residential development, large farms, hobby farms, and commercial land uses. The smallest affected property was less than one acre, while the largest was over 192 acres. The new roadway bisected many properties, leaving owners with two remainders. Bancroft Relocation Services assisted Strand by providing Relocation Services for 19 properties. Strand acquired 77 of the 78 assigned parcels without the use of eminent domain procedures.



A trailer park located west of existing Poley Ellis Road required relocation services.

Agency:
Kentucky Transportation Cabinet

Completion Date:
2006-2008

Project Team:
Mark Askin
Project Manager

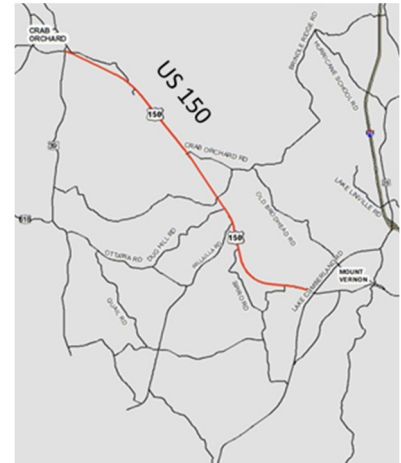
Scheduled Completion Date
June 2008

Actual Completion Date
June 2008

Acquisition Rate
77/78 98%

KYTC ITEM No. 08-163.10 (U.S. 150) – Rockcastle County, KY

Strand was selected to provide right-of-way acquisition services for the second phase of the realignment and widening U.S. 150. Phase I and Phase II of this project stretched approximately 10 miles and included improvements between Crab Orchard, Kentucky and Mount Vernon, Kentucky. The



Strand acquired 96% of the 207 total parcels assigned on Phase I and Phase II of the U.S. 150 project.

realignment of U.S. 150 required a significant amount of relocation services. Strand provided a field office on this project to provide the needed convenience for property owners involved with these more complicated acquisitions. In total, Strand acquired 102 out of 110 parcels on this phase of the project and 96% of the 207 parcels on both phases of the project. Much of this success can be attributed to our agents design and construction experience and their ability to explain the impacts of the project to the property owners. Strand Associates provided project management, acquisition services, relocation services, title reports, and closings for KYTC on this project. Acquisitions were completed on time in June 2008.

Agency:
Kentucky Transportation Cabinet

Completion Date:
2008

Project Team:
Mark Askin
Project Manager

Scheduled Completion Date
June 2008

Actual Completion Date
June 2008

Acquisition Rate
102/110 93%

KYTC Item No. 7-212.00 (U.S. 460) – Scott County, KY

Strand was selected to provide right-of-way acquisition services for the widening and realignment of U.S. 460 in Scott County, Kentucky. Intersection improvements at KY 227 resulted in loss of access for commercial properties at the corner. Strand held several meetings with the property owner's representatives to clarify questions they had on the acquisition and the effects to their property. Our agents also worked with property owners that had a negative perception of the acquisition process due to their experience on a prior project. Obtaining the property owners' trust was crucial to successfully acquiring these parcels in particular and 16 of the 18 (89%) assigned parcels on this project without the use of eminent domain procedures. Our agents were also required to work with an attorney that represented several of the property owners on this project. Their experience allowed them to keep all parties informed by effectively communicating with the property owners and their legal representative. Strand Associates provided project management, acquisition services, and relocation services for KYTC on this project. Acquisitions were completed in October 2013, eight months ahead of schedule.



Vet Clinic owner elected to keep the uneconomic remnant on Parcel 6 even with the loss of parking and access.

Agency:
Kentucky Transportation Cabinet

Completion Date:
2014 - 2015

Project Team:
Mark Askin
Project Manager

Scheduled Completion Date
June 2014

Actual Completion Date
October 2013

Acquisition Rate
16/18 89%

KYTC ITEM No. 04-297.21, 04-297.23, 04-297.27 – (KY 313) – Hardin/ Meade County, KY

Strand was selected to provide right-of-way acquisition services for the construction of this new route.

The construction phase involves an 8.81 mile extension of KY 313. The project begins at KY 1500 and ends at the intersection of US 60 and KY 144.

Proposed right-of-way was based on an ultimate

buildout of a four lane facility, while initial construction will only be two lanes.



Residential relocation off KY 144 in Section 2, 4-297.23.



Total acquisition of commercial property requires relocation services.

Strand was assigned 119 parcels throughout the three phases of the project. Land uses encountered on this project included residential, potential residential development, large farms, hobby farms, and commercial. Fifty-two of the parcels were listed in the MAR category. Bancroft Relocation Services assisted with 36 properties that required relocation services. Impacts to properties included uneconomic remnants, severance damages, relocations, and proximity damage. Strand completed each phase of the project ahead of schedule and acquired 117 of the 119 assigned parcels without the use of eminent domain procedures.

Agency:
Kentucky Transportation Cabinet

Completion Date:
2008-2010

Project Team:
Mark Askin
Project Manager

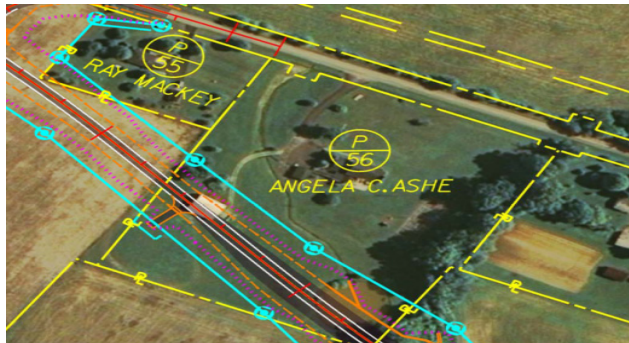
Scheduled Completion Date
September 2010

Actual Completion Date
July 2010

Acquisition Rate
117/119 98%

KYTC ITEM No. 4-20.01 (I-65 @ KY 222) – Hardin County, KY

Strand Associates was selected to provide right of way acquisition services for this interchange reconstruction project. The interchange improvements also required reconstruction on KY 222 in both directions. Several commercial properties were located near the existing exit ramps and the acquisitions had a significant effect on the proposed access to their site. Strand's acquisition agents were prepared to explain the history of case law regarding circuity of travel and reasonable access to the property owners. Our agents explained that there were no damages assessed as long as reasonable access remained and loss of business was not compensable. Strand also worked with the local planning and zoning department to confirm existing signage could be relocated per revised bylaws. This project presented several difficult parcels and our agent's commitment to success resulted in the acquisition of 26 of the 28 (93%) assigned parcels without the use of eminent domain procedures. Strand Associates provided project management, acquisition services, relocation services, title reports, and closings for KYTC on this project. Acquisitions were completed in September 2012, five months ahead of schedule.



Acquisition of the pond on Parcel 56 required relocation of several koi fish.

Agency:
Kentucky Transportation Cabinet

Completion Date:
2012

Project Team:
Mark Askin
Project Manager

Scheduled Completion Date
February 2013

Actual Completion Date
September 2012

Acquisition Rate
26/28 93%

KYTC Item No. 08-196.00, US 27 – Lincoln County, Stanford, KY

Strand was selected to provide right-of-way acquisition services for a 0.963-mile widening project. The existing two-lane road will be widened to a four-lane partially controlled access facility with turn lanes. This portion of Stanford is a predominantly commercial area, so Strand's agents had to work through multiple layers of management within larger corporations. This also resulted in additional investigation into leases and tenant arrangements to confirm that all appropriate parties signed the acquisition documents. Strand signed 24 out of 32 parcels without the use of condemnation proceedings on this challenging project. Strand's acquisition rate on this project was lower than typical as 5 of the parcels that proceeded to condemnation had a single uncooperative owner. The Strand team was responsible for providing all necessary acquisition services that which included appraisals, relocation services, acquisition, and project management.



Widening required strip acquisitions along multiple commercial properties on US 27.

Agency:
Kentucky Transportation Cabinet

Project Team:
Mark Askin
Project Manager

Chad Bourke
Jamey Cash
Andrew Esarey
Matt McMackin
Acquisition Agents

Bluegrass Valuation Group, LLC
Appraisals

Kevin Hamm
Relocation Services Relocations

Scheduled Completion Date
January 2021

Actual Completion Date
January 2021

Acquisition Rate
25/32 78%

KYTC ITEM No. 04-8103.50 (NEW ROUTE) – Hardin County, KY

Strand was selected to provide right-of-way acquisition services for the construction of 3.788 miles of Veterans Parkway that runs from the KY 313/KY 1500 intersection to the Fort Knox property on existing Bullion Boulevard. The proposed roadway will consist of two lanes throughout, with an ultimate buildout of four lanes in the future. The acquisition for the project acquired enough right-of-way for the ultimate buildout.



This parcel included residential and business relocation for a hair salon operation out of the basement.



This parcel contained a helicopter pad.

The 46 properties affected by this project include residential, potential residential development, large farms, hobby farms, and commercial land uses. Strand was assigned 45 parcels and KYTC acquired the remaining parcel. Seventeen parcels were listed in the MAR category, and 15 properties required relocation assistance. Impacts to properties included proximity damage, relocations, land locked remainders, uneconomic remnants, and severance damages. Strand acquired 44 of the 45 assigned parcels without the use of eminent domain procedures and completed the project well ahead of schedule.

Agency:
Kentucky Transportation Cabinet

Completion Date:
2011

Project Team:
Mark Askin
Project Manager

Scheduled Completion Date
June 2011

Actual Completion Date
June 2011

Acquisition Rate
44/45 99%

KYTC Item No. 05-0028 - Westport Road - KY 1447 Jefferson County, KY

Strand was selected to provide right-of-way services for the construction of a new interchange at Westport Road to I-264 within a compressed 4-month period. The new interchange provided additional access to I-264 from Westport Road and relieved congestion on the adjacent interchanges at Brownsboro Road



Location of proposed ramp to I-264 on westbound Westport Road.



Relocation services were required for this residential property adjacent to I-264.

and Shelbyville Road/US60. Our acquisition team explained the project would likely contribute to continued growth in the area and shorten travel times for nearby residents. The inclusion of sound walls in the project was also discussed, as they reduce sound and sight damages for the affected property owners. Strand acquired all 31 assigned parcels without the use of eminent domain procedures. All of the parcels were residential properties. Only seven of the 31 parcels were listed in the MAR category. Bancroft Relocation Services assisted Strand as 14 properties required relocation services. Many of these relocations involved storage sheds and/or garages.

Agency:
Kentucky Transportation Cabinet

Completion Date:
2007

Project Team:
Mark Askin
Project Manager

Scheduled Completion Date
March 2007

Actual Completion Date
February 2007

Acquisition Rate
31/31 100%

Acquisition Approach

Right of way acquisition is one of the last steps in the critical path of project development prior to construction. Efficient acquisition and adherence to clearance dates is key to getting projects to construction on time. Strand has the internal capacity of 20 employees within our right of way department, and established relationships throughout the state needed to bring on appraisers, reviewers, and other subconsultants as needed to complete even the most challenging projects on time. Strand has utilized this internal capacity and relationships to efficiently complete acquisitions on projects assigned through the prior KYTC Statewide Right of Way Services contract. The increased demand for right of way services has caused some strain on project delivery with appraisals but Strand has consistently provided KYTC and its municipal clients with a quality product in a timely manner. The Strand team has the attributes needed to acquire property throughout the state with an experienced project manager and large support staff.

Experienced and Proven Leadership is Key to Successful Project Delivery

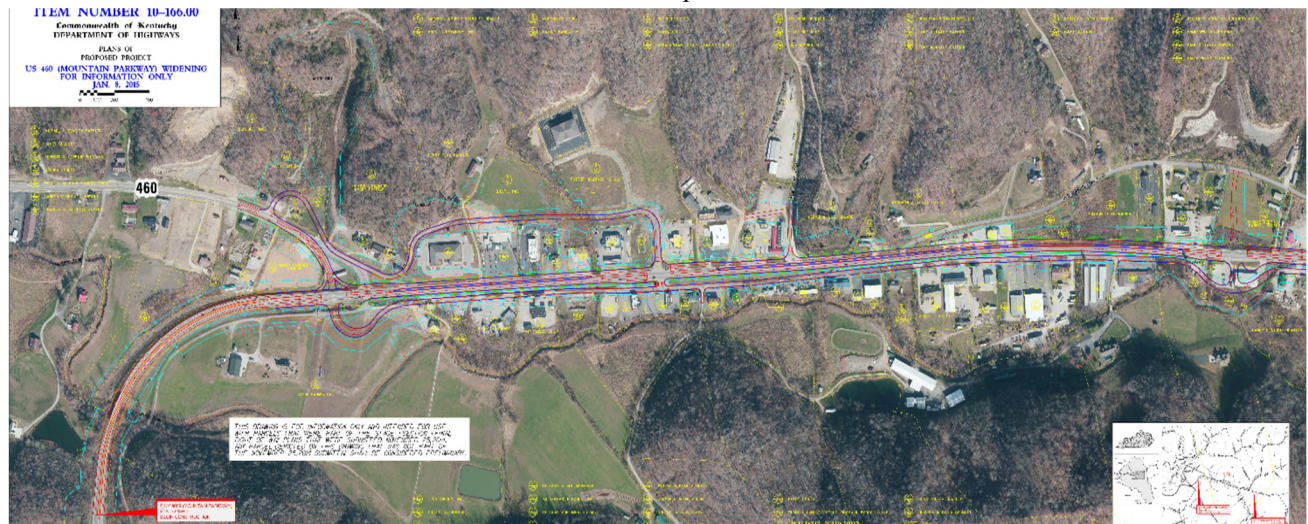
Much of Strand's past success can be attributed to the work of Right-of-Way Supervisor, Mark Askin, P.E. Mark has acquired or managed the acquisition of over 6,000 parcels throughout his 28+ years of experience in right-of-way acquisition. His experience as a design engineer on roadway and utility projects, along with right-of-way acquisition projects for KYTC, municipalities, and utilities, gives him a full understanding of how projects progress from beginning to end. This experience also assists him when relaying project goals and negotiation procedures to the project team. Mark is currently acting as the right of way supervisor for the Bridging Kentucky Program, Brent Spence Bridge Project, and the Mountain

Parkway Expansion project. This experience acting as the Right of Way Supervisor gave Mark direct experience in working with all aspects of Right of Way.

Over the past 29 years Mark has developed a successful project approach and integrated multiple tools to track progress and confirm accuracy and quality throughout a project. Some of these tools include:

- Internal Weekly Meetings – Acquisition staff and team members collaborate on current and future tasks, negotiation progress, and present any questions they may have.
- Progress Spreadsheets from KROWDS – Delivered weekly to the District Right-of-Way Supervisor and Project Manager to effectively track the project's progress.
- List of Outstanding Issues – Delivered weekly to our client to provide a list of outstanding issues that aid in consolidating correspondence so that all issues are compiled. This list prevents individual requests from being overlooked which could result in a delayed response.

Projects overseen by Mark have been completed within the project schedule and averaged over a 90% acquisition rate without the use of eminent domain procedures. Mark's various relationships within KYTC have familiarized him with the individual preferences of each right-of-way supervisor and allowed him to easily tailor his approach to meet their needs. He has worked in multiple districts, including District 7 and has a proven track record for streamlining projects for KYTC. Supported by Chad Bourke as Project Manager, we will review any needed subconsultant capacity prior to each indefinite services assignment to confirm we have the right team in place to finish on time. Chad's management skills combined with his extensive experience, existing relationships, and proven approach will deliver a quality product for LFUCG.



Strand provided right of way supervisor, project management, and right of way acquisition on the restaurant ROW Mountain Parkway Expansion Project.

Strand's Streamlined Approach to Right-of-Way Acquisition is Validated by Our Past Success

Strand has completed all their KYTC right of way acquisition projects within the desired schedule, with many of these shown in the below table.

STRAND'S RECORD OF ON-TIME COMPLETION		
PROJECT NAME	Timeliness	
	Scheduled Completion	Actual Completion
U.S. 150, Lincoln and Rockcastle Counties, Item No. 08-163 Project for District 8	12/05	12/05
Industrial Road/KY 1829, Kenton and Boone Counties, Item No. 06 106.00 governed by District 6, for the County of Boone	1/06	1/06
Westport Road/I-264 Interchange, Jefferson County, Item No. 05-28 Project for District 5	3/07	2/07
Somerset Northern Bypass, Pulaski County, Item No. 08-59.50 Project for District 8	4/07	2/07
Watterson Trail/KY 1819, Jefferson County, Item No. 05 373.00 District 5	3/08	2/08
U.S. 150, Rockcastle County, Item No. 08-163.10 Project for District 8	6/08	6/08
KY 92, McCreary County, Item No. 08-261.11 for District 8	6/08	6/08
KY 313 – Section 1, Hardin/Meade Counties, Item No. 04 297.21 District 4	9/10	4/10
KY 313 – Section 2, Meade County, Item No. 04 297.23 District 4	9/10	7/10
KY 313 – Section 3, Meade County, Item No. 04 297.27 District 4	9/10	7/10
Three Springs Road, Warren County, Item No. 03 102.10 District 3	6/11	6/11
New Route, Hardin County, Item No. 04 8103.50 District 4	11/11	6/10
U.S. 31 E, Nelson County, Item No. 04-287.50 Project for District 4	12/14	7/14
I-65 @ KY 222, Hardin County, Item No. 4-20.01 District 4	2/13	9/12
U.S. 460, Scott County, Item No. 7-212.00, District 7	6/14	10/13
Lovers Lane, Christian County, Item No. 2-8505.00 District 2	6/14	2/14
Fegenbush/Outer Loop/ Beulah Church, Jefferson County, Item No. 05-122.22 District 5	5/14	5/14
Julian M. Carroll Purchase Parkway Interchange @ KY 348, Marshall County, Item No. 1-8101.00 District 1	5/14	5/14
US 62, Grayson County, Item NO. 04-8502, District 4 - Design Changes Delayed Completion	08/17	06/18
US 27, Lincoln County, Item NO. 08-196, District 8	04/21	04/21
US 68 & KY 29, Jessamine County, Item NO. 7-915.00, District 7	09/19	07/19
KY 213, Powell County, Item O. 10-163.00, District 10	12/19	10/19
KY 251, Hardin County, Item NO. 04-153.01, District 4	12/20	08/20



The experience gained on these projects has helped us refine our approach to provide consistent progress in negotiations after the completion of the comparable sales book. Our project managers have the experience and leadership needed to efficiently implement this approach on every project. The main steps are outlined below.

1. Project Review and Project Report: Our first step in any project is to review the project plans and identify the purpose and need for the project and why the impacts are warranted. We have experience with a wide range of projects that include:

- turn lanes
- roadway widening
- realignment and relocation
- new routes
- site distance corrections
- interchange improvements
- geometric improvements to correct substandard curves
- intersection improvements

After completion of the review, a detailed project report is developed to allow the appraisers to begin work.

2. Public Meetings: When used, they provide an effective tool to introduce our agents to property owners, gather contact information for multiple parcel owners and more clearly understand property owner concerns at the beginning of the project so our agents can hit the ground running.

3. Project Kickoff/Scoping Meeting: A proactive tool is to bring team members together with our client's Project Manager at the beginning of the project so all parties clearly understand their role, project deadlines, and the expectations of the project. Strand understands that each client uses different methods to achieve the same objective, as such we propose to hold meetings with the clients as needed. These meetings have helped develop a teamwork approach that keeps all parties informed of the current status of the project and issues that may arise. They also allow us to keep up to date with the expectations of others who may be monitoring progress for this task.

4. Title Reports: The contracted Title Attorney typically completes research to verify ownership and mortgages dating back 35 years for each parcel. Strand provides a deadline for completion of all title reports so they are completed prior to the beginning of acquisition.

5. Appraisals: Chad Bourke will confirm the capacity of appraisers and reviewers prior to project assignment so the project is completed within the established schedule. If appraisers cannot complete the tasks in a timely manner, we can utilize existing relationships to bring on another preapproved firm to

complete the work. Appraisers will provide the items below in the order shown so acquisitions can progress throughout the project.

- **Comparable Sales Book:** Provides the range of values used for Minor Acquisition Reviews (MAR) calculations and comparable sales for Appraisals.

- **Relocation Parcels:** It is important that these appraisals are completed first since negotiations for relocations normally require more time and the project has more severe impacts on these property owners.

- **Remaining Appraisal Parcels:** If KYTC does not provide a deadline, Strand will set a date for completion of all appraisals to provide adequate time to complete negotiations.

6. Negotiations: The Strand Team has a total of 20 preapproved acquisition and relocation agents, including 3 approved for project management. Parcels are prioritized to begin negotiations for MARs as soon as information is available and to provide ample time for more complex negotiations.

- **MARs Parcels:** Acquisition agents use the time between the completion of the comparable sales book and appraisals to meet with owners of parcels listed in the MAR category. Normally these negotiations are completed within the first 30 days after the completion of the comparable sales book.

- **Relocations Parcels:** Since MARs are completed early, acquisition and relocation agents can devote more time to relocations as the appraisals are completed.

- **Remaining Appraisal Parcels:** Agents begin negotiations as the individual appraisals are completed. This includes appraisals for Complex before and after value appraisals; Standard before and after value appraisals; Minor before and after value appraisals; before value appraisals; etc.

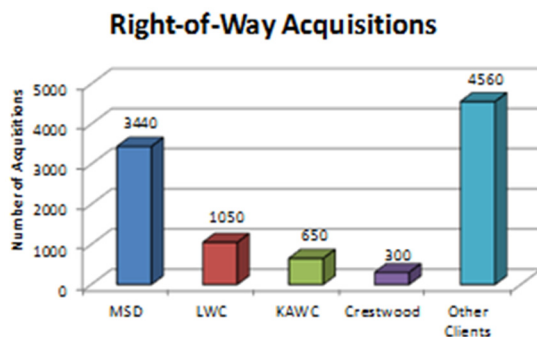
7. Closings: When the title attorney is included as part of the consultant team, Strand provides the Title Attorney with required information as negotiations are completed to close each parcel and deliver checks to owners and/or banks.

Strand's agents also have experience obtaining the mortgage releases themselves and working closely with the assigned closing attorney to update titles and deliver checks to property owners.

Strand's Project Manager, Chad Bourke will continually monitor progress to keep within the project clearance date. Regular correspondence and meetings with property owners allows our team to accurately determine when it is necessary to utilize eminent domain to meet the clearance date. This is a rare occurrence as Strand has acquired 90% of the assigned parcels on their 46 KYTC projects, resulting in costs savings for KYTC by avoiding litigation costs incurred with eminent domain procedures. Strand has provided project management, acquisition and relocation services on all of these projects. Our team also provided title reports, closings, appraisals and appraisal review as needed.

The Strand Team Provides the Needed Attributes to Acquire All Parcels Needed

Land acquisition services have been a mainstay of our practice over the past 31 years. In addition to our current work with KYTC, we have been successful in obtaining over 10,000 easement and fee simple acquisitions for clients such as Louisville-Jefferson County Metropolitan Sewer District, Louisville Water Company, Northern Kentucky Sanitation District No. 1, and Kentucky American Water. This experience has exposed our agents and project manager to nearly every possible issue that may arise during the acquisition process.



This work also allows us to maintain a large internal acquisition staff, with 20 agents prequalified with KYTC. This capacity is critical to keeping projects on schedule. Our agents are strategically

located in offices in Louisville, KY and Lexington, KY so they can effectively serve project needs throughout the state. As noted in the previous sections, our team has experience working throughout the state on projects of varying size and difficulty. This experience has prepared us to handle parcels with mineral or gas rights, grave relocations, and properties with various land uses affected by a wide range of acquisition including strip takings, total takes, loss of utility, proximity damages, entrance modifications, etc. It has also allowed us to develop relationships with appraisers and reviewers across the state, all at our disposal to help keep projects on schedule. Strand routinely utilizes John Bancroft and Kevin Hamm, both former KYTC employees, to handle their relocation services. John and Kevin have completed basic and complex relocations for hundreds of displaced persons in every district during their combined 75+ years of service. Strand supplements their services with our 5 agents prequalified to perform relocation services. The addition of their services provides a perfect complement to Strand's experience in the acquisition field.

Select the Strand Team

Strand would like to be considered for this indefinite services contract to support LFUCG for this project. Right of Way acquisition projects. We believe our firm is an ideal candidate and will deliver within the desired schedule with our:

- **Leadership:** Mark Askin will provide the needed leadership to implement our proven project approach.
- **Availability:** Our large acquisition staff and network of appraisers allows us to meet the most demanding schedules.
- **Experience** - We will utilize the same staff that produced a 90% acquisition rate on past KYTC projects.
- **Commitment** - Strand will continue to provide the same quality services as required by KYTC with a carefully selected team constructed to meet LFUCG needs.

All of these attributes will help LFUCG efficiently complete right of way acquisition and advance projects to construction on schedule.

APPENDIX

REQUIRED FORMS

AFFIDAVIT

Comes the Affiant, Joseph M. Bunker, and after being first duly sworn, states under penalty of perjury as follows:

1. His/her name is Joseph M. Bunker and he/she is the individual submitting the proposal or is the authorized representative of Strand Associates, Inc.®, the entity submitting the proposal (hereinafter referred to as "Proposer").
2. Proposer will pay all taxes and fees, which are owed to the Lexington-Fayette Urban County Government at the time the proposal is submitted, prior to award of the contract and will maintain a "current" status in regard to those taxes and fees during the life of the contract.
3. Proposer will obtain a Lexington-Fayette Urban County Government business license, if applicable, prior to award of the contract.
4. Proposer has authorized the Division of Central Purchasing to verify the above-mentioned information with the Division of Revenue and to disclose to the Urban County Council that taxes and/or fees are delinquent or that a business license has not been obtained.
5. Proposer has not knowingly violated any provision of the campaign finance laws of the Commonwealth of Kentucky within the past five (5) years and the award of a contract to the Proposer will not violate any provision of the campaign finance laws of the Commonwealth.
6. Proposer has not knowingly violated any provision of Chapter 25 of the Lexington-Fayette Urban County Government Code of Ordinances, known as "Ethics Act."

Continued on next page

7. Proposer acknowledges that "knowingly" for purposes of this Affidavit means, with respect to conduct or to circumstances described by a statute or ordinance defining an offense, that a person is aware or should have been aware that his conduct is of that nature or that the circumstance exists.

Further, Affiant sayeth naught.

Joseph M. Bunker

STATE OF Wisconsin

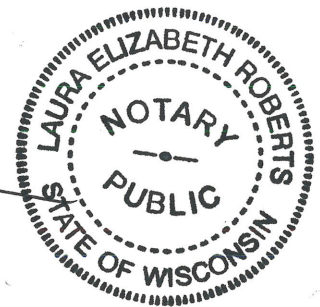
COUNTY OF Dane

The foregoing instrument was subscribed, sworn to and acknowledged before me

by Joseph M. Bunker on this the 9 day
of July, 2024

My Commission expires: July 4, 2025

Laura Elizabeth Roberts
NOTARY PUBLIC, STATE AT LARGE



GENERAL PROVISIONS

1. Each Respondent shall comply with all Federal, State & Local regulations concerning this type of service or good.

The Respondent agrees to comply with all statutes, rules, and regulations governing safe and healthful working conditions, including the Occupational Health and Safety Act of 1970, 29 U.S.C. 650 *et. seq.*, as amended, and KRS Chapter 338. The Respondent also agrees to notify the LFUCG in writing immediately upon detection of any unsafe and/or unhealthful working conditions at the job site. The Respondent agrees to indemnify, defend and hold the LFUCG harmless from all penalties, fines or other expenses arising out of the alleged violation of said laws.

2. Failure to submit ALL forms and information required in this RFP may be grounds for disqualification.
3. Addenda: All addenda and IonWave Q&A, if any, shall be considered in making the proposal, and such addenda shall be made a part of this RFP. Before submitting a proposal, it is incumbent upon each proposer to be informed as to whether any addenda have been issued, and the failure to cover in the bid any such addenda may result in disqualification of that proposal.
4. Proposal Reservations: LFUCG reserves the right to reject any or all proposals, to award in whole or part, and to waive minor immaterial defects in proposals. LFUCG may consider any alternative proposal that meets its basic needs.
5. Liability: LFUCG is not responsible for any cost incurred by a Respondent in the preparation of proposals.
6. Changes/Alterations: Respondent may change or withdraw a proposal at any time prior to the opening; however, no oral modifications will be allowed. Only letters, or other formal written requests for modifications or corrections of a previously submitted proposal which is addressed in the same manner as the proposal, and received by LFUCG prior to the scheduled closing time for receipt of proposals, will be accepted. The proposal, when opened, will then be corrected in accordance with such written request(s), provided that the written request is contained in a sealed envelope which is plainly marked "modifications of proposal".
7. Clarification of Submittal: LFUCG reserves the right to obtain clarification of any point in a bid or to obtain additional information from a Respondent.
8. Bribery Clause: By his/her signature on the bid, Respondent certifies that no employee of his/hers, any affiliate or Subcontractor, has bribed or attempted to bribe an officer or employee of the LFUCG.

9. Additional Information: While not necessary, the Respondent may include any product brochures, software documentation, sample reports, or other documentation that may assist LFUCG in better understanding and evaluating the Respondent's response. Additional documentation shall not serve as a substitute for other documentation which is required by this RFP to be submitted with the proposal,
10. Ambiguity, Conflict or other Errors in RFP: If a Respondent discovers any ambiguity, conflict, discrepancy, omission or other error in the RFP, it shall immediately notify LFUCG of such error in writing and request modification or clarification of the document if allowable by the LFUCG.
11. Agreement to Bid Terms: In submitting this proposal, the Respondent agrees that it has carefully examined the specifications and all provisions relating to the work to be done attached hereto and made part of this proposal. By acceptance of a Contract under this RFP, proposer states that it understands the meaning, intent and requirements of the RFP and agrees to the same. The successful Respondent shall warrant that it is familiar with and understands all provisions herein and shall warrant that it can comply with them. No additional compensation to Respondent shall be authorized for services or expenses reasonably covered under these provisions that the proposer omits from its Proposal.
12. Cancellation: If the services to be performed hereunder by the Respondent are not performed in an acceptable manner to the LFUCG, the LFUCG may cancel this contract for cause by providing written notice to the proposer, giving at least thirty (30) days notice of the proposed cancellation and the reasons for same. During that time period, the proposer may seek to bring the performance of services hereunder to a level that is acceptable to the LFUCG, and the LFUCG may rescind the cancellation if such action is in its best interest.

A. Termination for Cause

- (1) LFUCG may terminate a contract because of the contractor's failure to perform its contractual duties
- (2) If a contractor is determined to be in default, LFUCG shall notify the contractor of the determination in writing, and may include a specified date by which the contractor shall cure the identified deficiencies. LFUCG may proceed with termination if the contractor fails to cure the deficiencies within the specified time.
- (3) A default in performance by a contractor for which a contract may be terminated shall include, but shall not necessarily be limited to:
 - (a) Failure to perform the contract according to its terms, conditions and specifications;
 - (b) Failure to make delivery within the time specified or according

- to a delivery schedule fixed by the contract;
- (c) Late payment or nonpayment of bills for labor, materials, supplies, or equipment furnished in connection with a contract for construction services as evidenced by mechanics' liens filed pursuant to the provisions of KRS Chapter 376, or letters of indebtedness received from creditors by the purchasing agency;
- (d) Failure to diligently advance the work under a contract for construction services;
- (e) The filing of a bankruptcy petition by or against the contractor; or
- (f) Actions that endanger the health, safety or welfare of the LFUCG or its citizens.

B. At Will Termination

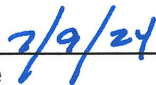
Notwithstanding the above provisions, the LFUCG may terminate this contract at will in accordance with the law upon providing thirty (30) days written notice of that intent. Payment for services or goods received prior to termination shall be made by the LFUCG provided these goods or services were provided in a manner acceptable to the LFUCG. Payment for those goods and services shall not be unreasonably withheld.

13. **Assignment of Contract:** The contractor shall not assign or subcontract any portion of the Contract without the express written consent of LFUCG. Any purported assignment or subcontract in violation hereof shall be void. It is expressly acknowledged that LFUCG shall never be required or obligated to consent to any request for assignment or subcontract; and further that such refusal to consent can be for any or no reason, fully within the sole discretion of LFUCG.
14. **No Waiver:** No failure or delay by LFUCG in exercising any right, remedy, power or privilege hereunder, nor any single or partial exercise thereof, nor the exercise of any other right, remedy, power or privilege shall operate as a waiver hereof or thereof. No failure or delay by LFUCG in exercising any right, remedy, power or privilege under or in respect of this Contract shall affect the rights, remedies, powers or privileges of LFUCG hereunder or shall operate as a waiver thereof.
15. **Authority to do Business:** The Respondent must be a duly organized and authorized to do business under the laws of Kentucky. Respondent must be in good standing and have full legal capacity to provide the services specified under this Contract. The Respondent must have all necessary right and lawful authority to enter into this Contract for the full term hereof and that proper corporate or other action has been duly taken authorizing the Respondent to enter into this Contract. The Respondent will provide LFUCG with a copy of a corporate resolution authorizing this action and a letter from an attorney confirming that the proposer is authorized to do business in the State of Kentucky if requested. All proposals must

be signed by a duly authorized officer, agent or employee of the Respondent.

16. **Governing Law:** This Contract shall be governed by and construed in accordance with the laws of the Commonwealth of Kentucky. In the event of any proceedings regarding this Contract, the Parties agree that the venue shall be the Fayette County Circuit Court or the U.S. District Court for the Eastern District of Kentucky, Lexington Division. All parties expressly consent to personal jurisdiction and venue in such Court for the limited and sole purpose of proceedings relating to this Contract or any rights or obligations arising thereunder. Service of process may be accomplished by following the procedures prescribed by law.
17. **Ability to Meet Obligations:** Respondent affirmatively states that there are no actions, suits or proceedings of any kind pending against Respondent or, to the knowledge of the Respondent, threatened against the Respondent before or by any court, governmental body or agency or other tribunal or authority which would, if adversely determined, have a materially adverse effect on the authority or ability of Respondent to perform its obligations under this Contract, or which question the legality, validity or enforceability hereof or thereof.
18. Contractor understands and agrees that its employees, agents, or subcontractors are not employees of LFUCG for any purpose whatsoever. Contractor is an independent contractor at all times during the performance of the services specified.
19. If any term or provision of this Contract shall be found to be illegal or unenforceable, the remainder of the contract shall remain in full force and such term or provision shall be deemed stricken.
20. Contractor [or Vendor or Vendor's Employees] will not appropriate or make use of the Lexington-Fayette Urban County Government (LFUCG) name or any of its trade or service marks or property (including but not limited to any logo or seal), in any promotion, endorsement, advertisement, testimonial or similar use without the prior written consent of the government. If such consent is granted LFUCG reserves the unilateral right, in its sole discretion, to immediately terminate and revoke such use for any reason whatsoever. Contractor agrees that it shall cease and desist from any unauthorized use immediately upon being notified by LFUCG.


Signature


Date

EQUAL OPPORTUNITY AGREEMENT

Standard Title VI Assurance

The Lexington Fayette-Urban County Government, (hereinafter referred to as the "Recipient") hereby agrees that as a condition to receiving any Federal financial assistance from the U.S. Department of Transportation, it will comply with Title VI of the Civil Rights Act of 1964, 78Stat.252, 42 U.S.C. 2000d-4 (hereinafter referred to as the "Act"), and all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, (49 CFR, Part 21) Nondiscrimination in Federally Assisted Program of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964 (hereinafter referred to as the "Regulations") and other pertinent directives, no person in the United States shall, on the grounds of race, color, national origin, sex, age (over 40), religion, sexual orientation, gender identity, veteran status, or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Recipient receives Federal financial assistance from the U.S. Department of Transportation, including the Federal Highway Administration, and hereby gives assurance that will promptly take any necessary measures to effectuate this agreement. This assurance is required by subsection 21.7(a) (1) of the Regulations.

The Law

- Title VII of the Civil Rights Act of 1964 (amended 1972) states that it is unlawful for an employer to discriminate in employment because of race, color, religion, sex, age (40-70 years) or national origin.
- Executive Order No. 11246 on Nondiscrimination under Federal contract prohibits employment discrimination by contractor and sub-contractor doing business with the Federal Government or recipients of Federal funds. This order was later amended by Executive Order No. 11375 to prohibit discrimination on the basis of sex.
- Section 503 of the Rehabilitation Act of 1973 states:

The Contractor will not discriminate against any employee or applicant for employment because of physical or mental handicap.

- Section 2012 of the Vietnam Era Veterans Readjustment Act of 1973 requires Affirmative Action on behalf of disabled veterans and veterans of the Vietnam Era by contractors having Federal contracts.
- Section 206(A) of Executive Order 12086, Consolidation of Contract Compliance Functions for Equal Employment Opportunity, states:

The Secretary of Labor may investigate the employment practices of any Government contractor or sub-contractor to determine whether or not the contractual provisions specified in Section 202 of this order have been violated.

The Lexington-Fayette Urban County Government practices Equal Opportunity in recruiting, hiring and promoting. It is the Government's intent to affirmatively provide employment opportunities for those individuals who have previously not been allowed to enter into the mainstream of society. Because of its importance to the local Government, this policy carries the full endorsement of the Mayor, Commissioners, Directors and all supervisory personnel. In following this commitment to Equal Employment Opportunity and because the Government is the benefactor of the Federal funds, it is both against the Urban County Government policy and illegal for the Government to let contracts to companies which knowingly or unknowingly practice discrimination in their employment practices. Violation of the above mentioned ordinances may cause a contract to be canceled and the contractors may be declared ineligible for future consideration.

Please sign this statement in the appropriate space acknowledging that you have read and understand the provisions contained herein. Return this document as part of your application packet.

Bidders

I/We agree to comply with the Civil Rights Laws listed above that govern employment rights of minorities, women, Vietnam veterans, handicapped and aged persons.


Signature

Strand Associates, Inc.

Name of Business



Equal Employment Opportunity Policy Statement

Strand Associates, Inc.® is committed to a policy of equal opportunity for all employees. It is our policy to seek and employ the best qualified personnel in all positions, to provide equal opportunity for advancement to all employees, including upgrading, promotion and training, and to administer these activities in a manner which will not discriminate against or give preference to any person because of race, color, religion, age, sex, national origin, handicap, marital status, or any other discriminatory basis prohibited by state or federal law.

Strand is further committed to providing a work environment in which employees are treated with courtesy, respect, and dignity. As part of this commitment, we will not tolerate any form of harassment, verbal or physical, with regard to an individual's race, sex, national origin, or any other protected characteristics. Therefore, all employees are encouraged to bring forth any concerns or complaints in this regard to the attention of management by contacting Human Resources, Shawn Cannon, or Matthew Richards.

All complaints of sexual harassment, or harassment of any kind, will be investigated promptly and, where necessary, immediate and appropriate action will be taken to stop and remedy any such conduct. Any employee found in violation of this policy will be subject to disciplinary action which could include discharge.



LFUCG MWDBE PARTICIPATION FORM

Bid/RFP/Quote Reference # RFP #41-2024 Indefinite Services Contract for Division of Engineering

The MWDBE and/or veteran subcontractors listed have agreed to participate on this Bid/RFP/Quote. If any substitution is made or the total value of the work is changed prior to or after the job is in progress, it is understood that those substitutions must be submitted to Central Purchasing for approval immediately. **Failure to submit a completed form may cause rejection of the bid.**

MWDBE Company, Name, Address, Phone, Email	MBE WBE or DBE	Work to be Performed	Total Dollar Value of the Work	% Value of Total Contract
1. *see note below	*see note below	*see note below	*see note below	*see note below
2.				
3.				
4.				

The undersigned company representative submits the above list of MWDBE firms to be used in accomplishing the work contained in this Bid/RFP/Quote. Any misrepresentation may result in the termination of the contract and/or be subject to applicable Federal and State laws concerning false statements and false claims.

Strand Associates, Inc.
Company

7/8/24
Date


Company Representative

Corporate Secretary
Title

* Note: Strand strives to achieve LFUCG's DBE and VOB participation goals. We regularly utilize DBE and VOB subconsultants as part of our project team. We did not identify a DBE or VOB for inclusion on the project team. Strand is committed to identifying potential opportunities for DBE and VOB businesses as the project scope is finalized. The total dollar value of MWDBE contracts will be determined based on the actual project scope.

LFUCG STATEMENT OF GOOD FAITH EFFORTS

Bid/RFP/Quote # RFP #41-2024 Indefinite Services Contract for Division
of Engineering

By the signature below of an authorized company representative, we certify that we have utilized the following Good Faith Efforts to obtain the maximum participation by MWDBE and Veteran-Owned business enterprises on the project and can supply the appropriate documentation.

_____ Advertised opportunities to participate in the contract in at least two (2) publications of general circulation media; trade and professional association publications; small and minority business or trade publications; and publications or trades targeting minority, women and disadvantaged businesses not less than fifteen (15) days prior to the deadline for submission of bids to allow MWDBE firms and Veteran-Owned businesses to participate.

_____ Included documentation of advertising in the above publications with the bidders good faith efforts package

_____ Attended LFUCG Central Purchasing Economic Inclusion Outreach event

☒ Attended pre-bid meetings that were scheduled by LFUCG to inform MWDBEs and/or Veteran-Owned Businesses of subcontracting opportunities

_____ Sponsored Economic Inclusion event to provide networking opportunities for prime contractors and MWDBE firms and Veteran-Owned businesses

☒ Requested a list of MWDBE and/or Veteran subcontractors or suppliers from LFUCG and showed evidence of contacting the companies on the list(s). (*SEE NOTE)

_____ Contacted organizations that work with MWDBE companies for assistance in finding certified MWDBE firms and Veteran-Owned businesses to work on this project. Those contacted and their responses should be a part of the bidder's good faith efforts documentation.

_____ Sent written notices, by certified mail, email or facsimile, to qualified, certified MWDBEs soliciting their participation in the contract not less than seven (7) days prior to the deadline for submission of bids to allow them to participate effectively.

_____ Followed up initial solicitations by contacting MWDBEs and Veteran-Owned businesses to determine their level of interest.

_____ Provided the interested MWDBE firm and/or Veteran-Owned business with adequate and timely information about the plans, specifications, and requirements of the contract.

_____ Selected portions of the work to be performed by MWDBE firms and/or Veteran-Owned businesses in order to increase the likelihood of meeting the contract goals. This includes, where appropriate, breaking out contract work items

into economically feasible units to facilitate MWDBE and Veteran participation, even when the prime contractor may otherwise perform these work items with its own workforce

_____ Negotiated in good faith with interested MWDBE firms and Veteran-Owned businesses not rejecting them as unqualified without sound reasons based on a thorough investigation of their capabilities. Any rejection should be so noted in writing with a description as to why an agreement could not be reached.

_____ Included documentation of quotations received from interested MWDBE firms and Veteran-Owned businesses which were not used due to uncompetitive pricing or were rejected as unacceptable and/or copies of responses from firms indicating that they would not be submitting a bid.

_____ Bidder has to submit sound reasons why the quotations were considered unacceptable. The fact that the bidder has the ability and/or desire to perform the contract work with its own forces will not be considered a sound reason for rejecting a MWDBE and/or Veteran-Owned business's quote. Nothing in this provision shall be construed to require the bidder to accept unreasonable quotes in order to satisfy MWDBE and Veteran goals.

_____ Made an effort to offer assistance to or refer interested MWDBE firms and Veteran-Owned businesses to obtain the necessary equipment, supplies, materials, insurance and/or bonding to satisfy the work requirements of the bid proposal

_____ Made efforts to expand the search for MWBE firms and Veteran-Owned businesses beyond the usual geographic boundaries.

_____ Other--any other evidence that the bidder submits which may show that the bidder has made reasonable good faith efforts to include MWDBE and Veteran participation.


NOTE: Failure to submit any of the documentation requested in this section may be cause for rejection of bid. Bidders may include any other documentation deemed relevant to this requirement which is subject to approval by the MBE Liaison. Documentation of Good Faith Efforts must be submitted with the Bid, if the participation Goal is not met.

The undersigned acknowledges that all information is accurate. Any misrepresentations may result in termination of the contract and/or be subject to applicable Federal and State laws concerning false statements and claims.

Strand Associates, Inc.

Company
7/8/24

Date



Company Representative
Corporate Secretary

Title

** Note: Strand strives to achieve LFUCG's DBE and VOB participation goals. We regularly utilize DBE and VOB subconsultants as part of our project team. We did not identify a DBE or VOB for inclusion on the project team. Strand is committed to identifying potential opportunities for DBE and VOB businesses as the project scope is finalized. The total dollar value of MWDBE contracts will be determined based on the actual project scope.

AMERICAN RESCUE PLAN ACT

AMENDMENT 1 — CERTIFICATION OF COMPLIANCE FOR EXPENDITURES USING FEDERAL FUNDS, INCLUDING THE AMERICAN RESCUE PLAN ACT

The Lexington-Fayette Urban County Government (“LFUCG”) may use Federal funding to pay for the goods and/or services that are the subject matter of this bid. That Federal funding may include funds received by LFUCG under the American Rescue Plan Act of 2021. Expenditures using Federal funds require evidence of the contractor’s compliance with Federal law. Therefore, by the signature below of an authorized company representative, you certify that the information below is understood, agreed, and correct. Any misrepresentations may result in the termination of the contract and/or prosecution under applicable Federal and State laws concerning false statements and false claims.

The bidder (hereafter “bidder,” or “contractor”) agrees and understands that in addition to all conditions stated within the attached bid documents, the following conditions will also apply to any Agreement entered between bidder and LFUCG, if LFUCG uses Federal funds, including but not limited to funding received by LFUCG under the American Rescue Plan Act (“ARPA”), toward payment of goods and/or services referenced in this bid. The bidder also agrees and understands that if there is a conflict between the terms included elsewhere in this Request for Proposal and the terms of this Amendment 1, then the terms of Amendment 1 shall control. The bidder further certifies that it can and will comply with these conditions, if this bid is accepted and an Agreement is executed:

1. Any Agreement executed as a result of acceptance of this bid may be governed in accordance with 2 CFR Part 200 and all other applicable Federal law and regulations and guidance issued by the U.S. Department of the Treasury.
2. Pursuant to 24 CFR § 85.43, any Agreement executed as a result of acceptance of this bid can be terminated if the contractor fails to comply with any term of the award. This Agreement may be terminated for convenience in accordance with 24 CFR § 85.44 upon written notice by LFUCG. Either party may terminate this Agreement with thirty (30) days written notice to the other party, in which case the Agreement shall terminate on the thirtieth day. In the event of termination, the contractor shall be entitled to that portion of total compensation due under this Agreement as the services rendered bears to the services required. However, if LFUCG suspects a breach of the terms of the Agreement and/or that the contractor is violating the terms of any applicable law governing the use of Federal funds, LFUCG may suspend the contractor’s ability to receive payment by giving thirty (30) days’ advance written notice. Further, either party may terminate this Agreement for cause shown with thirty (30) days written notice, which shall explain the party’s cause for the termination. If the parties do not reach a settlement before the end of the 30 days, then the Agreement shall terminate on the thirtieth day. In the event of a breach, LFUCG reserves the right to pursue any and all applicable legal, equitable, and/or administrative remedies against the contractor.
3. The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. The contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following:

- (1) Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including

apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

- (2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.
- (3) The contractor will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with the contractor's legal duty to furnish information.
- (4) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding a notice to be provided advising the said labor union or workers' representatives of the contractor's commitments under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- (5) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
- (6) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- (7) In the event of the contractor's noncompliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, this contract may be canceled, terminated, or suspended in whole or in part, and the contractor may be declared ineligible for further government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
- (8) The contractor will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance.

Provided, however, that in the event a contractor becomes involved in or is threatened with litigation with a subcontractor or vendor as a result of such direction by the administering agency, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

4. If fulfillment of the contract requires the contractor to employ mechanic's or laborers, the contractor further agrees that it can and will comply with the following:

- (1) *Overtime requirements: No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty hours in such a workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such a workweek.*

- (2) *Violation: liability for unpaid wages; liquidated damages. In the event of any violation of the clause set forth in paragraph (1) of this section, the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory) for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1) of this section, in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1) of this section.*
- (3) *Withholding for unpaid wages and liquidated damages. LFUCG shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2) of this section.*
- (4) *Subcontracts. The contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraph (1) through (4) of this section and also a clause requiring the subcontractors to include these clauses in any lower-tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower-tier subcontractor with the clauses set forth in paragraphs (1) through (4) of this section.*

5. The contractor shall comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.

6. The contractor shall report each violation to LFUCG and understands and agrees that LFUCG will, in turn, report each violation as required to assure notification to the Treasury Department and the appropriate Environmental Protection Agency Regional Office.

7. The contractor shall include these requirements in numerical paragraphs 5 and 6 in each subcontract exceeding \$100,000 financed in whole or in part with Federal funding.

8. The contractor shall comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. § 1251 et seq.

9. The contractor shall report each violation to LFUCG and understands and agrees that LFUCG will, in turn, report each violation as required to assure notification to the Treasury Department and the appropriate Environmental Protection Agency Regional Office.

10. The contractor shall include these requirements in numerical paragraphs 8 and 9 in each subcontract exceeding \$100,000 financed in whole or in part with Federal funds.

11. The contractor shall comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. § 1251 et seq.

12. The contractor shall report each violation to LFUCG and understands and agrees that LFUCG will, in turn, report each violation as required to assure notification to the Treasury Department and the appropriate Environmental Protection Agency regional office.

13. The contractor shall include these requirements in numerical paragraphs 11 and 12 in each subcontract exceeding \$100,000 financed in whole or in part with American Rescue Plan Act funds.

14. The contractor shall include this language in any subcontract it executes to fulfill the terms of this bid: “the sub-grantee, contractor, subcontractor, successor, transferee, and assignee shall comply with Title VI of the Civil Rights Act of 1964, which prohibits recipients of federal financial assistance from excluding from a program or activity, denying benefits of, or otherwise discriminating against a person on the basis of race, color, or national origin (42 U.S.C. § 2000d et seq.), as implemented by the Department of the Treasury’s Title VI regulations, 31 CFR Part 22, which are herein incorporated by reference and made a part of this contract (or agreement). Title VI also includes protection to persons with ‘Limited English Proficiency’ in any program or activity receiving federal financial assistance, 42 U.S.C. § 2000d et seq., as implemented by the Department of the Treasury’s Title VI regulations, 31 CFR Part 22, and herein incorporated by reference and made a part of this contract or agreement.”

15. *Contractors who apply or bid for an award of \$100,000 or more shall file the required certification that it will not and has not used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency. Each tier certifies to the tier above that it will not and has not used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier, up to the recipient. The required certification is included here:*

- a. The undersigned certifies, to the best of his or her knowledge and belief, that:
 - (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
 - (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying,” in accordance with its instructions.
 - (3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
- b. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

16. The contractor acknowledges and certifies that it has not been debarred or suspended and further acknowledges and agrees that it must comply with regulations regarding debarred or suspended entities in accordance with 24 CFR § 570.489(l). Funds may not be provided to excluded or disqualified persons.

17. The contractor agrees and certifies that to the greatest extent practicable, it will prefer the purchase, acquisition, and use of all applicable goods, products or materials produced in the United States, in

conformity with 2 CFR 200.322 and/or section 70914 of Public Law No. 117-58, §§ 70901-52, also known as the Infrastructure Investment and Jobs Act, whichever is applicable.

18. The contractor agrees and certifies that all activities performed pursuant to any Agreement entered as a result of the contractor's bid, and all goods and services procured under that Agreement, shall comply with 2 C.F.R. § 200.216 (Prohibition on certain telecommunications and video surveillance services and equipment) and 2 C.F.R. 200 § 200..323 (Procurement of recovered materials), to the extent either section is applicable.

19. If this bid involves construction work for a project totaling \$10 million or more, then the contractor further agrees that all laborers and mechanics, etc., employed in the construction of the public facility project assisted with funds provided under this Agreement, whether employed by contractor, or contractor's contractors, or subcontractors, shall be paid wages complying with the Davis-Bacon Act (40 U.S.C. 3141-3144). Contractor agrees that all of contractor's contractors and subcontractors will pay laborers and mechanics the prevailing wage as determined by the Secretary of Labor and that said laborers and mechanics will be paid not less than once a week. The contractor agrees to comply with the Copeland Anti- Kick Back Act (18 U.S.C. § 874) and its implementing regulations of the U.S. Department of Labor at 29 CFR part 3 and part 5. The contractor further agrees to comply with the applicable provisions of the Contract Work Hours and Safety Standards Act (40 U.S.C. Section 327-333), and the applicable provisions of the Fair Labor Standards Act of 1938, as amended (29 U.S.C. et seq.). Contractor further agrees that it will report all suspected or reported violations of any of the laws identified in this paragraph to LFUCG.


Signature


Date

WORKFORCE ANALYSIS FORM

Name of Organization: Strand Associates, Inc.

Categories	Total	White (Not Hispanic or Latino)		Hispanic or Latino		Black or African- American (Not Hispanic or Latino)		Native Hawaiian and Other Pacific Islander (Not Hispanic or Latino)		Asian (Not Hispanic or Latino)		American Indian or Alaskan Native (not Hispanic or Latino)		Two or more races (Not Hispanic or Latino)		Total	
		M	F	M	F	M	F	M	F	M	F	M	F	M	F	M	F
Administrators	10	8	1						1							8	2
Professionals	387	296	60	9	5	3		1		5	2			2	4	316	71
Superintendents	-															-	-
Supervisors	-															-	-
Foremen	-															-	-
Technicians	99	73	19	2						1	2			1	1	77	22
Protective Service	-															-	-
Para-Professionals	-															-	-
Office/Clerical	54	10	37	1	3		1		1	1	-					12	42
Skilled Craft	-															-	-
Service/Maintenance	4	2				2										4	-
Total:	554	389	117	12	8	5	1	1	2	7	4	-	-	3	5	417	137

Prepared By: Audra Wells, H/R Coordinator
(Name and Title)

Date: 7/12/2024

Revised 2015-Dec-15



CERTIFICATE OF LIABILITY INSURANCE

Page 1 of 1

DATE (MM/DD/YYYY)
07/03/2023

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

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

PRODUCER Willis Towers Watson Midwest, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: Willis Towers Watson Certificate Center PHONE (A/C, No. Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378 E-MAIL ADDRESS: certificates@willis.com
INSURED Strand Associates, Inc. 910 West Wingra Drive Madison, WI 53715	INSURER(S) AFFORDING COVERAGE INSURER A: Continental Casualty Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
	NAIC # 20443


COVERAGES**CERTIFICATE NUMBER:** W29549428**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability			AEH113974097	07/11/2023	07/11/2024	Per Claim \$2,000,000 Aggregate \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

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

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ACORD 25 (2016/03)

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SR ID: 24372745

BATCH: 3037751



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/19/2023

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

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

PRODUCER Ansay & Associates, LLC 2901 W Beltline Hwy, Suite 202 Madison WI 53713	CONTACT NAME: Connie Easland PHONE (A/C. No. Ext): 608-828-0232 E-MAIL ADDRESS: connie.easland@ansay.com FAX (A/C. No): 608-831-4777
INSURED Strand Associates, Inc. 910 W Wingra Drive Madison WI 53715	INSURER(S) AFFORDING COVERAGE INSURER A: Travelers Property Casualty Co of America INSURER B: Travelers Indemnity Co of Connecticut INSURER C: TRAVELERS IND CO OF AMER INSURER D: INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:** 1841403628**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> 1,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC			P-630-1W455660-TIA-23	1/1/2024	1/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			BA-1W469615-23-43-G	1/1/2024	1/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CUP-1W474601-23-43	1/1/2024	1/1/2025	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			UB-1W473211-23-43-E	1/1/2024	1/1/2025	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Blank Certificate

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

AUTHORIZED REPRESENTATIVE

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