

PROPOSAL
MIXED-USE PARKING GARAGE
EAST MAIN STREET
NEWARK, DELAWARE

October 11, 2016

Prepared for:



Purchasing Office
City of Newark, Delaware
Newark Municipal Building
220 South Main Street
Newark, Delaware 19711

Prepared by:



Greggo & Ferrara Group
4048 New Castle Avenue
New Castle, Delaware 19720

A handwritten signature in blue ink, appearing to read "Vincent N. Greggo".

Vincent N. Greggo
Vice President



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EXECUTIVE SUMMARY

The Greggo & Ferrara Group (Greggo & Ferrara) is excited about this opportunity to team with the City of Newark on this much-needed project. We have assembled a team with significant familiarity with the City of Newark and have developed a concept that will address the off-street parking needs of downtown and provide additional retail space that is complementary not only to the parking structure, but to other Newark businesses.

Simply stated, the concept includes parking on six levels, ground floor retail along Delaware Avenue and twenty student apartment units (80 bedrooms). The concept provides for the minimum 400 spaces required by the City of Newark, allows parking spaces to support the retail and student housing and has 31 spaces to spare for almost 570 total spaces.

The proposed architectural concept provides screening of the parking garage along Delaware Avenue and blends in with the Georgian nature of the nearby University of Delaware. It will provide both a complimentary and a complementary feature to downtown Newark.

A more complete response including description of our project team and prior experience is included in the following report. We encourage a dialogue with the Greggo & Ferrara Group and our team members to better understand the vision and approach intended for this exciting project.

I. INTRODUCTION

The Greggo & Ferrara Group (Greggo & Ferrara) is pleased to have this opportunity to present this proposal for a public-private partnership for a mixed-use parking garage in downtown Newark. As a New Castle County based organization with ownership also based in New Castle County we have, ourselves, experienced the challenges of finding parking near our favorite Newark establishments. We look forward to working with the City of Newark in developing a solution that provides ample multi-story parking with complementary commercial space in an aesthetically fitting structure within the environment of downtown Newark and the University of Delaware.

To assist with this proposal preparation, Greggo & Ferrara was provided with the following:

- A request for information prepared by the City of Newark titled, "RFI No. 16-01, Public-Private Partnership Mixed-Use Downtown Parking Garage." This document outlines the project background, expectations and proposal requirements;
- The recent parking supply and demand study titled, "City of Newark, DE, Downtown Parking Supply & Demand Study, Final Report," prepared by Timothy Haahs & Associates, Inc. (Haahs) and dated June 3, 2015. The Haahs report identifies the need for additional parking within the downtown limits and provides some solutions for parking shortfall mitigation;
- A site sketch titled, "Administrative Subdivision Plan for 51 E. Main Street & 54 E. Delaware Avenue," prepared by the Pelsa Company and dated August 2, 2011. The Pelsa plan depicts a portion of an adjacent parcel that was added to the existing municipal parking lot parcel. Based on discussions with City of Newark personnel it is understood that the two parcels located at the southwest corner of the sketch (including 42 East Delaware Avenue) are to be included within the project boundary; and
- Excerpts from City of Newark Code that identifies allowable uses within BB zoning.

At the time of this proposal preparation no addenda had been posted to the City of Newark, Delaware website.

Based on the information provided we have assembled a project team and developed a concept that, in our opinion, surpasses the minimum goals established by the City of Newark. Following is our plan to do so. The Greggo & Ferrara Group looks forward to further discussing these ideas with the City of Newark.

II. PROJECT TEAM

To tackle this challenging project a diversely talented team has been established. The Greggo & Ferrara Group will serve as the “Private Partner” and utilize the skills of the following firms:

Hillcrest Associates – Hillcrest, with a long history of successful quality projects in Newark, will serve as the project architect;

Duffield Associates, Inc. – Duffield Associates will provide civil (including traffic studies), geotechnical and structural engineering, environmental consulting and construction review services; and

White Realty Associates – Commercial leasing services will be provided by White Realty.

An organizational chart is enclosed in Appendix A.

III. PREVIOUS EXPERIENCE

Greggo & Ferrara Group

The Greggo & Ferrara Group is made up of real estate, materials supply (e.g., concrete, asphalt and gravel) and construction firms that fulfill complementary services. With those services all “under one roof” construction and subsequent retail and student housing leasing can occur in an efficient and cost effective manner.

Greggo & Ferrara has successfully performed heavy construction in Delaware since 1948 and looks forward to celebrating our 70th year in business in 2018. A testament to our success is not only the number of years in business, but also the number of long duration (30 to 40 plus years) employees and second-generation employees. The Greggo & Ferrara staff consists of diverse talents including construction laborers, operators, supervisors, superintendents, managers, engineers and accounting personnel.

As a family owned business our owners remain active in the day-to-day activities of the Greggo & Ferrara Group. Its owners/managers are second and third generation family members of the original founders and remain “hands-on.”

As a vertically integrated organization which includes construction, Greggo & Ferrara, Inc., real estate, Parkway Gravel, Inc., and materials companies, Bear Materials, LLC (concrete) and Contractors Materials, LLC (asphalt and gravel) the overall performance of the Greggo & Ferrara Group is greatly maximized through utilization of these integrated resources.

Known for highway construction activities (We are currently working on Delaware’s 301 project) Greggo & Ferrara has also completed several building

projects. Those buildings varying in size and construction type and are occupied by both private and public organizations. We are experienced in tailoring structures to the needs of the end-user(s).

As an owner of varying types of buildings with a diverse array of tenants, we have a vast portfolio of retail facilities. The Galleria that sits adjacent to the parking garage site is one of our holdings.

Hillcrest Associates

Hillcrest Associates provides comprehensive design services including architecture, civil engineering, land planning, land investment consultation, and surveying. On this project Hillcrest will serve as project architect and will utilize their comprehensive background to collaborate with the other team members. Hillcrest is committed to providing superior customer service, accurate design plans, a thorough knowledge of Federal, State, and local regulations, and problem solving using a creative design approach. Hillcrest believes that a successful project enhances the site and reflects the unique character and desires of their clients. Moreover, their goal is to practice quality and professional work that is creative, marketable, and cost effective. Hillcrest strives to serve as a strategic partner in support of their clients' mission, and to be a solution oriented team member in the collaborative design process.

Duffield Associates, Inc.

Now in their 40th year of business, Duffield Associates, an award-winning engineering and science consulting firm has grown to include a professional and technical staff of over 80 individuals, which qualifies them as the largest engineering firm headquartered in Delaware. Their practice areas include; Civil, Traffic/Transportation, Geotechnical, Structural, Water/Wastewater, Municipal and Coastal/Waterfront Engineering, Environmental Services, Water and Natural Resources, Permitting Assistance and Construction Services.

Their staff, made up of civil, geotechnical, structural and construction engineers, environmental consultants and a supporting staff, has undertaken over 14,000 projects for more than 3,000 clients including government, industry, construction and professional clients.

White Realty Associates

White Realty Associates is A Tri-State Leader in Commercial Real Estate providing professional full service brokerage firm based out of Wilmington, Delaware. Dedicated to serving the Tri-State area for the past 30 years White Realty prides themselves on the highest level of customer satisfaction and integrity in the business. They provide leasing services, tenant representation, and buyer/seller representation. White Realty Associates is currently active in many sectors of Commercial Real Estate including; Industrial and Warehouse, Retail, Medical, Office space, Flex Space, and Land Development.

Resumes of key personnel to be associated with the project are included in Appendix B and further partner firm information is included in Appendix C.

IV. TECHNICAL INFORMATION

A. APPROACH

Based on the understood goals of the City of Newark this submittal proposes a concept that includes an open parking garage for approximately 570 passenger vehicles, approximately 20,000 square feet of retail and twenty (20) 4-bedroom student apartments. Please see Conceptual Plans in Appendix D.

The City of Newark will generate income from parking fees. The Greggo & Ferrara Group will generate income from retail leasing and student apartment rentals as well as a lease of the parking garage to the City.

We have estimated that the overall project (both parking garage and retail space/student housing) will cost approximately \$27 Million. In consideration of the estimated construction costs and typical mortgage period of 20 years as well as maintenance and management fees and the revenue generated from retail leasing and student housing rental we have estimated a monthly lease payment from the City of Newark to the Greggo & Ferrara Group of \$135,000. That rate will be held for the first 10 years and increase by 10% every 5 years. The minimum term is 30 years.

In order to maximize the student-housing rental and bring in quality renters we are considering utilizing Mayhew Management. Mayhew Management, LLC has become a recognized student housing property manager and developer in Newark, Delaware. Its managing principal, Mike Mayhew has developed such a high level of respect that his peers have repeatedly selected him as their Chair of Newark's landlord association. Student housing either owned and/or managed by Mayhew Management has garnered a reputation for both quality facilities AND tenants.

B. PROJECT SCHEDULE

Construction activity in a highly utilized parking lot can have a significant impact. Based on the information provided as part of the RFP it is understood that the summer period has relatively less traffic and parking needs. This corresponds to University of Delaware regular classes ending late May and recommencing the last weeks of August.

It is our goal for this project to be ready to break ground for the parking garage (minus the retail space and student housing) soon after Spring graduation ceremonies. Additionally, it is also the goal that the parking

garage would be completed and open for utilization just prior to Fall semester move-in.

Though it will result in less area to maneuver, the Delaware Avenue retail and student housing portion of the structure will be constructed after the parking garage. It will be staged to minimize impact to at least 400 parking spaces of the new parking garage.

C. SCOPE OF SERVICES

Our team's interpretation of the City of Newark's scope of service is simple. The City has a desire to increase off-street parking by at least double current capacity (from 200 to 400 spaces) in a way that utilizes leasable space (e.g., retail and student apartments) to offset the lease back to the City.

The above generally describes our methodology for doing so and includes parking in excess of the minimum requirement while also supporting leasable retail and student apartments. We also understand the need to coordinate with the desires of the University of Delaware. The proposed concept we have provided maintains a minimum of 60 feet from the dormitories located on the west side of the proposed parking garage. Further, we understand that the "slow" period is only of short duration and that it is expected that a parking garage be fully constructed within the summer months. We discuss alternatives below if that schedule cannot be obtained.

D. EXPECTED CHALLENGES

Potential challenges are related to schedule and cost. A slightly less than 3-month time frame is a tight window in which to construct a multi-story parking garage for approximately 570 passenger vehicle parking spaces. Additionally, monthly revenue for both the Public and Private partners may fall short of needs. However, the Greggo & Ferrara Group has developed solutions to these challenges.

Tight Schedule – As indicated the schedule may be difficult to achieve, especially if construction issues are encountered that result in a delay. Solutions include either/or a combination of the following:

- Construct at least enough levels of deck to provide at least the 200 parking spaces currently provided. Care would have to be exercised to prevent damage by construction activity to parked vehicles; and/or
- Lease a parking lot on the edge of Newark and shuttle passengers to the downtown area. It may be possible to get several of the downtown

businesses to sponsor this service. This solution could also be considered as a long-term supplement to downtown parking.

Cost – For a viable project it will be important for both the Public Partner, the City of Newark, and the Private Partner to achieve their financial goals. The conceptual parking garage proposed by this submittal comprises approximately 570 parking spaces. That will provide for the minimum 400 needed to achieve Newark's parking needs and support the retail and student housing. The more revenue the Private Partner is able to achieve will lessen the lease amount charged to the City. More revenue can be realized by the Private Partner if more leasable retail space is constructed. Solutions to this could include constructing an additional story of parking or constructing below grade parking which will free up more ground floor space for retail leasing.

V. CLOSING

Based on the understanding of the project the Greggo & Ferrara Group and its team have developed a solution that will increase the amount of downtown off-street parking. The attached concept provides for the minimum parking outlined in the RFP, parking spaces to support the mixed use of retail space and student housing and has approximately 31 additional spaces above the minimum requirement.

The proposed 6-story structure sandwiches in an open parking garage between the Galleria located along East Main Street and proposed new retail and student housing along Delaware Avenue. The façade along Delaware Avenue consisting of Classical Georgian architecture will blend in with the University of Delaware campus. The Greggo & Ferrara Group proposal leases the parking garage portion of the structure to the City of Newark. In consideration of the approximately 20,000 square feet of retail space and eighty student bedrooms this amounts to an initial monthly lease of \$135,000.

We look forward to further discussing with the City and encourage collaborative dialogue that will not only encourage more visitors to downtown Newark, but also be a project that both the Public Partner and Private Partner can be proud.

APPENDIX A
ORGANIZATIONAL CHART

RFP NO. 16-03 PUBLIC-PRIVATE PARTNERSHIP MIXED USE DOWNTOWN PARKING GARAGE
ORGANIZATIONAL CHART

PUBLIC PARTNER



PRIVATE PARTNER



OUR PARTNERS

Architect



Commercial Leasing

- Civil Engineer
- Traffic Consulting
- Geotechnical Engineer
- Structural Engineer
- Environmental Consulting
- Construction Review



APPENDIX B

RESUMES OF KEY PERSONNEL

VINCENT N. GREGGO
4048 New Castle Avenue
New Castle, DE 19720

Education

Bachelor of Science - Civil Engineering
University of Notre Dame 1968

Professional Affiliation

Delaware Contractors Association

Civic Activities

Goldey Beacom College - Past Chairman of Board
Independence School - President of Board of Trustees
College of Engineering , University of Notre Dame - Member of Advisory Council

Employment Experience

Greggo & Ferrara , Inc. 1970 to Present Vice President
Parkway Gravel, Inc. 1970 to Present Vice President
Pigeon Point Hauling, Inc. 1983 to Present Vice President
Contractors Materials LLC 1997 to Present Managing Member
5010 Associates LLC 1997 to Present Managing Member
Bear Materials LLC 1998 to Present Managing Member
PG Real Estate , Inc. 1999 to Present Vice President
Cherry Island LLC 2000 to Present Managing Member
Blue Diamond LLC 2001 to Present Managing Member
Cherry Lane LLC 2007 to Present Managing Member

Personal

Wife, Joy and four children, Peter, Patricia, Kimberly, and Eugene

Samuel Whitaker possess a high quality DelDOT heavy highway construction expertize gained over more than 40 years of experience he brings to this project. Mr. Whitaker is well known as a seasoned professional who successfully managed a wide range of DelDOT projects, some of which includes:

Elkton Road-Casho Mill to Delaware Avenue - Contract No. 24-044-01. Milling and overlaying, and widening the roadway with bituminous concrete; constructing PCC curb, gutter, and sidewalk; placing drainage inlets, pipes, and underdrains; installing sanitary sewer; installing water mains and accessories; applying pavement striping; installing traffic signals and signal communication hardware; and installing landscaping.

SR 141, Kirkwood Highway to Faulkland Road - Contract No. 24-106-04. Widening roadway; constructing median, shoulders, sidewalk, curb and gutter; installing lighting; and placing landscaping.

SR 141/US 202, I-95 to Augustine Cut-Off - Contract No. 24-106-05. Constructing bituminous concrete roadway, installing lighting and water main, placing drainage inlets and pipe, constructing PCC sidewalk, curb and gutter, placing landscaping, and applying pavement striping.

SR 141, SR 273 to Jay Drive - Contract No. 21-061-
. Pavement overlaying with bituminous concrete; constructing curbs and drainage facilities; replacement of bridge superstructure; installing stormwater management, erosion and sediment control; guiderail; and applying pavement striping.

Churchmans Road & SR 7 Interchange - Contract Nos. 91-101-04/96-074-02. Improvements consist of constructing earth embankments, drainage, retaining walls, curbing bituminous pavement, sidewalks, PC barrier, twin pre-stressed concrete beam bridges, highway lighting, sign support structures, rehabilitating existing bridges, and relocating utilities.

SR 273, Amtrak to Ogletown Interchange - Contract No. 79-107-01. Constructing divided PCC highway on new alignment; construction of drainage work; constructing hot-mix, hot-laid bituminous concrete approach roadway to the new divided highway; highway lighting and signing work; constructing grade separating features; pavement striping; and relocating sanitary sewer.

Route 7 Phase 1, SR 273 to Christiana Mall - Contract No. 83-101-02. Construction of a four-lane divided access controlled highway with PCC and bituminous concrete pavement; construction of concrete bridges and ramps in interchange areas; driving of cast-in-place concrete piles; construction of closed drainage system; installation of highway lighting; installation of right-of-way fence; and construction and installation of highway sign support structures.

Route 141 Relocated, Lancaster Pike to Montchanin Road - Contract No. 79-011-03. Construction of PCC divided highway on new location; resurfacing the existing highway and shoulder with hot-mix, hot-laid bituminous concrete pavement; diamond grinding of the existing PCC pavement, construction of PCC curb, gutter and sidewalks; construction of galvanized steel guiderail; and installation of traffic signs, conduits, and other traffic-related work, such as striping.

Edgemoor Road & I-495 Interchange - Contract Nos. 81-071-01/82-091-04/84-021-01. Removal of existing shoulders, pavement and unsuitable material and constructing new roads with bituminous concrete pavement, Portland cement concrete pavement, bituminous shoulders on new embankment, cement masonry retaining walls; drainage; widening of three existing bridges after removal of existing fascias; demolition of existing bridge over Amtrak and construction of new bridge and modification of catenary lines; and major relocations of utilities.



GENERAL CONTRACTORS

Mario Gangemi has practiced as an engineer for over 25 years. Having provided engineering design and consulting services in the areas of civil, geotechnical, structural, environmental and construction for the majority of that time Mr. Gangemi provides Greggo & Ferrara with a vast array of experience that enables us to make educated decisions and to perform in an efficient and cost-effective manner.

EDUCATION

University of Maryland, College Park, MD – *BS Civil Engineering* (May 1991)

Salisbury State University, Salisbury, MD – *BS Physical Science (Cum Laude)*, May 1991)

University of Delaware, Newark, DE – *Graduate Courses*

Ohio University, Athens, OH – *Master's in Coaching Education program* (December 2015)

PROFESSIONAL REGISTRATION

Professional Engineer – Delaware – 10444

Professional Engineer – Maryland – 35437

RECENT PROFESSIONAL EXPERIENCE

Senior Project Manager-

Greggo & Ferrara, Inc. (2015 - Present)

Senior Consultant & Shareholder, PE-
Duffield Associates (2007-2013)

Water Resources Group Leader & Shareholder, PE-

Duffield Associates (2003-2007)

Project Manager, PE-

Duffield Associates (2002-2003)

Branch Manager, PE-

Hatcher-Sayre, A Duffield Company (2001-2002)

Construction Review Group Leader, PE-

Duffield Associates (1999-2001)

Geotechnical & Construction Review Project Manager- *Duffield Associates (1995-1999)*

SELECT PROJECT EXPERIENCE

New Castle Avenue Library. Management of civil site package including clearing and grubbing, removal of unsuitable soils, grading and filling, stormwater, water and sanitary sewer installation, curb installation, etc. Mr. Gangemi worked closely with the project manager to develop cost effective solutions when unforeseen conditions were encountered on this former dump site.

Mario J. Gangemi, P.E.

Senior Project Manager

Delaware Technical & Community College Wilmington Parking Garage. Mr. Gangemi served as the project engineer during the geotechnical evaluation and subsequent foundation construction for the multi-level parking garage constructed to support DTCC students. Challenges included deep excavation through miscellaneous debris and fill and maintaining the stability of the slopes against the adjacent streets.

Scannell Readiness Center, Delaware National Guard. Management of pavement rehabilitation project including addition of stormwater management and security fencing. Mr. Gangemi worked closely with the project design engineer and owner in coordinating with their reserves activity.

Hockessin Athletic Club and Tweeds Park. Mario Gangemi served as the project manager on New Castle County's first combined redevelopment/rezoning project. It included the design/build of a regional stormwater management facility that doubled as a passive and active recreational facility. Nestled within Tweeds Park is the Hockessin Athletic Club constructed over a former mushroom growing facility. To provide ample parking, but not increase impervious surface a multi-story parking garage was designed into the combined project.

301 Maryland Line to Levels Road. Mr. Gangemi provided assistance in preparing the budget for this \$46 Million project. Specifically, Mr. Gangemi worked with our Vice President in developing estimates associated with pipe installation and construction of mechanically stabilized earth (MSE) walls. Mr. Gangemi also serves in a support role to the project managers and foremen when construction issues are encountered.

New Castle County Airport. Management of a comprehensive rehabilitation, enhancement and addition of parking. Includes improved stormwater management conveyance and storage, modernized lighting. The goal of the Delaware River and Bay Authority is to increase the efficiency of parking to better showcase the airport and lure in a new air carrier.

James F. Cloonan, P.E., LEED AP

Principal, Senior Consultant

Professional Registration: Professional Engineer – Delaware, New Jersey, Maryland, Pennsylvania

Education M.C.E., Geotechnical Engineering, Drexel University, 1988
B.C.E., Virginia Polytechnic Institute and State University, 1984
A.S., Civil Technology, Broome Community College, 1979
B.A., Geography, SUNY State University College at Geneseo, 1974

Memberships/Associations American Society of Civil Engineers
American Society for Testing and Materials

Background/Skills

Mr. Cloonan is Director of the Geotechnical & Foundations Division. He has been with the firm for over 30 years. As a Senior Consultant, Mr. Cloonan is responsible for coordination of the Company's design-build projects, contract development, and client interface. He is also responsible for the firm's geosynthetic (geomembrane, geotextile and geogrid) projects. Project Manager responsibilities include all phases of site development, construction management, subsurface soil condition analysis, report preparation, and construction review for the purpose of foundation, pavement and earthwork design and construction, and materials testing. Mr. Cloonan previously managed Duffield Associates' AASHTO and U.S. Corps of Engineers Certified Materials Testing Laboratory. Mr. Cloonan has performed geotechnical and pavement forensic evaluations and regularly provides QA/QC for geotechnical designs and evaluations and multidiscipline projects. Since 1996, Mr. Cloonan has been the primary geotechnical and construction services contact for Duffield Associates' services contract with the State of Delaware Division of Facilities Management. His past responsibilities have included managing Duffield Associates, Inc. previous Cecil County, Maryland office.

Selected Project Experience

Principal-in-Charge - University of Delaware Interdisciplinary Science & Engineering Building (ISE), Newark, DE

Mr. Cloonan served as Principal-in-Charge for the geotechnical engineering and construction review services at University of Delaware for the new ISE Building. Construction Review Services included review of the deep foundation, site excavations, structural fill placement, reinforced concrete, floor flatness testing, waterproofing membrane application, structural steel and masonry construction.

Principal-in-Charge - University of Delaware Life Science Research Facility, Newark, DE

Mr. Cloonan served as Principal-in-Charge for the geotechnical engineering and Construction Review Services for the new two-story multidisciplinary research facility at the University of Delaware. Construction Review Services included the review of site excavation and fill placement, reinforced concrete construction, elevated slab construction, structural steel erection, masonry construction, subsurface SWM facility installation, and pavement construction.

Senior Project Manager - New Castle County Courthouse, Wilmington, DE

Mr. Cloonan was responsible for the geotechnical, environmental and construction services for a new, approximately 550,000 square-foot, 12-story courthouse in downtown Wilmington. Test borings revealed highly variable site conditions including a layer of miscellaneous fill and debris overlying interlayered silt, clay, sand soils, and terminating bedrock. After evaluating a number of foundation alternatives, Duffield Associates recommended a deep foundation system bearing on the "Brandywine Blue Granite" bedrock. A concrete-filled steel pipe pile system was selected for the project.

Project Manager - Christiana Executive Campus, Stanton, DE

As Project Manager, Mr. Cloonan was responsible for supervising review of the earthwork construction, site preparation, installation of utilities, and construction of foundations for a \$30 million project consisting of four multi-story office buildings and a four-story hotel on a 21-acre site. The highly heterogeneous sand and silt materials encountered, along with the relatively large cuts and fills required for the structures, created challenging earthwork conditions. Testing services provided by Duffield Associates included earthwork monitoring, concrete testing, and steel construction review. Mr. Cloonan was also responsible for preparing the subsurface evaluation for this multi-phase project prior to final building design and construction activity.

Project Manager - Geotechnical Evaluation, Newark Senior Center, Newark, DE

Mr. Cloonan oversaw the geotechnical evaluation for an addition to the Newark Senior Center. Duffield Associates provided field and laboratory testing programs and provided recommendations for the design and construction of the foundations, floor slabs, and basement for the proposed building additions.

D. Dwight Walters, P.E.

Division Director

Civil & Municipal Engineering

Professional Registration: Professional Engineer – Delaware, Maryland, Pennsylvania and New Jersey

Education: Bachelor of Civil Engineering, University of Delaware

Background/Skills:

Mr. Walters has over 27 years of experience in design and project management of civil engineering related projects – including civil-site design, municipal engineering, surveying, water resources and water/wastewater practices. He has been leading & managing engineering departments and offices since 1997. These duties included overall supervision of the following departments: Urban Planning & Development, Municipal Engineering, Surveying, Environmental Planning, Environmental Engineering and Construction Inspection. Mr. Walters has managed commercial, industrial and residential projects both in the public and private sector. His responsibilities included preparation of construction plans which include the design of sanitary sewer systems, storm sewer systems, stormwater management facilities, roads, site and grading design, sediment and erosion control plans, water distribution plans, entrance/exit plans and floodplain analysis. Mr. Walters has also served as the Town Engineer or provided engineering services for several municipalities, including the Town of Elkton, MD, Rising Sun, MD, Middletown, DE, Smyrna, DE and several townships in Pennsylvania. These responsibilities included plan review, capital improvement projects, contract administration, public meeting presentations, construction observation and engineering consultation.

Selected Project Experience:

Christiana Corporate Center Rezoning/Land Development, New Castle County, Delaware. Project Engineer. Provided a wide range of services starting with boundary and topographic surveys, a wetlands delineation and a Traffic Impact Study. Work continued with preparation of Record and Construction Plans, construction layout, and stormwater management design. The 30 acre site was originally rezoned from R-2 (residential) to O-2 (office and research). It was then subdivided into three parcels, which were to contain four buildings having total rentable space of about 320,000 square feet.

High Street Streetscape & Road Restoration Project, Elkton, Maryland, Town of Elkton. Project Principal and Project Manager. Project consisted of complete topographic survey and location of existing utilities for a 1-mile portion of High Street. Drainage improvement and streetscape design was implemented and utilities were relocated to accommodate the improvements. Mr. Walters was also responsible for Contract Administration and oversight of full-time inspectors.

Delaware Administration for Special Transportation (D.A.S.T.) Parking Facility, Dover, Delaware. Project Manager. Mr. Walters coordinated with survey crews as they provided boundary and topographic surveys for the 8.5 acre parcel. A base plan of existing conditions and utilities was provided to the client. Furthermore, he assisted in the civil site design by providing Site & Grading Plans, Erosion & Sediment Control Plans and General Details and Specifications. The Site Plan included the design of approximately 70 parking spaces for cars, 57 parking spaces for buses, internal aisle ways for traffic circulation, a bus wash and incorporation of the existing D.A.S.T. facility and property owned by the City of Dover. Mr. Walters analyzed the pre-developed and post-developed hydrology and hydraulics, to provide a 9000 cubic foot facility and control structure to handle quality and quantity stormwater management for the 2, 10 and 100-year storm events. A report was prepared using TR-55 "Urban Hydrology for Small Watersheds" methodology.

Municipal Engineering Services, Town of Elkton, Maryland. Project Manager. Served as Town Engineer for Municipal Engineering Services for the Town of Elkton, Maryland. Responsibilities include engineering plan reviews, attendance of Town Meetings, participation in Subdivision Review Committee Meetings, on-site inspection of construction projects, preparation of plans, specifications and contract documents for the water distribution system and preparation of a sanitary sewer loading study to analyze the existing wastewater collection system. Also advised the Town on Stormwater quality and quantity issues by reviewing all plans proposing such facilities.

Michael J. Kaszyski, Jr., P.E.

Civil Engineering and Water Resources Engineer

Professional Registration Professional Engineer – Pennsylvania, Delaware

Education B.S.C.E., Lehigh University, 1993

Background/Skills

Mr. Kaszyski has more than 23 years of consulting and engineering experience in Pennsylvania, Maryland, Delaware and West Virginia. His experience includes residential, commercial, industrial and institutional project work in land development and plant engineering. His technical background and experience spans areas of hydraulics and hydrology, stormwater quality management, erosion and sedimentation pollution control, roadway geometric design, vertical alignment and pavement section design, water distribution systems, wastewater collection and conveyance systems, and wastewater pumping stations and treatment plants. Mr. Kaszyski has processed wetland permit applications in Maryland and Pennsylvania for land development and surface mining projects.

Selected Project Experience:

Project Manager – Various Commercial Redevelopment Projects – New Castle County, DE

Commercial land development project design conforming to the redevelopment section of the New Castle County Unified Development Code.

Traffic Planning – entrance layout and configuration, trip generation and distribution, operational analysis/ turn lane warrant analysis, entrance/roadway improvements design and permitting (including pavement widening design, signage and striping, mill and overlay/rehabilitation), Maintenance and Protection of Traffic plans (including Traffic Management Plans). DeIDOT permitting, signal agreements, construction documents and cost opinions for bonding/escrow.

Utilities – coordination with utility companies (water, sewer, electric, gas, telephone) for existing line location, proposed demand/load and required capacity, permitting, construction documents and cost opinions for bonding/escrow. Sewage pump station warrant analysis and design.

Project Manager – Spring Hill Suites Hotel

Mr. Kaszyski is currently serving as the Project Manager/Civil Engineer for the site design of an approximately 2.3 acre site in the City of Newark being developed as a 119-room, 71,386 sf, 5-story hotel and a 4,730 sf, 100 seat restaurant. This project has included not only the site layout, grading, drainage, utility design and stormwater management, but has included coordination with the City of Newark, Departments of Planning & Inspections, Public Works, the City of Newark's Fire Marshal's Office, the State of Delaware, Department of Natural Resources and Environmental Control, and the Delaware Department of Transportation as part of the land development approval process, which included a special use permit and parking variance.

Project Manager – Alison Hall Expansion, University of Delaware, Newark, DE

Mr. Kaszyski served as the Project Manager for civil engineering services on a design team for the renovation of Alison Hall on the University of Delaware's Newark campus. This effort has included the design and preparation of construction drawings for the external renovations/improvements at Alison Hall, including the addition of new and modification of existing ADA accessible ramps, removal of the existing play area, and the extension of new fire service water lines to the building, as well as the permitting of the project through the City of Newark.

Project Manager – WSFS Bank/Lantana Square Entrance and Traffic Signal Improvements – New Castle County, DE

Traffic improvements for WSFS Bank Project on Limestone Road included construction of a new traffic signal with the proposed site entrance aligned with the existing Lantana Square Shopping Center entrance. Traffic Planning, trip generation and coordinate/assist traffic engineer in preparation of a Traffic Impact Study (TIS). Design of entrance and roadway improvements for new signal and TIS findings/conclusions.

Project Manager – Evidence Storage Warehouse Facility – New Castle Hundred, New Castle County, Delaware

Managed land development design and permitting process for a 40,000 square foot warehouse facility for final County Approvals. Designed and permitted the proposed bioretention and subsurface infiltration stormwater management facility. Finalized the plans for sanitary sewer approval through New Castle County Department of Special Services. Prepared Sanitary Sewer Easement and Use Agreement documentation for the Developer to own and operate the sewer main as private and to cross their own adjoining property.

Project Manager – Conectiv Edge Moor Plant – City of Wilmington, New Castle County, Delaware

Managed land development design and permitting process for expansion of troura facilities and construction of a new access road and rail siding in support of those facilities. The access road design included an approximate one-quarter mile new paved access road with a secure access gate facility and preparation of erosion and sediment control plans for the new road and new rail siding included in a permit package submitted by Conectiv to the City of Wilmington Department of Licenses and Inspections.

Steve Huff, P.E.

Senior Structural Engineer

Professional Registration Professional Engineer - Delaware, Maryland, New Jersey, Pennsylvania

Education M.C.E., University of Delaware, 2002
B.C.E., University of Delaware

Memberships Member, American Concrete Institute Eastern Pennsylvania & Delaware Chapter
Member, International Facility Management Association

Certification OSHA 40-hour Hazwoper

Background/Skills

Mr. Huff's experience in the field of structural engineering includes the design of federal, educational, industrial, and commercial facilities, fitness centers, stadiums, residential properties and marinas. His duties have included recommending framing systems and configurations, developing bid documents, reviewing shop drawings and submittals, providing on-site assessments, reviewing as-built construction and recommending acceptance during construction phase of projects. Steve is proficient in the design and analysis of steel framed structures, timber, cold-formed metal framing, reinforced masonry, reinforced concrete, retaining structures, deep and shallow foundations structures and analysis, assessment and renovations of existing structures.

Selected Project Experience

Faculty Complex, Ras Laffan Emergency and Safety College, Qatar Petroleum, Ras Laffan, Qatar

New 130,000sf two-story Faculty Complex housing the administrative and indoor instruction components of the Ras Laffan Emergency and Safety College campus. Structure is comprised of concrete structural roof and elevated floor slabs, concrete beams and columns supported on a concrete slab on grade mat foundation. The project is fast track with Design-Build delivery, and requires coordination with numerous engineering consultants located in multiple countries. Services performed included creating rebar schedules, masonry wall design and quality assurance and constructability review of structural components of building.

C-17 Flight Simulator Facility, Dover Air Force Base, Dover, DE

Project included structural analysis and design, and preparation of construction documents for a new 14,000sf steel frame building to house new C-17 flight simulator, administration, training, and support areas. Performed calculations, computer analyses, and designed structural steel framing. Also performed calculations and designed reinforced concrete slab to support both static and dynamic forces associated with the flight simulator equipment. In addition, designed lateral force resisting system and concrete footings.

Structural Designer - St. Georges Technical High School, New Castle County Vocational-Technical School District, St. Georges, DE

Designed for 1,000 students in grades 9-12, this 260,000sf one and two story facility shall be built to meet the needs of northern Delaware as a provider of vocationally trained students. The school is designed utilizing the Cluster or Academy Concept. These clusters offer smaller scale, flexible classroom space, shared instructor open offices, spacious common areas, and multipurpose places for instruction. The intent is to foster the feeling of "family" in both the students and teachers.

Project Manager - University of Delaware Bus Lot Catch Basin Rehabilitation, Newark, DE

Provided structural engineering, project management, and bid assistance with the rehabilitation of existing catch basins located on the University of Delaware Campus. Services included field reconnaissance, preparation of construction documents, preparation of bid documents, and project management through the construction phase.

Project Engineer - Bear-Glasgow YMCA, Bear, DE

Analysis, design, and preparation of construction documents including drawings and technical specifications for new 67,000sf multi-use YMCA facility in Bear, Delaware. Structure included a fitness center, gymnasium, indoor pool, and several multi-purpose rooms. Structural system includes structural steel roof framing and reinforced concrete foundations.

Project Manager - Daniel S. Frawley Stadium, Wilmington, DE

Performed an on-site visual review and assessment of an existing three story baseball stadium with an approximate footprint of 70,000 square feet. Preparation of a written report detailing findings of the on-site assessment and applicable recommendations.

Brian J. Devine, P.E.

Field Services Section Manager / Geotechnical Engineer

Registrations Professional Engineer - Pennsylvania, New Jersey, Delaware, Virginia, Maryland

Education/Training B.S., Civil Engineering, Villanova University, May 2003
M.S. Civil Engineering, Villanova University May 2010

Certification/Training: Troxler Gauge Certification

Background/Skills

Mr. Devine serves as a manager in the Field Services Division where he manages multidisciplinary projects including: geotechnical design/analysis/ reporting and construction review. His geotechnical responsibilities include design and review of field drilling programs, soil and rock core sampling and logging, geotechnical analysis (bearing capacity and settlement, pile analysis), design of ground improvement programs, design of earth retention systems, preparation of geotechnical evaluation reports, and slope stability analyses. His experience also includes the design of articulating concrete block revetment systems, temporary shoring systems and mechanically stabilized earth structures and slopes. Mr. Devine also supervises construction review staff and performs geotechnical laboratory testing and has experience in the review of instrumentation installation, shallow foundation subgrade, pile and caisson installation, fill placement, field compaction testing, masonry, reinforcing steel, concrete placement, structural steel erection, fireproofing and pavement construction.

Selected Project Experience

Project Manager - A.I. DuPont Hospital for Children Expansion, Wilmington, DE

Duffield Associates perform a geotechnical evaluation for the proposed construction of a 5-story, 80,000 square foot building addition at the hospital campus. Mr. Devine served as project manager on a geotechnical evaluation, which included oversight of a field program including SPT borings, rock coring, rock probe borings, infiltration testing and a site specific geophysical evaluation. Additional responsibilities included engineering analysis of subsurface conditions including: determination of soil properties, evaluation of potential foundation alternatives, determination of deep foundation capacities, and evaluation of stormwater infiltration structures.

Project Engineer – Ships Tavern Parking Retail and Parking Garage – Wilmington, DE

Mr. Devine managed construction review services for the construction of an 170 square foot, 8-story structural steel structure in downtown Wilmington containing at grade retail and elevated parking garage. Responsibilities included oversight of field staff, review of daily field reports, laboratory and field testing data and construction consultation for the duration of the project

Task Manager - U.S. Army Corps of Engineers – Open Ended Delivery Contracts

Task Manager for three task orders under our existing contract. Tasks included geotechnical investigation, at the Tobyhanna Stroudsburg Gate and subsurface evaluations for proposed flood mitigation project in Gibbstown. Responsibilities included preparation of work plans and safety task analysis, coordination of subcontractors and field review for USACE investigations. Tasks included collection of samples for geotechnical testing, data reduction, preparation of boring logs in gINT, drawing preparation in AutoCAD and report preparation.

Project Engineer – 4-Story Parking Garage Addition – Wilmington, DE

Mr. Devine managed construction review services for the construction of a four-story cast-in-place, post-tensioned reinforced concrete addition to an existing seven-story parking garage in downtown Wilmington. Responsibilities included oversight of field staff, review of daily field reports, laboratory and field testing data and construction consultation for the duration of the project.

Project Engineer – Christina Crescent Office Building and Parking Garage – Wilmington, DE

Mr. Devine served as field engineer and project engineer for the construction review services for the construction of an approximately 300,000 square foot, 6 story office building and a 270,000 square foot- three story precast concrete parking garage located along the Christina River in Wilmington Delaware. Responsibilities included observation of the installation of the pile foundation systems for buildings and oversight of field staff, review of daily field reports, construction consultation for the duration of the project including construction review services for pile foundation system, reinforced concrete, structural steel, structural masonry, SFRM application portland cement and bituminous concrete pavement construction, and geotechnical laboratory testing.

Geotechnical Project Manager – Garrison Oak Technical Park 10 MW Photovoltaic Facility – Dover, DE

Mr. Devine served as project manager on a geotechnical evaluation for the foundations of the 80 acre solar facility. Responsibilities included the review and analysis of SPT borings and test pit excavations, and preparation of an engineering report. The extensive field and laboratory testing program for this project included the performance of soil electrical resistivity testing and soil thermal resistivity testing. The engineering analysis of subsurface conditions included: determination of soil properties, determination of pile capacity of shallow driven piles for array foundations, determination of lateral response of a pile system; and evaluation of drilled piers and helical anchors for drive equipment foundations. As this project moved to construction, responsibilities included the analysis of a series of lateral and tension load tests, which allowed for an economical selection of foundation alternatives.

Christopher C. Whallon, Esq., P.G.

Environmental Project Manager

Geology/Hydrogeology/Environmental Science

Professional Registration: Member of Bar, Delaware, Pennsylvania and New Jersey
Professional Geologist, Delaware

Education JD, Widener University School of Law, 1994
B.S., Geology, University of Miami, 1980

Memberships/Associations Member, Brownfield Advisory Committee (cooperative effort comprised of DNREC and the private sector, charged with developing programmatic, policy and regulatory improvements to handling redevelopment projects arising under the Delaware's HSCA statute). Secretary, Delaware State Bar Association Environmental Law Section. Member, ASFE Legal Affairs Committee and ASFE Advocates Assembly.

Background/Skills

Mr. Whallon has over twenty-five years of diverse environmental experience including positions in the law, consulting, contracting, and state government. His experience includes management of multi-disciplinary redevelopment and cleanup projects, programs and initiatives; site assessments and characterizations; remedial designs and oversight; permitting, compliance and environmental auditing; emergency response. His environmental management experience includes positions as a practice group manager in an environmental consulting firm, GeoSciences department manager (Northeast Region) for a national environmental contractor, program management for multi-project clients and project manager. His legal experience includes representing clients in numerous environmental disputes under remedial and regulatory statutes, property transfer matters, environmental, risk management counseling.

Selected Project Experience

Project Manager – Redevelopment of Brownfield Properties, New Castle County, DE – Confidential Clients

Mr. Whallon has overseen the planning, investigation, remedial and redevelopment of vacant, underutilized or abandoned industrial and commercial properties under the Delaware's HSCA and VCP programs. These sites range in size and complexity from small former gasoline service stations to former large former automobile assembly plants and the projects involve planning and budgeting, contractor and sub-consultant management and scheduling, agency coordination, site characterization including health risk and ecological risk analyses, interim response actions such as excavation and removal of impacted soils and USTs, remedial actions such as cleanup and implementation of engineering/institutional controls, provisions for long-term stewardship and public participation.

Project Manager – Expedited Environmental Investigations, Wilmington and Milford, DE – Confidential Clients

Mr. Whallon has coordinated and overseen the contracting and implementation of environmental investigations conducted on an expedited basis to minimize delay to construction projects and commercial transactions. Projects included the design site-specific sampling methodologies, retention of drilling contractors and analytical laboratories, collection and analyses of environmental samples and preparation of reports within tightly compressed schedules.

Environmental Professional – Phase I Environmental Site Assessments, DE – Confidential Clients

As the responsible Environmental Professional, Mr. Whallon has overseen the performance of numerous Phase I Environmental Site Assessments (ESAs) conducted at industrial, commercial, and mixed use facilities throughout Delaware. These ESAs, performed as part of pre-acquisition due diligence or to support owner refinancing/lending, identified recognized environmental conditions that merited subsequent investigation of which indicated potential environmental liabilities.

Project Manager – CERCLA Removal Actions, Various Locations

As Project Manager, Mr. Whallon oversaw the successful performance of numerous CERCLA removal actions varying widely in scope, location and circumstances. For example, Mr. Whallon managed a removal action at an abandoned batch chemical plant in Virginia that included RCRA classification and disposal of unidentified lab chemicals and gas cylinders, excavation bulking and disposal of thousands of buried drums, construction of an interim containment facility for contaminated soils, treatment of hundreds of thousands gallons of lagoon wastes, and on-site neutralization of water-reactive chemicals. In another response action, Mr. Whallon designed the scope of work, budget, and managed the technical and contract personnel and a logistically difficult project involving point-of-use treatment of domestic drinking water wells impacted by chlorinated solvents. Other CERCLA responses managed by Mr. Whallon included oil spills, fires and explosions, and releases at uncontrolled waste sites, manufacturing plants or public facilities.

Environmental Advocate and Counselor

As an environmental attorney, Mr. Whallon successfully represented plaintiff, defendants and multi-party groups in numerous federal and private party cost recovery actions under federal and state law. In addition, Mr. Whallon counseled clients on regulatory compliance, permitting, property transfer, environmental auditing/investigations, and risk management matters. Mr. Whallon negotiated of scopes of work/consent orders/memoranda of agreement under numerous regulatory/remedial frameworks including CERCLA (and state equivalents), RCRA (permitting, UST and corrective action), CWA, and various state property transfer laws addressing issues such as: site investigation and cleanup; installation, modification and closure of plant and facility infrastructure; and permit conditions and compliance schedules.

Kevin M. Mayhew

Mayhew Management LLC

103 Elma Drive

Newark, DE 19711

302- 229-5695

Property Management

1993 - present:

Property manager of 72 units with a combined occupancy of 350 tenants. Manage all of the day-to-day responsibilities including; leasing, repair requests, repairs, move-in and move-out scheduling, and accounting.

General Contracting/Project management

2000 - 2001:

Built four single family homes on land that was sub-divided to create four lots. These houses are currently rentals in our portfolio.

2008 - 2010:

Built 23 townhouse style apartments at the CampusSide / Emily Bell Place Apartments on New London Rd in Newark. We currently rent these all out to students. The Emily Bell Place complex is owned by a different entity but I actively manage the complex for them.

2011 - 2012:

Built the CampusEdge buildings located at 208 & 224 E. Delaware Ave in Newark. This is a mixed use building consisting of 22 apartments and 4500 sq.ft. of retail space. I am the property manager of this complex.

2013:

Built single family home at 47 Church Street, Newark, DE 19711

2013 - 14:

Built 12 townhouse style apartments at the Campus Walk development on New London Rd in Newark, DE.

Developer

Campus Side, Campus Edge, Campus Walk & Emily Bell Place apartments

APPENDIX C

PARTNER FIRMS INFORMATION

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1.0 INTRODUCTORY LETTER

Hillcrest Associates, led by Rick Longo, has a long history of producing exceptional projects within the City of Newark. By incorporating classic architectural features found throughout the City and the University of Delaware, Hillcrest has played a major part in the revitalization of the City, in particular the recent expansion of privately owned student rental homes and apartments.

The proposed mixed-use building and parking garage at Municipal Parking Lot #1 brings the opportunity and the responsibility to create a much needed parking facility close to the Center of the Main Street commercial area. By incorporating the architectural details from the University of Delaware Buildings found around The Green this proposed design will complement the surrounding architecture at this end of Delaware Avenue.

Hillcrest provides a unique opportunity to our clients to be able combine the disciplines of Architecture, Land Planning, Surveying and Engineering under one in house umbrella to provide a completely integrated design process. This saves both time and money for our clients when working through the development of their project. Our relationships within the City, from the Mayor, through the Planning Department to Public Works and the Code Enforcement Department, allow us to guide our projects through the process smoothly and efficiently.

We believe this project is matched to the skills of Hillcrest in a way no other company can claim and we are confident in our abilities to provide the responses and the attention that today's developers expect.



2.0 COMPANY PROFILE

Founded in 1972, and owned by Richard M. Longo, P.E., R.A., Hillcrest Associates, Inc. is a multidisciplinary design and consulting firm located in Landenberg, Pennsylvania. Comprehensive design services include architecture, civil engineering, land planning, land investment consultation, and surveying. Hillcrest is committed to providing superior customer service, accurate design plans, a thorough knowledge of Federal, State, and local regulations, and problem solving using a creative design approach. Hillcrest believes that a successful project is one that enhances the site and reflects the unique character and desires of our clients. Moreover, our goal is to practice quality and professional work that is creative, marketable, and cost effective. Hillcrest strives to serve as a strategic partner in support of our clients' mission, and to be a solution oriented team member in the collaborative design process.

Our different departments have a vast range of expertise. Hillcrest is professionally licensed in Delaware, Florida, New Jersey, Maryland, and Pennsylvania, and can also quickly assemble a team of specialists for projects requiring expertise outside of our areas of practice.

Hillcrest has a proven and successful track record of adherence to deadlines, attention to detail, and services that employ leading edge technology. Projects are planned with an understanding of the client's needs, the concerns of the community, and the effect on the environment. Hillcrest takes pride in its long list of successful projects, which include the design of large and small residential subdivisions, manufacturing and fabrication plants, commercial office and retail space, and regionally renowned golf courses.



3.0 RELEVANT EXPERIENCE

PROJECT CASE STUDIES

Kates Place – Newark, Delaware

Client: Independent Investors, LLC

Completed: 2013

Contact: Bruce Georgov, bgeorgov@aol.com

Workscope: Architectural design for a 4 story mixed used building with integral parking containing 2,700± retail space and 26,000± residential space for apartments. Project required presentation renderings for City Council presentations, design development for building and construction documents.

Chester County Courthouse – New Garden Township, Pennsylvania

Client: Mark Properties

Completed: 2014

Contact: Jim Mark, (610) 357-0653

Workscope: Architectural design, land planning and engineering for 9,700± square foot building and parking lot for a proposed courthouse. Project required building shell drawings, interior fit out plans and site engineering.

East Village at South Chapel Street – Newark, Delaware

Client: Bartolozzi, LLC

Completed: 2015

Contact: Chris Cochran, hollywoodshousing@comcast.net

Workscope: Architectural, land planning and engineering for a 4 story 10 unit townhouse apartment building for student rentals apartments. Project required presentation renderings for City Council presentations, design development for building and construction documents as well as full site planning and engineering.

South Main Street Plaza and Chimney Ridge – Newark, Delaware

Client: Pelican Key, LLC

Completed: 2015 (townhomes completed, mixed-use building starting soon)

Contact: Hal Prettyman, udstudentrentals@gmail.com

Workscope: Architectural, land planning and engineering for a 75,000 square foot mixed use building, a 2 story parking garage and 32 townhomes for student rentals apartments. Project required presentation renderings for City Council and Board of Adjustment presentations, land planning, site engineering along with design development for building and construction documents.



Memberships

- Delaware State Bar Association
- Delaware Association of Professional Engineers

Peter B. Bloodgood, PLS

Academic Degree

- Associates Wake Technical College 1988 Civil Engineering Technology
- Bachelor of Science Pennsylvania State University 1982 Agriculture

Licenses

- Pennsylvania Professional Land Surveyor #SU046506R
- Delaware Professional Land Surveyor #S6-0000594

Memberships

- Pennsylvania Society of Land Surveyors
- Delaware Association of Surveyors
- National Society of Professional Surveyors

Other related educational experience

- Pennsylvania Society of Land Surveyors Continuing Education
- Delaware Society of Land Surveyors Continuing Education
- New Jersey Society of Land Surveyors Continuing Education

Thomas A. Schreier, RLA

Academic Degree

- Bachelor of Science Temple University 2010 Landscape Architecture

Licenses

- Delaware Registered Landscape Architect #S1-0000524
- Pennsylvania Registered Landscape Architect #LA003119
- Maryland Registered Landscape Architect #3821

Memberships

- American Society of Landscape Architects
- Chairman of the Kennett Borough Shade Tree Commission



Mr. Richard Longo will be the lead Architect and Engineer on this project and will be assisted by his team of designers who have worked under Mr. Longo for an average of 15 years. The Contact for the project will be Alan Hill who is the Vice President of Hillcrest and has been part of the Hillcrest team for 24 years.





DUFFIELD ASSOCIATES

Soil, Water & the Environment

DUFFIELD ASSOCIATES

Duffield Associates, an award-winning engineering and science consulting firm, was established in 1976 and has grown to include a professional and technical staff of over 80 individuals which qualifies us as the largest engineering firm headquartered in the State of Delaware. The firm's headquarters campus is located in a historic barn and farmhouse in Pike Creek Valley outside of Wilmington, DE. We have regional offices in Dover and Georgetown, DE; Philadelphia and Carlisle, PA; Cape May Court House, NJ; and Bel Air, MD.

Duffield Associates' practice areas include:

- Environmental Services
- Coastal/Waterfront Engineering
- Civil Engineering
- Water and Natural Resources
- Water and Wastewater Engineering
- Geotechnical Engineering
- Municipal Engineering
- Traffic & Transportation Engineering
- Permitting Assistance
- Construction Services
- Solid Waste Landfill

Represented on staff are Environmental Engineers and Scientists, Coastal Engineers, Civil Engineers, Geotechnical and Construction Engineers, Hydrogeologists, Wastewater Engineers, Structural Engineers, Hydraulic Engineers and Scientists, Geologists, and a technical support staff.

Duffield Associates maintains AASHTO and USACE accredited soils and concrete testing laboratories, a complete geosynthetics laboratory and contemporary specialized field sampling and testing equipment.

The firm has undertaken over 14,000 projects for more than 3,000 clients including government, industry, construction, and professional clients.

Duffield Associates has been a regional leader in engineering and science services with a water, soil and environmental focus for 38 years. Recently, Duffield Associates announced its merger with CABA Associates of Dover, DE who has been a leader in the design of water and wastewater treatment for municipalities, utilities and the industry throughout the Mid-Atlantic region for the past 40 years. Both firms share common values and focus in the A/E/C industry.

Duffield Associates' offers strength in earth and environmental sciences, civil engineering and the regulatory environment which is enhanced by CABA's strength in water and wastewater design. The merger gives us a greater regional footprint and strengthens our combined team's technical breadth and depth. These synergies provided by the combined firm will greatly benefit our clients.





MORGAN CHRISTIANA CENTER NEWARK, DELAWARE

Client J. P. Morgan Services, Inc.
Contact Robert Hitchens, 302-634-1233

Services Provided

Geotechnical and environmental consulting and project management. Construction testing services included:

- Soil compaction testing
- Concrete foundation construction review
- Review of precast concrete construction
- Review of precast fabrication plant
- Roofing membrane review
- Review and testing of masonry construction
- Review and testing of pavement construction
- Soil and concrete laboratory testing

Project Description

Duffield Associates has provided on-going consulting, project management, and construction review services for J.P. Morgan Services for over 15 years. Consulting services have included geotechnical evaluations for a total of four, 120,000 square foot office structures and a parking garage; environmental services, review and upgrading of Underground Storage Tanks for compliance with recent EPA requirements; regulatory interfacing including UDC compliance consultation.

Additionally, Duffield Associates has provided complete project management services for two maintenance dredges of a forebay pond entering into the main site pond, repairing a breach in an embankment separating the basins following a major storm event; creation of a 2 acre wetland mitigation area; and providing storm sewer and pavement improvements. As a result of Duffield Associates' diverse experience and technical expertise and familiarity with the regulatory climate in Delaware, we are frequently consulted to advise on a wide variety of engineering issues affecting this campus.

Specific to intrusive evaluation of the site, Duffield Associates proposed and implemented minor clearing efforts to access heavily wooded site areas for exploratory drilling and placement of monitoring wells that were virtually undetectable by site occupants. Necessary permitting and regulatory interface was completely handled by Duffield Associates on behalf of J. P. Morgan.

Projects

APPENDIX D

CONCEPTUAL PLANS



Conceptual Mixed-Use Downtown Parking Garage

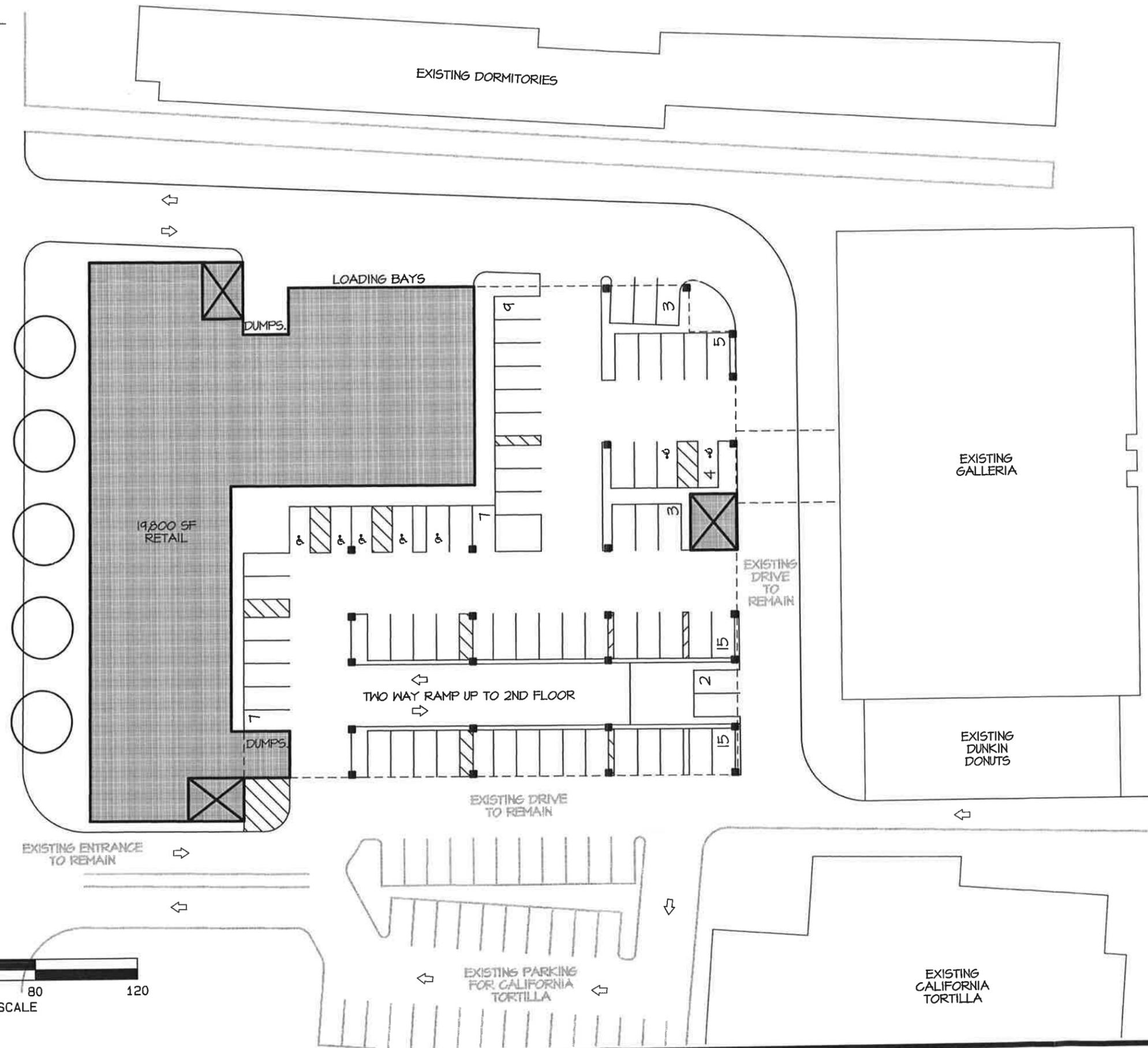
Designed by
RICK LONGO

HILLCREST
ASSOCIATES 
ARCHITECTURE
ENGINEERING
LAND PLANNING
SURVEYING
www.HillcrestAssoc.com 610-274-8613
Artist interpretation for design development purposes only

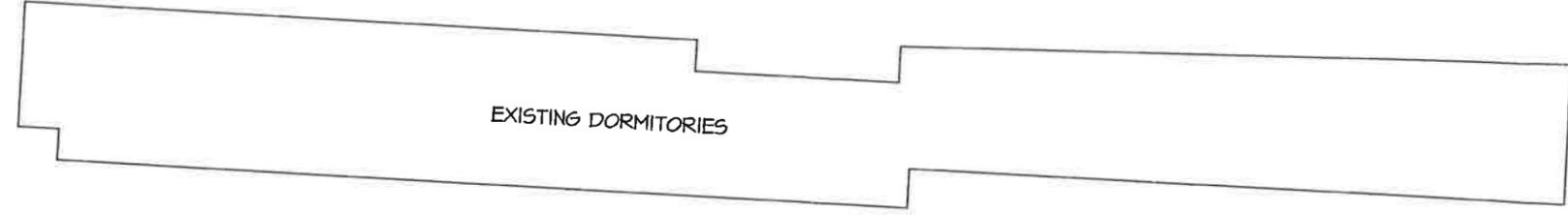


DELAWARE AVENUE

MAIN STREET

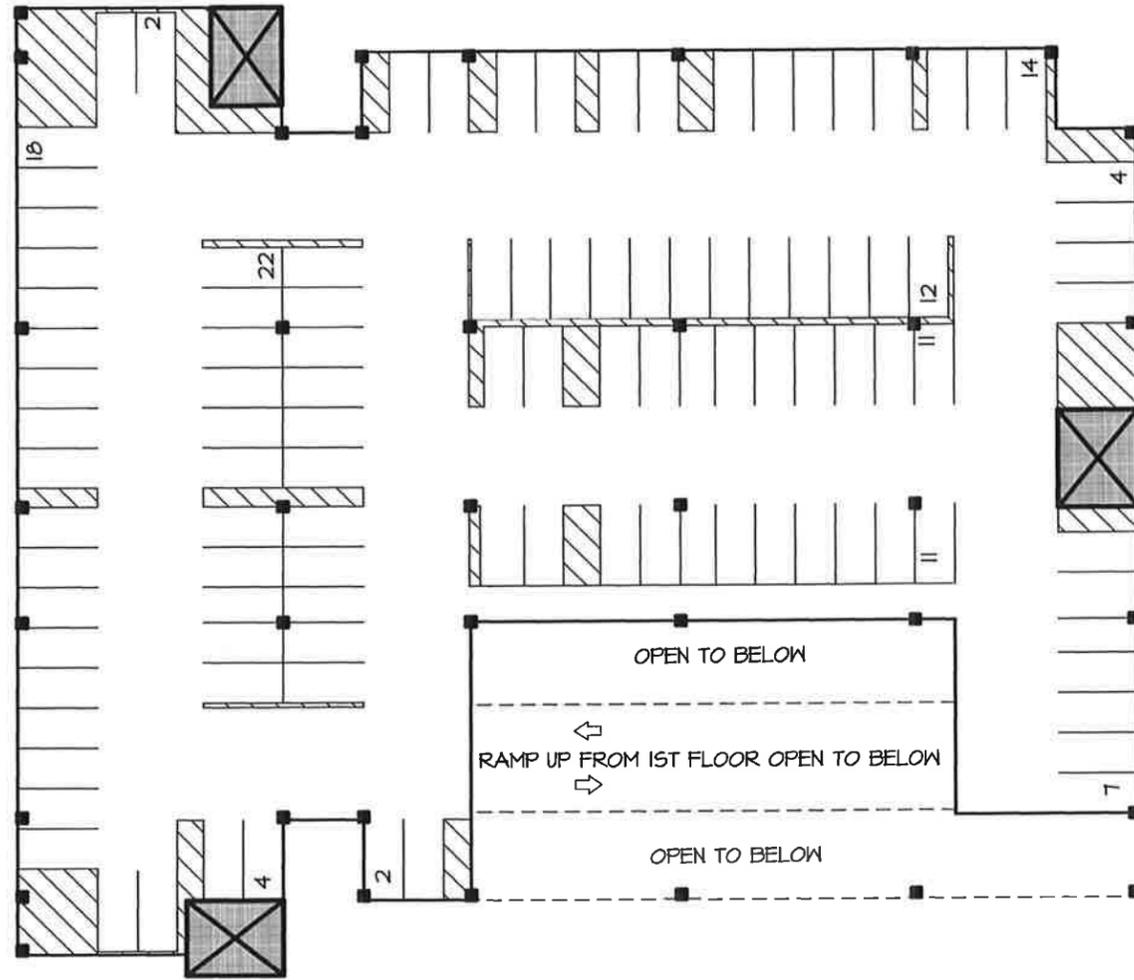


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CHECKD. BY: ALH			
PROJ. NO.:			
SCALE: 1"=40'			
CAD FILE NAME: Skatchki1.PRO			



EXISTING DORMITORIES

DELaware AVENUE



CONNECTION TO GALLERIA

EXISTING GALLERIA



MAIN STREET

EXISTING DUNKIN DONUTS

EXISTING CALIFORNIA TORTILLA



CIVIL ENGINEERING
SURVEYING • ARCHITECTURE
LAND PLANNING • SITE ANALYSIS
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SCIENCE
LAND INVESTMENT
CONSULTATION



HILLCREST
ASSOCIATES INC.

CONCEPTUAL
MIXED USE DOWNTOWN PARKING GARAGE

RFP 16-03

CITY OF NEWARK
NEW CASTLE COUNTY, DELAWARE

DATE	REVISION	DATE	REVISION
2-4-16	TAS	2-4-16	Design Development
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	PROJ. NO.:		
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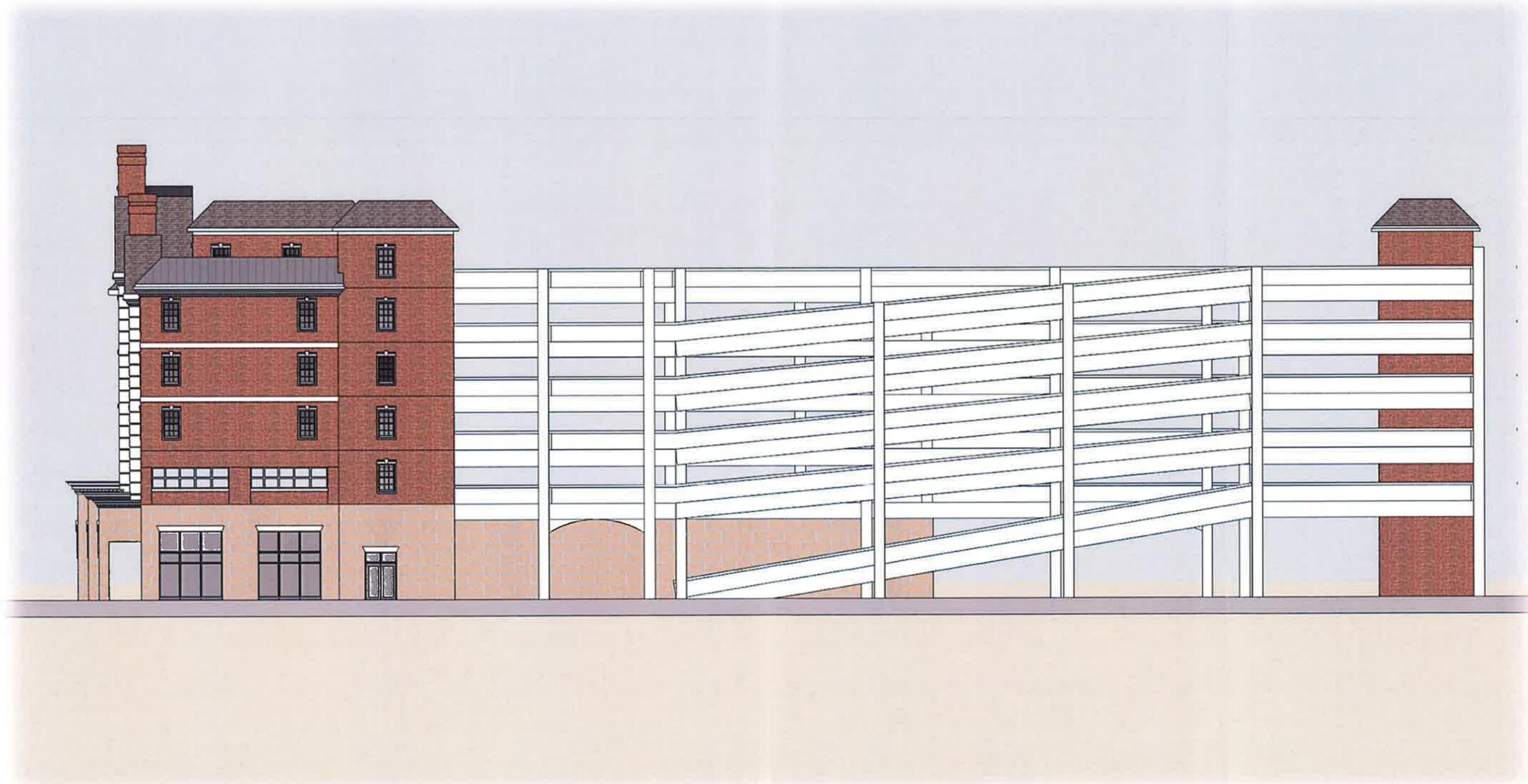
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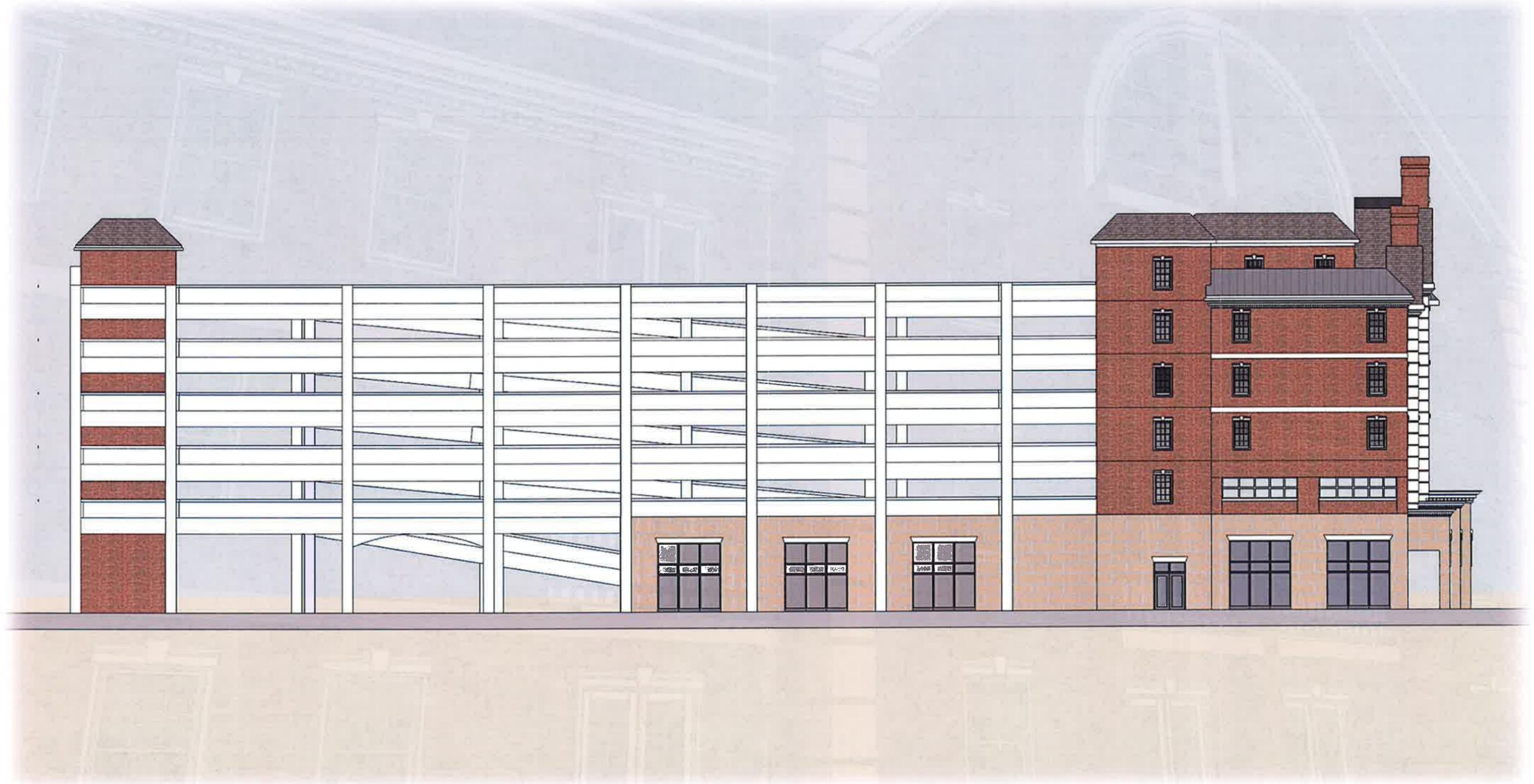
Conceptual Mixed-Use Downtown Parking Garage

Designed by
RICK LONGO

HILLCREST ASSOCIATES  ARCHITECTURE
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Conceptual Mixed-Use Downtown Parking Garage



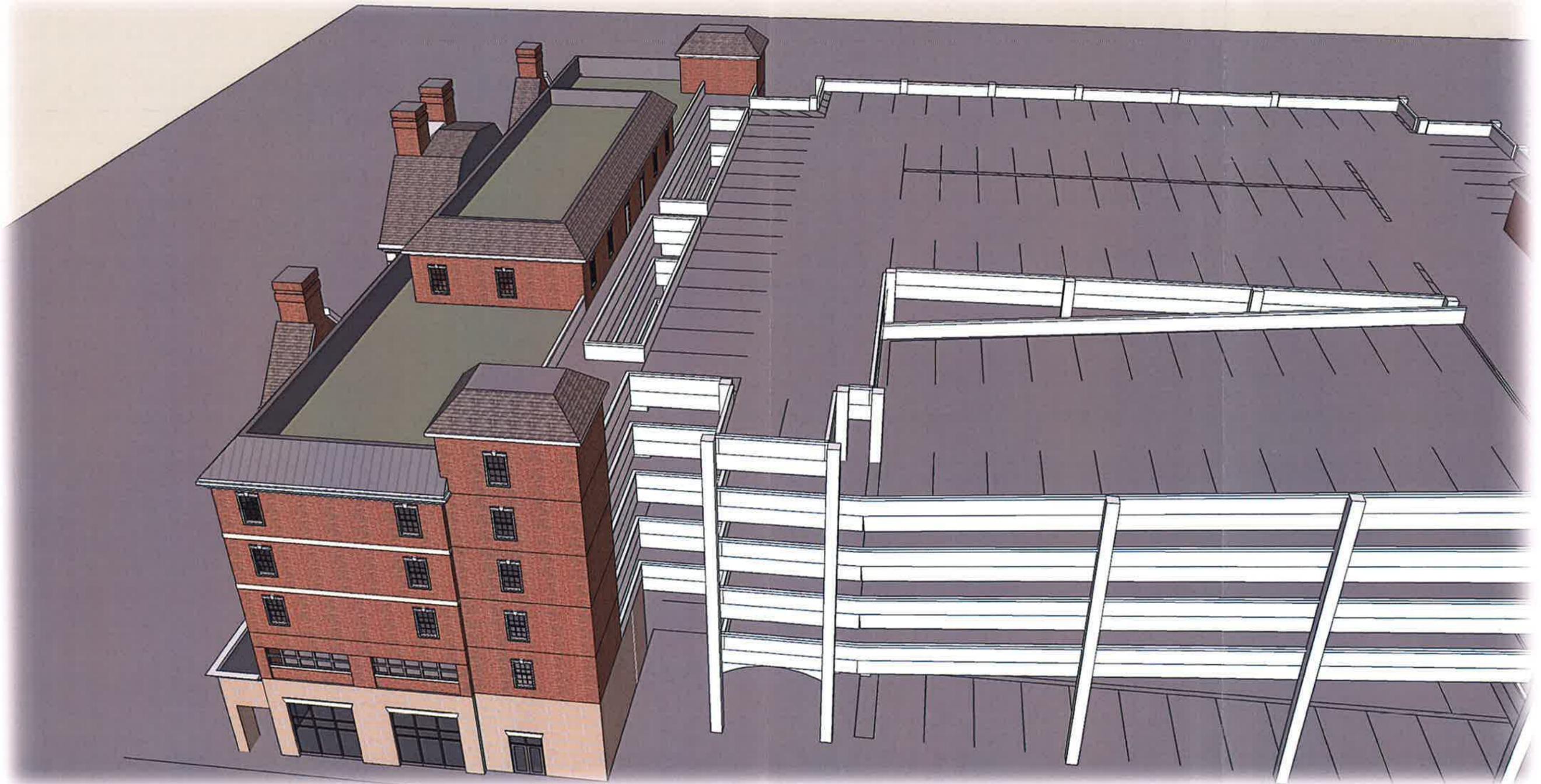
Conceptual Mixed-Use Downtown Parking Garage



Conceptual Mixed-Use Downtown Parking Garage

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Conceptual Mixed-Use Downtown Parking Garage