



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

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Unsolicited Proposal Submitted to Goochland County for:

**Alternative Design and Construction for the Tucker Park Pedestrian Trail**

9/15/2019

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 do it within the County's existing budget.

(This Proposal follows the **Format for Submissions at Conceptual Stage** 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 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, and can furnish qualification statements upon request. Almost 100% of the construction work for this project will be performed in-house with our current highly skilled and experienced employees. The Company has a written Safety Program, and is insured with General Liability, Worker's Compensation and Longshoreman's Coverage.

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.

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 and Soil Science  
 Geotechnical and Subsurface Analysis  
 Civil Engineering  
 Structural Engineering and Special Inspections  
 Surveying

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.

List of JOHN K. GEORGE & CO., A DESIGN / BUILD FIRM Significant Representative Projects:

PROJECT	OWNER	ARCHITECT	CONTRACT AMOUNT	DATE COMPLETE	% Performed by JKGCO
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%

(References available 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.
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. This is an elegant and affordable solution to a Project that is already planned for and desired by the County.
8. We propose, if awarded in 2019, completion of the Design, Permitting and Construction in 2020.
9. 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.
10. 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.
11. 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.
12. 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 County would be able to terminate the project early, if needed, in accordance with Contract Documents, provided our costs and profits are covered.

Contact:

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