



3000 W. Clay Street  
Richmond, VA 23230

**JOHN K. GEORGE & CO.**  
**A DESIGN / BUILD FIRM**

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VA Class A Contractor's License #2701039701

(804) 560-1717  
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Unsolicited Proposal Submitted to Goochland County for:

**Alternative Design and Construction for the Tucker Park Pedestrian Trail  
(Phase II Proposal)**

1/28/2020

**Background:** On 3/8/19 Goochland County issued an Invitation For Bid for a Pedestrian Path under Route 522 to connect the East and West portions of Tucker Park. (IFB 2019-18) The design for the 235' long and 8' wide asphalt footpath included a large concrete retaining wall to be built along most of the length of the path, which travels under the existing Route 522 highway bridge, adjacent to the James River. The County informed all bidders at the pre-construction meeting that the funds for the project were in hand and amounted to \$140,000. After the bids were received, it became apparent that there was no contractor that could build the project as drawn at a cost anywhere close to that budget.

Our firm believes that a timber boardwalk is a far better design than the asphalt and concrete path described in the IFB, for reasons of costs, aesthetics, pedestrian experience, and overall beauty and contribution to the Park. This Proposal offers to design, permit, and construct approximately the same size Timber Boardwalk along the same general alignment as the existing design, and this proposal offers to do it within the County's existing budget.

On January 7<sup>th</sup>, Wanda Tormey, Goochland Director of Purchasing requested this Phase II proposal to be submitted by January 28, 2020.

(This Proposal follows Section V. **PROPOSAL PREPARATION AND SUBMISSION**

contained in Goochland County's **Guidelines for Implementation of PPEA**, adopted 9/2/2008)

**A. Qualifications and Experience**

**JOHN K. GEORGE & CO., A DESIGN / BUILD FIRM** is the entity offering this proposal, and is a Richmond VA based construction company that designs most of the projects that it builds. It is an LLC, and is wholly owned and managed by John K. George. Almost 100% of the construction work for this project will be performed in-house with our current highly skilled and experienced employees, thus there will be no major subcontractors. John K George is the Designer and Manager of Construction. The Company is a Class A Contractor with Marine Construction (MCC) and Highway/Heavy (H/H) designations, has been in business and continuous operation since 1983 under the same ownership and management. The current Contractor's License expires 1/31/2022.

With regard to comparable projects, all of the projects below were managed by John K George, and they demonstrate the varied experience of the firm and specifically demonstrate experience and expertise in trail, boardwalk, dock and pier design and construction. All were brought to completion on budget and in compliance with design, land use, service and other standards. The firm's technical performance on these projects was excellent, with no legal or other claims, and a very high rate of satisfaction from clients and end-users. Note the significant public-sector work experience in the OWNER column below.

PROJECT	OWNER	ARCHITECT	CONTRACT AMOUNT	DATE COMPLETE	% Performed by JKG
High Lift Boathouse & Trail	Ackerman	JKGCO	\$ 92,046.00	08/2019	100%
Boathouse & Dock	Bundy	JKGCO	\$ 72,000.00	08/2019	91%
Municipal	Chesterfield Co.	Shoco	\$ 103,125.00	06/2019	100%
Tiber Condominiums	Libbie Guthrie Co.	JKGCO	\$ 4,622,000.00	10/2018	58%
Stream Realignment	Pecoraro	Gradient	\$ 46,437.00	09/2018	100%
Hopewell Riverwalk	City of Hopewell	JKGCO	\$ 615,000.00	04/2018	100%
Canoe Launch Dock	Prince George Co.	JKGCO	\$ 41,938.00	11/2017	100%
Layne Farm	Unnerstall	JKGCO	\$ 582,293.00	10/2017	88%
Boathouse & Seawall	Johnson	JKGCO	\$ 240,649.00	09/2017	100%
Pool Pavilion & Rehab	Danahy	JKGCO	\$ 299,900.00	05/2016	76%
Fishing Pavilion	Wallace	JKGCO	\$ 88,224.00	12/2015	80%
Boat Ramp & Dock	Knight	JKGCO	\$ 132,496.00	08/2015	92%
Dock & Seawall	Wise	JKGCO	\$ 57,436.00	07/2015	100%
Riverside Sheet Pile Wall	City of Hopewell	JKGCO	\$ 39,812.00	12/2014	100%
Pocahontas Drainage Improvements	City of Hopewell	JKGCO	\$ 43,850.00	10/2014	100%
Battersea Bridge & Trail	FOLAR	JKGCO	\$ 98,000.00	08/2007	100%

Below is the firm's current Financial Statement (P&L)

3:28 PM

01/16/20

Accrual Basis

### John K. George & Co.

### Profit & Loss

January through December 2019

Jan - Dec 19

<b>Ordinary Income/Expense Income</b>	
4110 · Construction Income	1,123,746.02
4120 · Design Income	-375.00
4810 · Vendor Refunds	161.84
<b>Total Income</b>	<b>1,123,532.86</b>
<b>Cost of Goods Sold</b>	
5100 · Job Related Costs	
5110 · Materials	210,385.06
5120 · Design	9,110.54
5130 · Permits & Inspections	939.67
5135 · Waste Removal	5,136.98
5140 · Equipment Rental	4,100.52
5100 · Job Related Costs - Other	175.22
<b>Total 5100 · Job Related Costs</b>	<b>229,847.99</b>
<b>5200 · Job Related Labor Costs</b>	
5210 · Job Labor (Gross Wages)	211,177.61
5230 · Direct Payroll Taxes	33,365.81



5250 · Subcontractor Costs	15,932.99
Total 5200 · Job Related Labor Costs	260,476.41
Total COGS	490,324.40
Gross Profit	633,208.46
Expense	
6030 · Advertising	12,629.00
6120 · Car/Truck Expense	
6125 · Gas & Oil	9,601.02
6130 · Repairs & Maintenance	10,101.05
6135 · Registration & License	37.00
6150 · Employee Mileage Reimb	30,469.60
6155 · Tolls	223.90
6120 · Car/Truck Expense - Other	100.00
Total 6120 · Car/Truck Expense	50,532.57
6165 · Boat Expense	3,799.00
6170 · Bond Expense	179.00
6180 · Bank Service Charges	201.00
6330 · Contributions	2,400.00
6420 · Dues and Subscriptions	1,645.12
6510 · Insurance	
6512 · Liability Insurance	18,135.78
6511 · Worker's Comp Insurance	42,749.00
6510 · Insurance - Other	21,189.00
Total 6510 · Insurance	82,073.78
6600 · Interest Expense	
6610 · Finance Charges from Vendors	-0.35
6615 · Loan Interest	858.77
6600 · Interest Expense - Other	120.62
Total 6600 · Interest Expense	979.04
6690 · Miscellaneous	-227.56
6720 · Office Supplies	5,152.48
6870 · Postage and Delivery	220.00
6900 · Professional Fees	
6912 · Profit Sharing Advisor	1,415.00
6910 · Accounting	4,711.50
6911 · HSA Admin Fee	135.00
6900 · Professional Fees - Other	175.00
Total 6900 · Professional Fees	6,436.50
6960 · Rent	30,500.00
6965 · Uniforms	593.52
7050 · Repairs	
7055 · Building Repairs	495.00
7065 · Equipment Repairs	6,139.68
7050 · Repairs - Other	74.36
Total 7050 · Repairs	6,709.04
7140 · Payroll Expenses (office)	
7141 · Hourly-Office Staff	27,480.70
7142 · Salary-Officer	197,999.88
7143 · Vacation Pay	14,576.60
7150 · Health Insurance-Employees	19,932.31
7155 · Dental Insurance-Employees	1,210.48
7156 · HSA Employer Share	0.00
7320 · FUTA/SUTA Expense	423.07
7140 · Payroll Expenses (office) - Other	44,116.25
Total 7140 · Payroll Expenses (office)	305,739.29
7200 · Security Services	544.79
7230 · Shop Supplies	2,325.52
7240 · Licenses, & Taxes	9,829.88
7350 · Telephone	
7352 · Office/Cell Phone Expense	7,311.85
7355 · Employee Cell Phone Reimb	1,779.44

Total 7350 · Telephone	9,091.29
7410 · Travel & Ent	
7415 · Entertainment	84.95
7420 · Meals	1,901.84
7425 · Travel	832.11
7410 · Travel & Ent - Other	124.47
Total 7410 · Travel & Ent	2,943.37
7440 · Utilities	5,965.26
Total Expense	540,261.89
Net Ordinary Income	92,946.57
Other Income/Expense	
Other Income	
8100 · Interest Income	0.54
8150 · Trade Discounts	276.38
8450 · Other Income	197.68
Total Other Income	474.60
Other Expense	
8010 · Health/Dental Insurance-Officer	25,316.28
Total Other Expense	25,316.28
Net Other Income	-24,841.68
Net Income	<u>68,104.89</u>

There are no persons known to the proposer who would be obligated to disqualify themselves from participation in any transaction arising from or in connection to the project pursuant to The Virginia State and Local Government Conflict of Interest Act, Chapter 31 (§ 2.2-3100 et seq.) of Title 2.2.

The firm currently has enough employees on staff to construct the proposed project.

John K George & Co. is the firm that will perform all construction and will be responsible for all design activities, and John K George hereby swears and affirms by his signature on this document that the firm is not currently debarred or suspended by any federal, state or local government entity.

## QUALIFICATION STATEMENT

The firm has the following Qualifications and Experience:

### **Experience:**

Founded 36 years ago by John K. George-President, the company has attained a reputation for excellence in the design and construction of specialized marine projects as well as a wide variety of other projects. John is a graduate of Mary Washington College with a BA in History with emphasis on Historic Preservation and Computer Science. John apprenticed with Preservation and Restoration, a widely recognized construction firm led by Dr. Ronald E. Shibley, and has continued his professional education with seminars, workshops and classes geared toward specific construction issues.

### **Professionalism:**

John K. George & Co. holds a Class A Contractor's License and a Highway Heavy License in addition to a Marine Facilities Construction License from the State of Virginia. John K. George & Co. is bonded and fully insured. John is also a founding member of the Central Virginia chapter of NARI; the National Association of the Remodeling Industry. John was the first person in Richmond, VA to achieve the "Certified Remodeler" designation from NARI. John is also a Virginia registered Responsible Land Disturber.

### **Ability:**

John K. George & Co. has over 75 years of combined experience in construction design and the construction trades, including pile driving, sheet piling, site work, excavation, heavy timber construction, concrete forming, masonry construction, and concrete flatwork. The Company specializes in Marine Construction within a 60 mile radius of Richmond. The company is fully equipped with a shop facility containing state-of-the-art tools and equipment, and multiple specialized marine construction rigs to allow construction in all marine environments, from the smallest pond to lakes and rivers.

### **Notable Projects and Processes:**

1. **Hopewell Riverwalk-** design and construct an 1,800 linear foot timber municipal boardwalk in the intertidal zone of the Appomattox River
2. **Battersea Pedestrian Trail Bridge and Nature Trail Project-** design and construct a series of arched steel footbridges and connecting trails. This project involved working in an extremely sensitive environment, with fast moving water, extremely limited access, and very long span (80') bridges using 100 ton crane and other highly specialized equipment. Project was featured in several publications.
3. **Hopewell Trailhead Dock Project-** Design and build a 110' timber pier over tidal flats for the City of Hopewell. This project involved using very low ground pressure process to construct the project to avoid environmental impact.
4. **Prince Georges County -**Timber pier through a dense wetland marsh, using specially designed equipment
5. **Numerous large scale Residential Marine Projects-** these are extremely varied in nature and have provided a wealth of marine and pile driving experience
6. **Build from above Process:** We have developed experience in a process that makes it possible to construct large scale marine projects from the air; by cantilevering or suspending our equipment over the water or marsh. This unique method completely prevents any impact to the wetlands, and is preferred by many permitting agencies and municipalities for this reason.



## 7. INSURANCE COVERAGES:

John K. George & Co. is fully insured with Marine Contractors General Liability, Hull Protection and Indemnity, WQIS Pollution coverage, Jones Act coverage, Workers Compensation and Longshoreman's coverage, and a 2 MM umbrella Liability policy. Sample certificates:



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/24/2020

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

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

<b>PRODUCER</b> Self Insurance Consultants, Inc 14106 Shallowford Landing Ct Midlothian VA 23112		<b>CONTACT NAME:</b> Bob Griffin <b>PHONE (A/C No. Ext.):</b> 804-767-5951 <b>FAX (A/C No.):</b> 804-744-7968 <b>E-MAIL ADDRESS:</b> rob@swiftcreekinsurance.com	
<b>INSURED</b> John K. George & Co. 5005 W. Clay St Richmond, VA 23230		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: cogsia INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

### COVERAGES

### CERTIFICATE NUMBER:

### REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOG OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPOP AGG \$ \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE <b>DED</b> <b>RETENTION \$</b>					EACH OCCURRENCE \$ AGGREGATE \$ \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A	602-3726	4/1/19	4/1/20	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 100000 E.L. DISEASE - EA EMPLOYEE \$ 100000 E.L. DISEASE - POLICY LIMIT \$ 500000

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



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
01/27/2020

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

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

<b>PRODUCER</b> Marshall & Sterling, Inc. 110 Main Street Poughkeepsie NY 12601		<b>CONTACT NAME:</b> PHONE (A/C, No. Ext): (845) 454-0600 FAX (A/C, No): (845) 485-7804 E-MAIL ADDRESS:	
<b>INSURED</b> John K George & Company 5005 West Clay St Richmond VA 23230-4702		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: Travelers Property Cas. Co of America NAIC# 25674 INSURER B: Travelers Indemnity Co. 25658 INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES CERTIFICATE NUMBER: CL2012379228 REVISION NUMBER:

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

INNER LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	SUBROGATION	WARRANTY	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR Marine General Liability GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y			ZOL-71N23533-20-ND	01/20/2020	01/20/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 2,000,000 Defense Coast \$ 1,000,000 COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY				BA-3P336291	01/20/2020	01/20/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 25,000				ZOB-21P37581-20-ND	01/20/2020	01/20/2021	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ \$ PER STATUTE <input type="checkbox"/> OTHER <input type="checkbox"/>
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N						E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ LIMIT \$1,000,000
A	Protection & Indemnity				ZOL-71N23533-20-ND	01/20/2020	01/20/2021	

**Mandatory Disclosures:** John K George & Co. has not had any of the following conduct within the past three years:

- Bankruptcy filings
- Liquidated damages
- Fines, assessments or penalties
- Judgments or awards in contract disputes
- Contract defaults, contract terminations
- License revocations, suspensions, other disciplinary actions
- Prior debarments or suspensions by a governmental entity
- Denials of prequalification, findings of non-responsibility
- Safety past performance data, including fatality incidents,
- Violations of any federal, state or local criminal or civil law
- Criminal indictments or investigations
- Legal claims filed by or against the firm



The Company has a written Safety Program, and has engaged with VIOSH for comprehensive on-site evaluation of safety programs and practices. John George attends regular Safety Programs and Seminars to reinforce safe work practices.

**JOHN K. GEORGE & CO., A DESIGN / BUILD FIRM** also hires and supervises subcontract firms to assist with specialized aspects of the designs it undertakes, and in the case of this Timber Boardwalk, we will engage expert firms in the fields of:

Wetlands Delineation/Soil Science:

*Enviro-Utilities-* Greg Monett

Geotechnical/Subsurface Analysis:

*GeoTexEngineering PLC-*Scot Harrell

Civil Engineering:

*Gradient, PC-* Claire Shirley PE

Structural Engineering and Special Inspections:

*Engineering Design Assoc.-* Bob Nelson PE

Surveying:

*Dietz Land Surveying-* Garland Dietz RLS

These subcontract firms are all State Licensed and Insured for the benefit of all stakeholders in the project, and can furnish qualification statements upon request.



## B. Project Characteristics

1. The Proposed Project is to replace the at-grade Pedestrian Path described in County IFB 2019-18 with an above grade curving Timber Boardwalk. The proposed boardwalk will be 200'+/- long, and eight feet wide, and will follow the same general alignment as the IFB design drawings, with a slight shift towards the river in order to construct the boardwalk above grade. The photo below is of one of our projects, and is a good representation of what we envision for this Project.



2. The boardwalk will have the following features:
  - supported by round heavy timber pilings
  - timber decking
  - timber railings 42" high
  - full compliance with ADA
  - eight feet wide
3. This Proposal also includes all the design work needed to obtain the required permits:
  - Concept Drawings
  - 3-D renderings
  - Coordination With VDOT
  - Construction Drawings
  - Sealed Engineering Drawings



4. This Proposal includes preparing and obtaining Federal, State and Local Permits for the Work:
  - JPA preparation and submission to VMRC
  - USACE authorization
  - Wetlands Board
  - Goochland County Building Permit
5. We propose to contract with Goochland County, and the Project would be administered in the same manner as the Work contemplated by the original IFB, thus the work to be performed by the County is also the same as described in the IFB.
6. We believe our elevated boardwalk will create far less impact to the sensitive riverbank environment, and to the park itself, because of these advantages compared to the IFB design:
  - a. far less excavation
  - b. far less land disturbance
  - c. no culverts
  - d. no fill brought in or taken out
  - e. much smaller trucks and equipment
  - f. shorter construction time span
  - g. wood structures are more appropriate in waterfront and park settings
  - h. wood is a renewable resource
  - i. modern wood treatments are very long lasting
  - j. less propensity for graffiti
7. There are no anticipated adverse social, economic, environmental and transportation impacts of the project measured against the County's comprehensive land use plan and applicable ordinances and design standards.
8. It is not known if any environmental and archaeological assessments have been completed.
9. This boardwalk connecting the two halves of Tucker Park is a major projected positive social, economic, environmental and transportation impact measured against the County's comprehensive land use plan and applicable ordinances and design standards.
10. This is an elegant and affordable solution to a Project that is already planned for and desired by the County.
11. The proposed schedule for the work on the project, including sufficient time for the County's review and the estimated time for completion is, if awarded in Q1 2020, is completion of the Design, Permitting and Construction by Q2 2020.
12. If the project takes longer than projected, by circumstances out of our control, the public impact will be no different than the current situation of not having a pedestrian path at all.
13. John K George & Company will take sole responsibility for the Design, Permitting and Construction, and the work will be covered by a Performance and Payment Bond.
14. We are relying on the same assumptions that the IFB contains related to ownership, legal liability, law enforcement and operation of the project and the existence of any restrictions on the County's use of the project.
15. We propose to build the project in a single phase.



### C. Project Financing and Cost

1. We propose to provide all required Design, Permitting and Construction for the Work as described above, for the **Lump Sum of \$140,000**. We will provide a line-item payment schedule, for monthly progress payments, consistent with that proposed in the IFB.
2. We are providing this proposal based on the County's statement that the full amount of the \$140,000 budget has been raised/appropriated by the County, and therefore the full amount of the Funding is available now.
3. The State and Local Resources that this proposal relies on is that we can use the existing drawings provided in the original IFB as a starting point for the required design drawings for this alternate design.
4. Because the County has the funds in hand and earmarked for this project in the current budget, there is no anticipation of funding default, issuance of debt, bond rating, underwriting, or interest rate consideration.
5. The County would be able to terminate the project early, if needed, in accordance with Contract Documents, provided our costs and profits are covered.

### D. Project Benefit and Compatibility

- a. Community benefits of the project include an improved and more viable Park System and a facility for use as an outdoor covered classroom for marine studies and lectures.
- b. The project will not create any jobs or add to County tax revenue.
- c. There is no anticipated public objection to the project. We understand that County Administration and County Parks and Recreation are in favor of the Project.
- d. The general public should be informed about the project as a general announcement when the project is awarded, and there can be a more detailed announcement when the final design is approved and construction has started. We do not anticipate involving the public in the design of the project.
- e. We believe that the proposed project is similar enough to the original IFB that it contains the same anticipated significant benefits to the community and the County, including anticipated benefits to the economic, social, environmental, transportation, etc., condition of the County.
- f. Similarly we believe the project has compatibility with the County's and/or affected jurisdiction's local comprehensive plan (including related environmental, land use and facility standards ordinances, where applicable), infrastructure development plans, transportation plans, the capital improvements plan and capital budget or other government spending plan.

Contact:

All Contact regarding this unsolicited Proposal should be directed to

X 

John K. George, President

john@johnkgeorgeandcompany.com

(804) 350-8448