October 23, 2018

VIA ELECTRONIC AND U.S. MAIL

Ref: 83771.18

Mr. Carlos J. Cardoso, AIA, Partner
Beyer Blinder Belle Architects and Planners LLP
120 Broadway 20th Floor
New York, NY 10271

Re: Proposal for Civil Engineering, Transportation and Environmental Services
The Centre at St. Paul's
Village of Garden City, Nassau County

Dear Mr. Cardoso:

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. (VHB) is pleased to submit this proposal for Civil Engineering, Transportation and Environmental Services for the proposed Centre at St. Paul's. The scope and fees associated with this proposal take the project through the pre-schematic phase. We have divided the proposal into eight major tasks with bulleted action items. The estimated cost for each overall category is included under the separate "Fee Schedule" section.

PROJECT UNDERSTANDING

Per our discussion and based on the information provided, we understand the current scope to be limited to a pre-schematic design phase to include civil, environmental and traffic services. The proposed project comprises a 180,000-square foot (SF) building extension, involving an historic structure, that will include an ice rink, soccer field, and STEM center. Since the project is adjacent to Stewart Avenue (a Nassau County road), County approvals will be required. Our services will consist of preparing the pre-schematic plans, environmental strategy and supporting documentation for the Village Trustee review, as further detailed herein.

1.0 SEQRA Strategy

VHB will provide the following services under this task:

- Review background information, including the prior State Environmental Quality Review Act (SEQRA) documents related to the St. Paul's School and property (e.g., Draft Environmental Impact Statement [DEIS], Final Environmental Impact Statement [FEIS] and Findings Statement for the St. Paul's School Demolition for Additional Open Space project).

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- Review documents and plans associated with the currently-proposed redevelopment known as The Centre at St. Paul's (e.g., concept plans and video presentation and the Community-Wide Needs Assessment Survey).

- Participate in site and surrounding area visit.

- Prepare strategic options to address SEQRA compliance, in consultations with Village representatives.

- Preliminarily identify the involved and interested agencies, as well as significant interested parties for the SEQRA process.

2.0 Phase I Environmental Site Assessment

A Phase I Environmental Site Assessment (ESA) report will be prepared in accordance with standards established by the American Society of Testing and Materials (ASTM) Practice E 1527-13 (inclusive of the All Appropriate Inquiries [AAI] Rule). The following are the major components:

- Visual Inspection of the Subject Property - The subject property will be visually inspected by a qualified environmental professional to identify areas of potential contamination. Physical conditions that could lead to suspicion of contamination include, but are not limited to, the presence of drums or other chemical containers, aboveground or underground tanks, visible dumping, presence of transformers that could contain polychlorinated biphenyls (PCBs), unusual debris, excessive soil staining, unusual vegetative growth or death, mounding of soil, etc.

  A walk-through of the buildings will be performed to identify the presence of potential asbestos containing material. However, if further work is required related to asbestos (i.e., sampling, preparation of Operation and Maintenance Plan) you will be advised. If necessary and desired, same will be provided at an additional cost as part of a Phase II ESA effort.

  As part of this visual inspection, the uses of abutting properties will be reviewed to determine if there are any nearby activities that have the potential to adversely impact the integrity of the subject property.

  A photographic record of the subject property and the surrounding area will also be provided as part of this component.

- Review of Records of Cognizant Agencies - The records and databases of the following agencies will be reviewed to determine documented activities on the subject property, or parcels proximate thereto, that could indicate potential contamination.

  - Local Municipal Departments/Agencies - The records of cognizant local governmental departments/agencies (e.g., building department, planning department) will be reviewed to confirm past uses of the subject property to determine if there were any past activities that could have caused physical contamination.

- New York State Department of Environmental Conservation (NYSDEC) - The NYSDEC Spill Information Systems Database (spill logs) will be reviewed to identify documented spills on, or within an area that has the potential to impact, the subject property.

- Nassau County Department of Health (NCDH) - The NCDH will be contacted to obtain information related to documented violations of prevailing NCDH codes and/or regulations on or proximate to the subject property, the existence of registered aboveground and/or underground tanks, the existence of registered chemical storage facilities, etc.

- Nassau County Fire Marshal (NCFM) - The NCFM will be contacted to obtain history of storage tank registration (above and underground), documentation regarding the storage and handling of chemical or toxic materials and flammables, NCFM inspection reports and violations.

- United States Environmental Protection Agency (USEPA) - The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), Resource Conservation and Recovery Act (RCRA), National Priority List (NPL) publications and other relevant databases will be consulted to determine if the subject property, or sites in the vicinity thereof, are listed.

- Historical Review - Available historical aerial photographs and/or topographic maps will be reviewed to determine if there is any evidence of past dumping, filling or other potentially hazardous activities that took place on or in the vicinity of the subject property. If feasible and appropriate, prior owners of the site and neighbors may be interviewed to obtain historical usage information.

- Geologic Characteristics - Relevant documentation will be reviewed to determine geological characteristics, groundwater flow and drainage patterns, soil types and the presence of wetlands.

- If recognized environmental conditions are identified in the Phase I ESA, upon request by the Client, VHB will prepare a scope of services and fee estimate to investigate these site-specific conditions as part of a Phase II ESA.

- VHB will review and include any title reports provided to VHB in the Phase I ESA. In addition, in conformance with ASTM E 1527-13, the attached User Questionnaire has been provided to you for inclusion in VHB's Phase I ESA.

3.0 Traffic Impact Study

Independent of the SEQRA option that is ultimately recommended, a Traffic Impact Study (TIS) will be prepared to evaluate the potential traffic-related impacts that the proposed redevelopment of the Centre at St. Paul's site will have on the surrounding roadway system. As part of the preparation of the TIS, discussions will be held with the project team to ensure a complete understanding of the proposed action. Given the unique nature of the proposed use, the impacts of the proposal can only be gauged with a detailed knowledge of the site's operation. Topics will include the current use of the site, the types of events that will occur at the site, how events will be managed, anticipated event frequency and attendance. A more detailed scope of work for the future TIS is outlined below.

- Existing roadway features in the study area, including the number, direction and width of travel lanes, posted speed limits, maintenance jurisdiction, parking regulations, signs and traffic control devices will be identified.

- Traffic counts at the site access points will be performed to document traffic associated with existing activities taking place on the site. For the purpose of this proposal it is assumed that two peak periods, each three hours in length will be identified through discussions with the Village and project team and that the two main access points will be counted. It is important that the counts be performed during a period of peak site activity. These counts may be performed manually or through the use of automated traffic recorders (ATRs).

- Based on discussions with the Village and project team on the specifics of the project site's operation, key external intersections will be identified for detailed analysis (in addition to the proposed access driveways). For the purpose of this proposal, it is assumed that a maximum of four intersections will be identified. Manual turning movement counts will be conducted for two peak periods (likely one weekday and one weekend) of three hours in length each.

- The collected data, as described above, will be compiled and an analysis will be conducted of the existing operating conditions during the two identified peak periods using the appropriate methodology presented in the latest edition of the *Highway Capacity Manual.*

- Current traffic accident data for the most-recent three-year period available for the study intersections and roadway segments between them will be obtained from the Nassau County Department of Public Works (NCDPW). These data will be summarized and any significant trends/patterns that might be impacted by the proposed project will be identified and the need for corrective measures evaluated.

- The latest available information from appropriate governmental agencies will be obtained regarding any planned development projects or roadway/ intersection improvements within the study area. Any such improvements, based upon responses received, will be incorporated into the future "No-Build" and "Build" analyses.

- The "No-Build" base traffic conditions will be estimated by applying a background traffic growth factor using NCDPW's growth rates specific to the area to the existing traffic volumes. The year in which the project will be constructed, and operating will be determined through discussions with the development team. In addition, traffic generated by other planned developments in the vicinity of the site will be included in the "No-Build" base condition.

- Trip generation estimates during the two identified peak periods for the project related traffic will be estimated. Due to the unique nature of the proposed use, trip generation data from published sources is not available. Future trip generation projections will be developed on a rational basis from the details of the project's proposed operation regarding specific events and anticipated attendance. The projected level of traffic future traffic will be compared to the existing levels of traffic today for comparison. Should the proposed use generate higher peak traffic levels than the existing (when fully operational), a discussion that focuses on some degree of the traffic from the proposed use being offset by the removal of the existing operation will be offered.

- The site-generated traffic will be added to the "No-Build" volumes at each of the study intersections to determine the "Build" condition. The "Build" condition will then be analyzed using the latest version of Synchro to determine the relative impacts of the proposed project on surrounding roadways. The Build year will be confirmed based on discussions with the Village and project team.

- An evaluation of the proposed site access configuration, parking layout and overall site layout regarding access and internal circulation will be conducted.

- The adequacy of the off-street parking provided on the subject site will be evaluated in the context of applicable zoning code and NCDPW requirements. For purposes of this proposal it is assumed that the site will be designed in accordance with the Village's off-street parking requirements and that a parking variance will not be required.

- Available public transportation options proximate to the project site will be discussed and the likelihood of such options to be used by visitors or staff will be presented.

- The need for mitigation measures will be determined based upon the results of the analysis.

- A draft TIS, including technical appendices, will be prepared and submitted to you for your review. Upon your approval of the draft report and/or resolution of any comments you may have, the report will be finalized and submitted to the Village of Garden City and other relevant municipal agencies.

4.0 Cultural Resources Due Diligence

VHB understands that the St. Paul's School, located at the intersection of Stewart Avenue and Rockaway Avenue. (91NR00239), is listed in the State and National Registers of Historic Places (S/NRHP) as contributing to the A. T. Stewart Era Historic District. The non-contiguous historic resources that comprise the A. T. Stewart Era Historic District were nominated for the NRHP as a thematic group satisfying Criteria A and C. According to the NRHP nomination form, the A. T. Stewart Historic District, which at one time included 50 structures constructed between 1871 and 1893, is located within the Village of Garden City, the first planned suburban community on Long Island.

St. Paul's School was built in 1879 under the concept that a complete education could be attained under a single roof. During the first ten years, the Gothic Revival building functioned as a boys' military academy. Like the Cathedral of the Incarnation (which is also listed as a contributing building in the A. T. Stewart Era Historic District), St. Paul's School was likely designed by Architect Henry Harrison and commissioned by

Cornelia Stewart in memory of her husband, Alexander T. Stewart, the founder of the 19th-century Garden City planned community.

A preliminary review of the Office of Parks, Recreation, and Historic Preservation (OPRHP) Cultural Resources Information System (CRIS) indicates that the site is not located within an area of archaeological sensitivity. However, according to the Historic and Archaeological Resources chapter of the 2011 FEIS for the previously-proposed demolition of the St. Paul's school, the site is sensitive for the presence of historic-period archaeological resources. The FEIS recommends that prior to demolition and any other ground-disturbing activities (e.g., grading), archaeological field testing would be undertaken by a professional archaeologist to assess the presence or absence of archaeological resources.

Due to the S/NRHP listing, archaeological sensitivity, and local significance, the property may be subject to review as part of the SEQRA process, the State Historic Preservation Act, and/or the National Historic Preservation Act. In order to determine the potential concerns regarding Cultural Resources, VHB will initially undertake the following tasks:

- Complete desktop review of cultural (above- and below-ground) resources, historic maps, and databases, including the OPRHPCRIS, the files of the New York State Museum (NYSM) and Nassau County Museum files digitized maps from the collection of the New York Public Library, and historic USGS maps for an understanding of the historic resources and archaeological sensitivity of the project.
- Conduct a field visit to take photographs of existing conditions, document any potential historic/archaeological resources on the property, and to document disturbance.
- Preliminarily identify the involved and interested agencies, as well as significant interested parties, for input and review of Cultural Resources as they pertain to SEQRA, Section 14.09 of the New York State Historic Preservation Act (1980), and/or Section 106 of the National Historic Preservation Act (1966, as amended 16 USC 470).
- Prepare a summary memorandum with graphics, photographs, and other supporting information detailing the results of the desktop review, field visit, and next steps.

5.0 Topographic Drone Survey

Topographic survey information for overall 48 acres existing conditions will be gathered through aerial photogrammetry methods using an Unmanned Aerial Vehicle (Drone), which will produce an orthophoto that will be accurate to accepted aerial photogrammetry standards. VHB will extract a digital topographic surface from the aerial photogrammetry that will meet American Society for Photogrammetry and Remote Sensing (ASPRS) standards, using the photogrammetry to create a topographic map showing 1' contours and significant spot grades, as well as buildings, roads, trees and wooded areas, water bodies and other visible surface features. The aerial surface is typically accurate to within 0.50 feet for horizontal and vertical datums. VHB employs licensed pilots for the drones and all FAA regulations will be complied with in the collection of data. The Client will need to provide authorization from the property owner for access to the site.

Please note that the topographic information developed through these methods will be suitable for depicting the existing conditions, including topography and physical features, to the degree that the information is visible in the aerial photography. We believe that this information is sufficiently complete and accurate for planning purposes and for base mapping for subsequent design work. However, at such

time as detailed design of on-site and off-site features is undertaken, it may be necessary to supplement this base mapping with additional field survey information in order to obtain detailed structure, utility and physical feature information, detail of the adjacent roadways, tree sizes and type, etc. At such time as this information is needed for detailed design purposes, VHB will provide an amendment to this agreement to cover the additional survey services.

Additionally, aerial photography and video will be taken to evaluate the building and site conditions. VHB will create a 3D model to be used to analyze existing conditions.

6.0 Preliminary Infrastructure Analysis and Concept Level Infrastructure Plan

VHB will provide infrastructure analysis and coordination for the purpose of advancing pre-schematic Site Plans, for initial consideration by the design team and to support the discussions with Village and County officials. Services under this task will consist of the following:

- Review available base mapping and utility mapping, including proposed design and/or as-built drawings for the site and surrounding infrastructure and any potential impacts on the proposed development.

- Prepare initial estimates of water usage and sewage design flows based on the current program for discussions with the County Sewer and the Village Water Department.

- Meet with Nassau County Department of Public Works (NCDPW) to review utility issues, specifically sanitary sewer and storm drainage issues. There will likely be sanitary sewer and storm drainage mains that serve surrounding properties that will need to be relocated to accommodate the proposed plan. It will also be necessary to discuss a stormwater management concept with the County, as we would expect to try to integrate the site into the existing network. It has been established in prior investigations that the site is part of a larger network that currently provides storage for the subject site; our goal would be to arrive at a preliminary agreement with the County on a concept that minimizes the need for on-site storage in return for providing some benefit to the County in the form of upstream water quality improvements, including reduction of impervious surfaces and provision of Green Infrastructure measures. These enhancements will also help to meet the goals of the Village.

- Meet with Village Water Department to review the estimated water supply needs and the ability of the local water district to meet the demand, including any anticipated mitigation measures (district interconnections, new supply wells, etc.).

- Contact additional utility providers (e.g., PSEG/LIPA, National Grid) to obtain utility mapping (where available) and discuss potential utility routing and infrastructure needs. It should be noted that, based on our experience, PSEG/LIPA and NatGrid typically decline to discuss specifics until detailed utility loads are submitted for review, but this load information is typically not available at this stage of the project. If we cannot obtain detailed input from PSEG/LIPA and NatGrid, we will provide for a utility corridor sufficient for their purposes as a "placeholder" in the concept plan.

- Incorporate the information obtained from the utility mapping and meetings with the Village, County and others into a utility concept and plan for use in the Pre-Schematic Site Plans (as outlined herein).

7.0 Civil Engineering Support for Pre-Schematic Site Plans

VHB will support the initial phase of the project by preparing Pre-Schematic Site Plans for project team coordination and submission to the Village for review. Pre-Schematic Site Plans will be based on the Conceptual Master Plan, dimensions and additional information provided by the architect, and will incorporate the utility information developed under the tasks described above. Specifically, our services will consist of:

- The Pre-Schematic Site Plans developed in this task will incorporate the buffers, setbacks, parking requirements, streetscape requirements, and street widths needed to accommodate the Village streetscape requirements, open/green space, and basic Design Guidelines that may impact the dimensional layout of the site.

- Incorporate the conceptual utility plan into the Pre-Schematic Site Plans for the purpose of identifying general conflicts and relocations needed to maintain the existing network and provide for service to the proposed development, particularly as it relates to the sanitary sewer and water supply routing.

- Incorporate conceptual space for any significant known utility mitigation measures such as substations, water supply wells, etc.

- Incorporate a stormwater management concept into the plan, including preliminary storage and related calculations, and providing for the use of Low Impact Development and Green Infrastructure measures.

- Incorporate basic access and vehicular and pedestrian circulation into the Plan to demonstrate with public transportation, vehicular and bicycle lane and pedestrian access.

- Provide a Site Data analysis on the plan to detail compliance with all quantifiable aspects of the zoning district (height, yard setbacks, uses, building coverage, FAR, parking, etc.).

- Based on Master plan and programming provided by the architect and Village, VHB will lay out fields per the required athletic association standards.

8.0 Meetings and General Consultations

As requested, VHB personnel will participate in both general and issue-specific meetings. Such meetings/consultations may include the following:

- Project team meetings/conference calls
- Meetings/consultations with the Village to determine anticipated level of environmental review and specific issues to be included in SEQRA documentation
- Participation in community engagement functions, at the discretion of the Village/architect
- General consultations.

FEE SCHEDULE

VHB will provide the services described in this agreement on a time-and-materials basis in accordance with the standard labor rates listed in the attached rate schedule. Our estimate of the fees associated with this work is as follows:

Task	Estimated Fee
1.0 SEQRA Strategy	$8,500.00
2.0 Phase I Environmental Site Assessment	$5,400.00
~~3.0 Traffic Impact Study~~	~~$29,000.00~~
4.0 Cultural Resources Due Diligence	$2,700.00
5.0 Topographic Drone Survey	$11,000.00
6.0 Preliminary Infrastructure Analysis and Concept Level Infrastructure Plan	$8,000.00
7.0 Civil Engineering Support for Pre-Schematic Site Plans	$27,500.00
8.0 Meetings and General Consultations	$20,000.00

01/09/19

In addition to professional fees, VHB is to be reimbursed for expenditures made specifically for the project, such as printing and reprographics, shipping, courier service charges, purchase of maps and documents, mileage, travel, etc. These direct expenses will be billed at cost.

REVISIONS

The fee schedule above applies to the services required for the preparation of plans and related documents for pre-schematic phase submission. The internal review process may require revisions to the plans to reconcile comments from the Village and address requirements placed on the application above and beyond published standards. Therefore, revisions to the plans following submission of a complete application will be provided on a time-and-materials basis in accordance with the attached rate schedule. Based on available information and our experience, we estimate that revisions will total approximately $5,000.00.

SERVICES NOT INCLUDED

The scope of services described herein is based on our understanding of the project requirements and other available information. Any additional or extra services determined to be required during the course of the project will require authorization from the client in the form of an amendment to this agreement. Services which have not been included in the basic scope of services described herein may include:

- Preparation of any SEQRA documentation, including Environmental Assessment Form, Expanded Environmental Assessment or Environmental Impact Statement.
- Design or permitting of off-site improvements, such as road widening, intersection improvements, traffic signal modifications, etc.
- Assistance with procurement of a Highway Work Permit from the NCDPW or Village of Garden City.
- Reliance letters. In the event that a reliance letter is requested, an additional fee in the amount of $500.00 will be required.

- Multiple copies of the Phase I ESA Report. One hard copy will be provided and an electronic copy will be uploaded to VHB's Sharepoint site.
- Report revisions.
- Sampling and laboratory analysis.
- Full Site Engineering Plans.
- Landscape Architecture Services.
- Site renderings/Photographic Simulations.
- Additional parking and traffic counts beyond the scope established herein.
- Any and all services resulting from unforeseen conditions, changes in the Client's plans and changes in regulations affecting VHB's tasks after any of those tasks are completed.

Any other services not explicitly included in the scope of work outlined herein are excluded from this proposal.

Sincerely,

VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.

Courtney Riley
Director of Land Development

Gail A. Pesner, AICP
Senior Project Manager

CR/GAP/ba
enc.

Ralph V. Suozzi
Village Administrator
1-10-19

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VHB

Civil Engineering, Transportation, and Environmental Services

Experience with BBB

Cathedral of the Incarnation Master Plan, Garden City, NY

Stony Brook University Southampton Campus Master Plan, Southampton, NY

Amherst College Framework Plan, Amherst, MA

Inn at Harvard, Building Assessment Study, Cambridge, MA

Harvard Business School Master Plan, MA

Manhattan Waterfront Greenway Study, New York, NY

Toledo Museum of Art Campus Plan, Toledo, OH

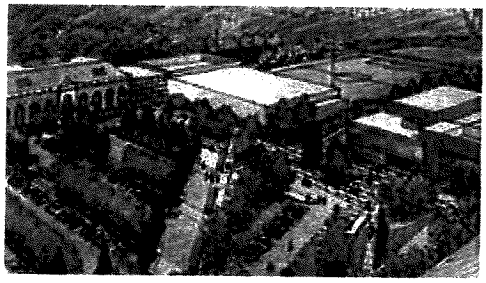
New York Police Department Parking Relocation, New York, NY

Since its founding in 1979, VHB has worked with more than 200 colleges and universities, assisting them as they address their growth and development objectives. Colleges and universities are vibrant, growing, and essential elements of our communities. They are often critical partners and key contributors to the social, cultural, and economic health and wealth of the region. They are a catalyst and incubator for the new knowledge-based economy. Leaders in higher education are faced with the challenge of sustaining both the mission of "nurturing mind, body, and soul" and effectively integrating the institution with the surrounding community.

Besides competing for the best and the brightest students and faculty through program and curricula offerings, institutions recognize the need to renew and transform their physical environment. Whether addressing issues such as aging facilities, student/consumer preferences, enrollment growth, grant obligations, or a combination of factors, VHB is at the forefront of collaborating with our institutional clients as they build for the future.

Cathedral of the Incarnation Master Plan Garden City, NY

Working with Beyer Blinder Belle Architects & Planners, VHB is providing survey, civil, and transportation engineering for the overall Master Plan of the Cathedral of the Incarnation. The survey, civil, and transportation engineering work will support the ADA enhancements being made to the Cathedral, as well as entry and circulation reconfiguration. The traffic impact study evaluates the potential impacts the modifications would have to the surrounding Nassau County Roadways, which will be reviewed by the Department of Public Works. VHB provided a schematic design for submission to the Village Planning Commissioner describing the site amenities, data calculations, circulation and access, and zoning compliance.



Adelphi University Garden City, NY

VHB has been providing professional services to Adelphi University for the past eight years. The work has involved extensive traffic engineering and transportation planning assistance for the development of numerous facilities on the campus. In connection with these projects, VHB has coordinated with campus administrators and faculty, as well as with professional team members. In most cases, VHB has been called upon to provide testimony before planning and zoning boards in the Village of Garden City. The Village has reviewed and evaluated the traffic and transportation portions of the Environmental Impact Statement for the $100 million expansion of the campus.

Sentara Park at James Madison University Harrisonburg, NY

VHB provided a range of multidisciplinary services for Sentara Park at James Madison University (JMU), one of the nation's largest collegiate sports and recreation complexes. The entire park concept used context sensitive design to protect and complement the historical Turner Ashby Monument in the center of the project. Great care was taken to preserve views from the monument and provide build-out of the property acceptable by the United Daughters of the Confederacy. This project received an Engineering Excellence Award from the American Council of Engineering Companies Virginia.

Courtney Riley

LEED AP BD + C, DIRECTOR OF LAND DEVELOPMENT

Project Director

Courtney is the Team Leader for Land Development and has worked on a variety of site development and civil design projects throughout Long Island. Her experience covers retail, recreational, institutional, municipal, and residential construction. Her military background and thirteen years of design experience, make her a uniquely qualified member of the VHB team. Courtney is also an instructor with the Leadership in Energy and Environmental Design accreditation program.

Education

BS, Civil Engineering, Naval Science, Villanova University, 2003

Registration

Registered LEED Accredited Professional

Residence Inn by Marriott, Garden City, NY

Courtney worked on permitting and construction of a proposed 163-room, four-story hotel adjacent to Roosevelt Field Mall. This project was the first in the Village of Garden City to be reviewed before the Zone Change Review Committee which was established to review applications prior to being referred to the Village Board of Trustees. VHB provided integrated services including Site/Civil Engineering, Environmental Planning, and Transportation Analysis, including the design of a new private traffic signal.

Sports Park Concept Plan, Yaphank, NY

Courtney prepared concept plans for an athletic complex on a 70-acre site that includes a hotel, restaurant, and athletic fields.

New York Institute of Technology, Student Residence and Campus Commons Project, Old Westbury, NY

Courtney was Project Designer for the construction of four dormitory buildings to house 699 students, new campus commons building, new executive office building, and renovated tower house building. The project involved multi-village permitting, geothermal system, integrated services, site/civil services, environmental issues, traffic, landscape design, and a permit strategy.

Roslyn School District, Roslyn Heights, NY

Courtney served as the project manager for the civil engineering for four schools within the Roslyn School District in Nassau County, Long Island. The projects included the addition of a new two-story gym and library; soccer, lacrosse, and baseball fields; modifications to the existing buildings; proposed bus facility; and redesign of the existing parking lots. The addition of the new gym, library, and playing fields required upgrades to the existing stormwater management system and relocation of existing utilities. Courtney was responsible for the design and construction management of all four schools.

Roosevelt Field/Seasons 52, Garden City, NY

Courtney provided civil design services for a Seasons 52 restaurant development project at the Roosevelt Field Mall. The scope of work included RPZ (reduced pressure zone) water design, irrigation plan coordination, municipal water department coordination, and development team coordination.

Cathedral of the Incarnation Master Plan, Garden City, NY

VHB is providing survey, civil and transportation engineering to support the ADA enhancements and entry and circulation for reconfiguration of the Cathedral. The authorized scope includes a traffic impact study, environmental assessment form, and schematic design planset suitable for initial submission to the Village of Garden City.

References

Taylor Callaham, Senior Regional Director of Real Estate, OTO Development (864) 596-8930, tcallaham@otodevelopment.com

Christopher Kent, Esq., Partner, Farrell Fritz, P.C. (631) 367-0710, ckent@farrellfritz.com

William Bonesso Esq., Partner, Forchelli, Curto, Deegan, Schwartz, Mineo, Cohn, & Terrana, LLP (516) 248-1700, wbonesso@forchellilaw.com

Andrew Nee

PE. ENV SP, LAND DEVELOPMENT

Project Manager

Andrew works on a variety of site and civil engineering projects as part of VHB's land development team on Long Island. Andrew began his tenure with VHB as an engineering co-op. His current project workload includes retail, communications, and institutional projects. For these clients he works with plan engineers to create/revise/submit site plans.

Education

BS, Civil Engineering, Northeastern University, 2009

Registration

Registered Professional Engineer in New York

Registered Envision™ Sustainability Professional

Residence Inn by Marriott, Garden City, NY

Andrew worked on permitting and construction of a proposed 163-room, four-story hotel adjacent to Roosevelt Field Mall. This project was the first in the Village of Garden City to be reviewed before the Zone Change Review Committee which was established to review applications prior to being referred to the Village Board of Trustees. VHB provided integrated services including Site/Civil Engineering, Environmental Planning, and Transportation Analysis, including the design of a new private traffic signal.

Nassau Community College Parking Rehabilitation, Garden City, NY

Andrew was part of the site development team working with transportation engineers to improve and increase parking at Nassau Community College. His responsibilities included preparing contract documents, field work, and performing inspections for NYSDEC SPEDES permits in the design and construction phases for the rehabilitation of existing parking lots and the construction of a new 200-space parking lot.

Roosevelt Field Mall Expansion, Garden City, NY

Andrew was the Project Engineer for the expansion of a 130,000 SF mall expansion, new anchor tenant, small shop retail expansion, relocated food court, above-grade parking deck, expanded above-grade parking deck, and a below-grade parking deck alternative design. The work also included flooding mitigation design to alleviate flooding in the subsurface loading area and truck tunnel.

Walt Whitman Shops, Huntington, NY

The proposed expansion for this project includes an additional 72,000 SF of leasable area, additional surface parking, improved traffic circulation, improvements to the site's bus terminal, and site and landscape improvements. Andrew assisted the mall owner, Simon Property Group, with site design, engineering strategies, parking and vehicle circulation, site utility improvements, stormwater improvements, evaluation of environmental concerns, and in obtaining approvals from the Town of Hempstead and other involved agencies.

Long Island State Veterans Home, Patriots Road Improvements and Parking Expansion, Stony Brook, NY

Based on an RFQ which identified the need for additional parking at Long Island State Veterans Home to support the existing facility treating and housing Long Island's Veterans, VHB prepared construction documents in coordination with lighting and electrical consultants to provide more than 90 additional parking spaces. This also involved the evaluation of existing pavement throughout the campus and advising the client on methods to rehabilitate their existing parking facilities. To enhance the experience for residents, other improvements included pedestrian access along the entrance road and an improved facility entrance with signage and landscaping.

References

Kevin Walsh, Esq., Attorney, Walsh Markus McDougal & DeBellis, LLP (516) 408-9000, kwalsh@walshcounsel.com

Chuck Schneider, Director of Civil Engineering, Simon Property Group (317) 263-7961, cschneid@simon.com

David Burman , Partner, The Engel Burman Group (516) 747-1200, david@engelburman.com

Allison McGovern

PHD, RPA, SENIOR ARCHAEOLOGIST

Project Archaeologist

Allison recently joined VHB with experience in historical archaeology, public archaeology, and American material culture; collections and exhibitions; and oral histories, ethnohistories, and ethnographies of Native American, African American, and mixed-heritage communities. She meets the Secretary of the Interior's Professional Qualification Standards for Archaeologist and Historian (36 CFR 61) and is a Registered Professional Archaeologist (RPA). She provides expertise in a broad range of services in cultural resources compliance and historic preservation services, including assessing archaeological sensitivity, evaluating historic properties and sites, archaeological investigations, historical research, public engagement and community outreach. Allison has also lectured, presented, and published on various topics in archaeology.

Education

PhD, Anthropology, Archaeology Subfield, City University of New York, 2015

MPhil, Anthropology, City University of New York, 2011

MA, Historical Archaeology, Anthropology, Syracuse University, 2008

BA, Anthropology, Hunter College, 1999

Registration

Registered Professional Archaeologist

Cathedral of the Incarnation Master Plan, Garden City, NY

VHB is providing survey, civil, and transportation engineering to support the ADA enhancements and entry and circulation reconfiguration of the Cathedral. The authorized scope includes a traffic impact study, environmental assessment form and schematic design planset suitable for initial submission to the Village of Garden City.

Fowler House Archaeological Investigation, East Hampton, NY

Allison directed field investigations beneath the floor boards of the Fowler House, a nineteenth-century Montaukett Indian home in East Hampton, NY. The Fowler House is owned by the Town of East Hampton. The archaeological investigation was requested and funded by the Town of East Hampton in advance of proposed restoration.

Phase 1 Archaeological Survey for Springs School, East Hampton, NY

Allison directed a Phase 1 Archaeological Survey for the Springs School in East Hampton, NY. The Springs School District, undergoing a large bond project, required approvals from the NY State Historic Preservation Office (SHPO) and NYS Education Department. Among other scopes of work, this project includes clear cutting of roughly 3.5 acres of forested area to make way for a parking lot expansion, new access roadway and bus loop, and expanded athletic fields. The site is located within a NYS Archaeologically Sensitive Area, as defined in the NY SHPO Cultural Resource Information System (CRIS). For this reason, the SHPO requested a Phase 1 Archaeological Survey. The survey will be undertaken in accordance with the guidelines outlined in the Standards for Cultural Resource Investigations and the Curation of Archaeological Collections issued by the New York Archaeological Council and the New York State Office of Parks, Recreation, and Historic Preservation (1995), and the New York State Historic Preservation Office Phase I Archaeological Report Format Requirements.

Common Lands, Bonac History, and Landscape Transformations at 131 North Main Street, East Hampton, NY

Prior to joining VHB, Allison worked on an archaeological project investigating landscape transformations at 131 North Main Street from public, communal "town commons" to private ownership, and seeks to connect those transformations to the formation of the working class. Archaeological investigations, archival research, and oral histories are employed to explore socio-economic and cultural changes from the early 18th through the 20th century. This project is developed in consultation with the East Hampton Historical Farm Museum, which tells the story of low-income white farmers (locally referred to as "Bonac") who worked and lived at the site. The museum programs and exhibits are designed and run by descendants of late 19th century Bonac farmers. Funded by the East Hampton Historical Farm Museum.

References

David J. Bernstein, PhD, RPA, Director (retired), Stony Brook University (631) 751-6674, david.bernstein@stonybrook.edu

Richard Martin, Director of Historic Services, Suffolk County Parks (631) 854-4604, richard.martin@suffolkcountyny.gov

Georgette Grier-Key, Ed.D., Director, Eastville Community Historical Society (631) 949-8774, eastvillechs@gmail.com

Gail Pesner

AICP, SENIOR PROJECT MANAGER

SEQRA Project Manager

Gail is an experienced Senior Project Manager proficient in land use, zoning, and environmental planning. She has thorough knowledge of the State Environmental Quality Review Act (SEQRA) and prepares Environmental Assessment Forms and Environmental Impact Statements for private and municipal clients throughout Long Island. She has managed environmental analyses for a wide range of single- and mixed-use development programs. Gail was also the planning consultant to the Village of Lake Success for several long-term ongoing projects and currently serves as planning consultant to the Village of Muttontown.

Education

MRP, Land Use and Environmental Planning, University of North Carolina at Chapel Hill, 1987

Registration

Registered American Institute of Certified Planners

Cathedral of the Incarnation Master Plan, Garden City, NY

VHB is providing survey, civil, and transportation engineering to support the ADA enhancements and entry and circulation reconfiguration of the Cathedral. The authorized scope includes a traffic impact study, environmental assessment form, and schematic design planset suitable for initial submission to the Village of Garden City.

Kensico Water Pollution Control Program EIS, Armonk, NY

Gail prepared the Environmental Impact Statement and related SEQRA and CEQR documentation for the Kensico Water Pollution Control Program on behalf of the New York City Department of Environmental Protection.

Country Pointe at Plainview EIS, Plainview, NY

Gail served as Project Manager for the preparation of SEQRA documentation, including Draft and Final Environmental Impact Statements, for a mixed-use development along Old Country Road in Plainview. Development of the 143-acre property includes 750 units of multi-family housing and 118,000 square feet of commercial space, including a supermarket, bank, and retail, as well as 44 acres of open space dedicated to the Town of Oyster Bay. The Town Board of the Town of Oyster Bay, as lead agency, issued a Notice of Completion for the Final Environmental Impact Statement in February 2015.

Local Ordinance and SEQRA Documentation, Matinecock, NY

Gail prepared the local environmental ordinance and all SEQRA documentation for the Village of Matinecock in Nassau County.

Mall Renovations and Expansions, Suffolk County, NY

Gail prepared Environmental Impact Statements for several regional mall renovations and expansions, including the Walt Whitman and Smith Haven Malls, in Suffolk County.

References

Charles Vigliotti, President and CEO, Long Island Compost/American Organic Energy (516) 334-6600, cvigliotti@licompost.com

Richard Rosenberg, Attorney at Law, The Beechwood Organization (516) 681-1000, rwr@rwresq.com, rrosenberg@beechwoodhomes.com

Charles (Chuck) Davis, Jr., Sr. VP of Development - West, Simon Property Group (650) 617-8220, cdavis@simon.com

Daniel Winkelman

PE, TRANSPORTATION SYSTEMS
TEAM LEADER
Traffic Project Manager

Daniel serves as Senior Project Manager for many of VHB's institutional, healthcare, university, and commercial clients. He has in-depth knowledge of the site, transportation, parking, and mobility issues faced by such institutions. Daniel also has extensive experience creating drainage, roadway, and site improvement plans, as well as providing clients with creative design solutions to improve vehicular and pedestrian environments to address access needs for patients, visitors, staff, and emergency personnel.

Education

BS, Civil Engineering, Polytechnic University, 2004

Registration

Registered Professional Engineer in New York

Northwell Health, Southside Hospital Expansion, Bay Shore, NY

Dan serves as project manager for the Southside Hospital Expansion. The hospital expansion is comprised of a six-story building with 30 new Intensive Care Units, 60 new medical surgical beds, and a new lobby and support areas, as well as 1,000-space parking structure. In total, the project consisted of 214,000 SF of new building construction.

Northwell Health, North Shore University Hospital Advanced Surgical Pavilion, Manhasset, NY

Dan serves as project manager for Northwell Health's proposed Advanced Surgical Pavilion project, situated adjacent to the existing hospital tower on the North Shore University Hospital campus. The project is comprised of a new 22-position Cardiothoracic Intensive Care Unit (ICU), a 22-position Neurosurgical ICU, a new surgical suite with 18 operating rooms, and an aerial connection to the existing hospital tower. In total the project consists of 269,000 SF of construction.

Peconic Bay Medical Center Expansion, Riverhead, NY

Dan conducted the traffic and parking study for a proposed expansion of the 200-bed Peconic Bay Medical Center in Riverhead that will accommodate a new cardiac catheterization / electrophysiology facility and associated improvements. The 54,000 SF project will expand the first-floor emergency room, expand the second floor to accommodate a new Intensive Care Unit, construct a new three-story cardiac care unit and future hybrid operating room, and install a helipad on the roof. The project would also include renovations to portions of the existing Peconic Bay Medical Center facility and parking lot improvements.

Stony Brook University, Administration Garage and South Parking Lot, Stony Brook, NY

Dan worked on the redesign of a parking area adjacent to the Stony Brook campus main parking garage to maximize parking. Both entrances of the garage meet at a common intersection that had been poorly designed and created safety issues. As part of this project, the intersection was redesigned to a standard configuration and eliminated the exiting garage traffic from the intersection by redistributing it to an alternate exiting point. A traffic study was conducted to ensure that there would be no adverse impacts due to the redistributed garage traffic and that the new intersection would function well in the future. The analysis also incorporated the traffic from the university's other nearby future projects.

Accessible Parking Evaluation, Garden City, NY

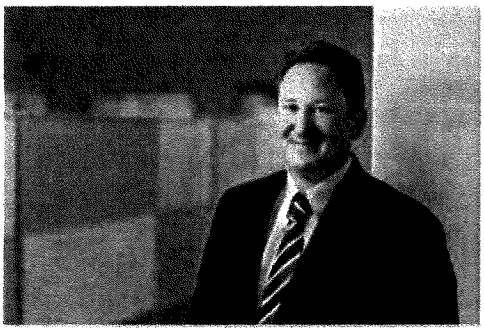
Dan evaluated the section of 7th Street between Hilton Avenue and Franklin Avenue for the purpose of installing three ADA-accessible spaces that would be designed and constructed to comply with the applicable regulations and guidelines, if feasible. If implemented, these ADA-accessible spaces would provide improved accessible access to the front of businesses along this section of 7th Street, as opposed to back entrances to businesses. The results of the evaluation were presented to the Village of Garden City's Traffic Commission for consideration of implementation.

References

Ralph Ekstrand, Mayor, Inc. Village of Farmingdale (516) 249-0093

Joseph DiFrancisco, Superintendent of Public Works, Inc. Village of Garden City (516) 465-4003, jdifrancisco@gardencityny.net

Harold Lutz, P.E., Director of Traffic Engineering, Nassau County Department of Public Works, (516) 571-9453



Stephen Kaplan

PG, DIRECTOR OF OHM SERVICES

Phase 1 OHM

Stephen is Director of Oil & Hazardous Materials and manages Phase I and Phase II Environmental Site Assessments and remediation projects. He consults with private clients, lending institutions, legal counsel, and municipalities. As necessary, he coordinates approvals, permitting, and remediation efforts with regulatory agencies. Stephen has performed Phase I and Phase II investigations for communications facilities; residential, commercial, and industrial properties; and healthcare facilities.

Education

BA, Economics, State University of New York at Geneseo, 1992

Registration

Registered PG in New York
Registered OSHA - CSH-10
Registered OSHA - HC-40
Registered AI in New York

Anticipated availability for the project is 60%

AvalonBay, Mitchel Field Redevelopment, Phase I and Phase II Investigations Garden City, NY

Stephen prepared Phase I and II Environmental Site Assessments for the site of former military housing acquired by AvalonBay from the U.S. Navy for redevelopment. He was also instrumental in preparing cost and timeline estimates for AvalonBay with respect to existing conditions and procedures for subdivision redevelopment. Subsequent to acquisition, soil management and underground injection control (UIC) work plans were prepared by Stephen and approved by the County DOH. Stephen provided oversight during the proper removal of impacted soils, implementation of a UIC remediation project, and abandonment of a 472-foot deep well. A NYSDEC spill was reported and closed, and impacted soils associated with a diesel AST were removed.

Closed Hospital Campus Phase I/II ESA Suffolk County, NY

Stephen managed Phase I and II Environmental Site Assessments to identify environmental conditions for a late-19th-century hospital campus with thirteen active buildings in Suffolk County. Soil and groundwater sampling was conducted at the site to delineate the extent of floating product and smear zone in an open New York State Department of Environmental Conservation spill. VOC contamination from a second on-site source was detected during the groundwater investigation and traced to a source area. Stephen also prepared cost projections for the contract vendee to remediate soil, groundwater, and asbestos issues during site redevelopment.

South Oaks Hospital Phase I ESAs Amityville/Massapequa, NY

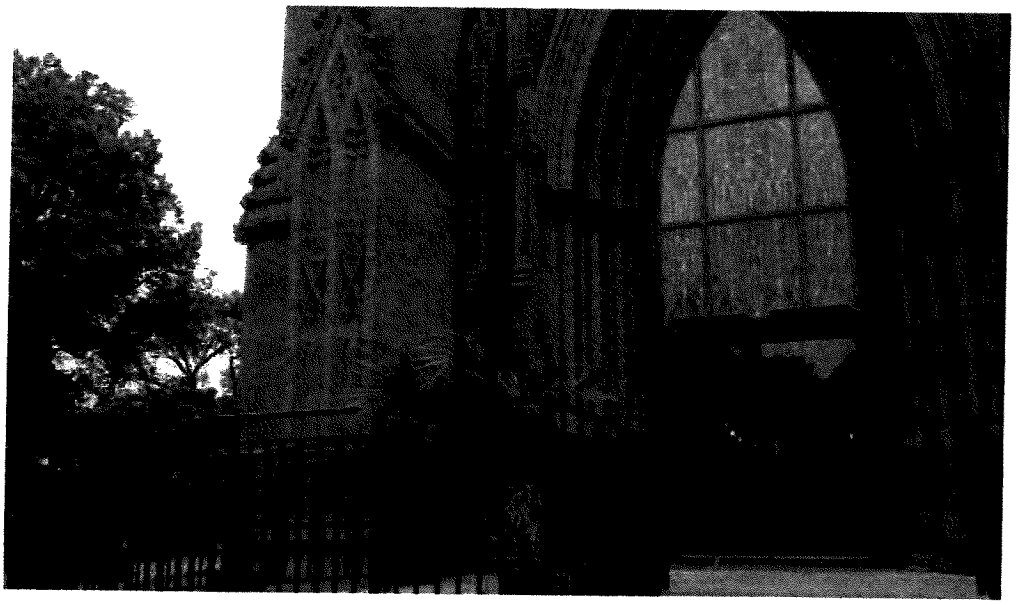
Stephen has prepared multiple Phase I ESAs for various parcels located at this former hospital site. Since portions of the site are located within two counties, two townships and one village, the project required extensive coordination. Stephen coordinated site redevelopment remediation for redevelopment by two separate entities. Remediation activities included the removals of fuel oil and gasoline USTs, NYSDEC spill closures, groundwater sampling, and impacted sediment removal.

NYU Polytechnic School of Engineering Remediation System Brooklyn, NY

Stephen oversaw the design and implementation of a large-scale groundwater remediation system associated with a former leaking underground storage tank located at the Polytechnic Institute in Brooklyn. The groundwater remediation system is designed to collect and capture contaminated groundwater and recover product floating on the groundwater table. Stephen coordinated with team consultants in order to gather information needed to produce a New York State Department of Environmental Conservation-approved remedial action work plan (RAWP) inclusive of a Health and Safety Plan (HASP) and Community Air Monitoring Program (CAMP). Semi-annual soil vapor monitoring is ongoing as part of the approved Work Plan.

Long Island MacArthur Airport On-Call Environmental Services Ronkonkoma, NY

Stephen was the Project Manager for a three-year on-call agreement with the Town of Islip providing environmental consulting services. Monthly groundwater sampling was conducted at various locations of the airport property in accordance with the Town of Islip's NYSDEC SPDES compliance. Other consulting services included Phase II investigations, permitting, underground storage tank investigations, wetlands investigations, and remediation. Stephen worked closely with the Town Of Islip.

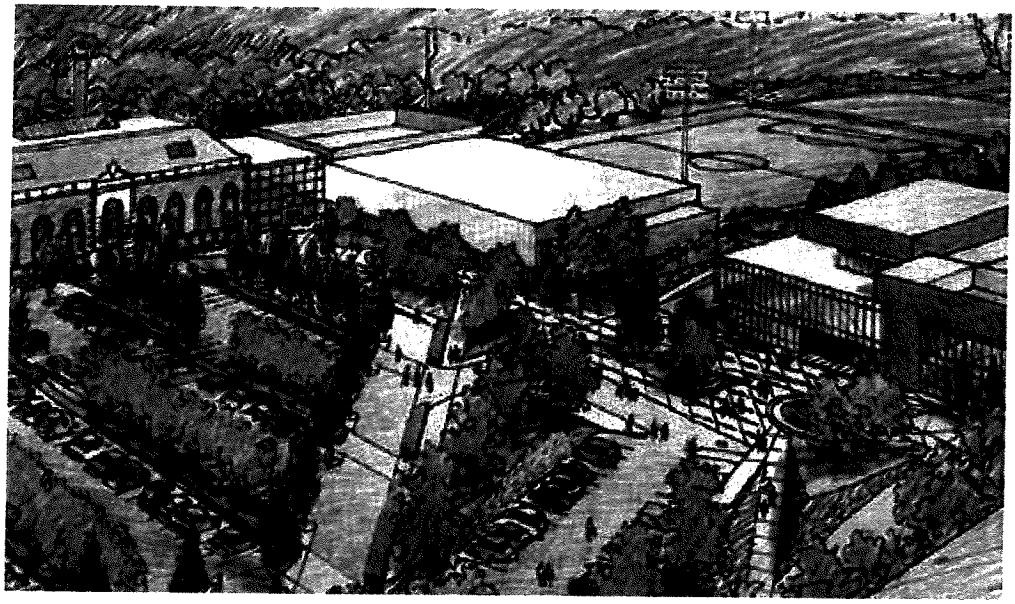


Cathedral of the Incarnation Master Plan

GARDEN CITY, NY

Working with Beyer Blinder Belle Architects & Planners, VHB is providing survey, civil, and transportation engineering for the overall Master Plan of the Cathedral of the Incarnation in Garden City. The survey, civil, and transportation engineering work will support the ADA enhancements being made to the Cathedral, as well as entry and circulation reconfiguration. The traffic impact study evaluates the potential impacts the modifications would have to the surrounding Nassau County Roadways, which will be reviewed by the Department of Public Works. VHB provided a schematic design for submission to the Village Planning Commissioner describing the site amenities, data calculations, circulation and access, and zoning compliance.

Client Beyer Blinder Belle Architects & Planners
Size 5 acres
Completion Date Ongoing
Construction Cost N/A



Adelphi University

GARDEN CITY, NY

VHB has been providing professional services to Adelphi University for the past eight years. The work has involved extensive traffic engineering and transportation planning assistance for the development of numerous facilities on the campus, including:

- Center for Recreation and Sports
- Grounds maintenance building
- Center for Fine Arts
- Performing Arts Center
- Residence Halls A & B
- Parking garage

In connection with these projects, VHB has coordinated with campus administrators and faculty, as well as with professional team members. In most cases, VHB has been called upon to provide testimony before planning and zoning boards in the Village of Garden City. The Village has reviewed and evaluated the traffic and transportation portions of the Environmental Impact Statement for the $100 million expansion of the campus. This assignment involved independent verification of data and assumptions, coordination with Village Police, Fire, Building and Public Works officials, attendance at community meetings, expert testimony at public hearings, and the development of a detailed traffic management and parking program to mitigate the impacts on the surrounding residential community.

Client Adelphi University
Size 75 acres
Completion Date 2005
Construction Cost N/A - Multiple Projects

Sentara Park at James Madison University

HARRISONBURG, VIRGINIA

VHB provided a range of multidisciplinary services for Sentara Park at James Madison University (JMU), one of the nation's largest collegiate sports and recreation complexes. Supporting several of JMU's Division I sports teams and the University Recreation program, Sentara Park accommodates up to 4,000 daily participants on its natural and synthetic turf fields, basketball and tennis courts, track and field, multipurpose complexes, ropes course, and indoor athletics facility. Sentara Park's location on an 83-acre site of sloping fields and woodlands, coupled with its robust program of facilities, presented challenges that VHB met with creative and sustainable design solutions.

With most surface area claimed for athletic use, all stormwater management was forced below ground. Stormwater from the underground system is reused for irrigation purposes. A transportation demand model supported access to the site from other parts of the campus to reduce parking requirements and number of inter-campus trips. To accommodate the difficult sloping site and geologic conditions, VHB developed a plan that allows 'at grade' access from a central spine to all venues for athletes, spectators, and maintenance staff.

The entire park concept used context sensitive design to protect and complement the historical Turner Ashby Monument in the center of the project. Great care was taken to preserve views from the monument and provide build-out of the property acceptable by the United Daughters of the Confederacy. This project received an Engineering Excellence Award from the American Council of Engineering Companies Virginia.

Client Moseley Architects and James Madison University
Size 83 acres
Completion Date 2012
Construction Cost N/A