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CIVIL SITE ENGINEERING

**CONTACT: Bryan Grogan, PE, Sr. Vice President • bgrogan@pwgrosser.com
630 Johnson Avenue, Suite 7 • Bohemia, NY 11716
Phone: 631.589.6353 • Fax: 631.589.8705 • www.pwgrosser.com**



An aerial photograph of a vast green roof installation. The roof is covered with rows of solar panels, interspersed with green vegetation. In the background, a city skyline is visible under a sunset sky with warm orange and yellow tones. A large, semi-transparent green circular graphic with concentric lines is overlaid on the bottom left of the image.

FIRM PROFILE

PWGC: CLIENT DRIVEN SOLUTIONS

MEET PWGC

PWGC was founded by Paul Grosser, PhD, PE, PG, a thought leader who recognized the need for a multi-disciplined engineering and environmental consulting firm that offered a diverse range of services to meet market demand regionally and nationally. Based in Bohemia, NY, PWGC has offices in New York City, Syracuse, Saratoga Springs and Connecticut.

PWGC serves the Northeastern United States and has established an industry recognized reputation for innovative problem solving and providing quality services to municipal, educational, private, public and federal clients. We are dedicated to providing quality products and timely services that result in practical solutions for its clients.

PWGC has a multi-disciplined staff of more than 70 professionals. Our strength lies with these licensed professional engineers, geologists and hydrogeologists, LEED accredited professionals and environmental compliance specialists, which gives PWGC a wealth of experience key to helping bring your project from idea to reality.

CHOOSE PWGC

Whether your objectives are planning, design, redevelopment, remediation or resiliency, PWGC's services are innovative and economical. PWGC is committed to client goals and our dynamic team of professionals provide innovation and flexibility to deliver customized solutions to projects regardless of size, complexity or duration.

THE PWGC DIFFERENCE

What sets us apart is our customized approach to each project, a dedicated, responsive team, our rapport with regulatory agencies and our exceptional project management. PWGC's assets that translate into additional value for you include the following:

- Strong working relationships with key regulatory sector players
- Specialists in regulatory requirements to facilitate quicker approvals
- Highly responsive to budget & time constraints to get your project on line faster
- Project and quality control monitoring to exceed your project needs
- More than 70 dedicated professionals to provide a wide array of services
- Strong understanding environmental compliance standards

Make PWGC's quality environmental consulting and engineering solutions work for you.



PWGC QUICK FACTS

Corporate

- Founded & Incorporated: 1990
- SAM/SBA Registered
- Small Business
- DUNS # 798730966
- Federal ID: 11-3612196

Offices

- Bohemia, NY
- New York, NY
- Saratoga Springs, NY
- Syracuse, NY
- Shelton, CT

Qualifications

- LICENSES - Engineer, Geologist, LSP, NC, NY, NJ, PA, MD, IN, NH, FL, WA
- LEED-AP
- Envision

Service Codes

NAICS

- 562910 Environmental Remediation
- 541330 Engineering
- 541620 Environmental Consulting
- 562998 Waste Management Services
- 541370 GIS Base Mapping
- 237130 Green Services

SIC

- 87489905 Environmental Consulting
- 8711 Engineering Services



SUMMARY LIST OF SERVICES

SEQRA Consulting and Planning Services

- Administration of the SEQRA Process
- Type II Opinion Letters
- Coordinated Review
- Environmental Assessment Forms
- Scoping Documents
- Environmental Impact Statements
- Determinations of Significance
- Findings Statements
- Notices and Assistance with Resolutions
- Land Use and Zoning Assessments

Environmental Services

- Contract Administration
- Petroleum & Chemical Spill Investigation & Remediation
- Remedial Alternative Assessment & Design
- Remedial Construction Management
- Property Transaction Services
 - Due Diligence, RI/FS, PCR
 - Brownfields Redevelopment—Investigation, Remediation, Program Management
 - Phase I, Phase II Environmental Site Assessments
 - NYC E-Designated Sites
 - NYC OER Program Management—Investigations, Remediation, Grant Application
 - Cost Estimating—Property Investigation & Remediation
- Environmental Audits—Assess Environmental Liability
- Environmental Assessment & Contaminant Source Evaluation
- Groundwater Investigation & Remediation
- Aquifer/Pumping Testing
- Risk-Based Approach Solutions
- Site Closure Reports
- UST/AST Management
- Air, Water, Soil & Soil Vapor Sampling/Monitoring Community Air Monitoring
- Environmental & Health Risk Assessment
- Radiological Investigation & Remediation Services
- Hazardous Waste Management
- Soil Management, Certified Clean Fill
- Storm Water Management
- Water Table Evaluation & Flood Mitigation
- Dewatering Design, Permitting & Compliance Sampling

Environmental Compliance/Management

- Air Quality—Title V Permitting, Air Emission Inventories, Tier II & TRI Reporting
- Articles XI & 12 Hazardous Materials Storage Compliance for Nassau & Suffolk Counties, NY
- Chemical/Petroleum Bulk Storage Tanks—Permitting, Audits, Regulatory/Environmental Compliance Management
- Facilities Contingency Plan Development/Management, including SPCC, SWPPP, FRP
- Compliance Review
- Regulatory Compliance Reporting
- FAR 139.321 Fire Safety Inspections
- Fuel Storage Facilities & Mobile Fuel Equipment

Industrial Hygiene

- Asbestos Inspections and Testing
- Indoor Air Quality

- Legionnaire Insoections
- Lead/Mold Testing and Remedial Plans
- Noise Surveys

Expert Counseling/Client Representation

- Expert Testimony, Support & Counsel

Wastewater/Water Supply

- Water Supply/Wastewater—Systems, Planning, Design
- Groundwater Modeling
- Site/System/Feasibility Evaluation, Planning & Technical Assistance
- Water Conservation Plan Development

Natural Resource Studies

- Wetlands Delineation, Permitting & Mitigation Design
- Threatened & Endangered Species Surveys
- Migratory Studies
- Ecological Studies
- Ecological Risk Assessments
- National Environmental Policy Act (NEPA) Studies
- Planning
- Watershed Analysis

Energy/Sustainability Solutions

- Geothermal System Feasibility Analysis, Design, Permitting & Construction Management
- Renewable Energy Design for Solar & Wind
- Carbon Footprint Analysis, Profile & Management
- Alternative Fueling Station Planning & Design, Equipment Specification, Construction Observation, Permitting, Compliance & Facility Commissioning for Compressed Natural Gas, Hydrogen, Biodiesel & Ethanol-85
- Building Due Diligence & Energy Studies
- LEED Administration & Sustainable Design Practices
- High Performance Sustainable Buildings
- Energy Conservation & Energy Recovery Alternatives
- MEP/High Efficiency Equipment Solutions
- Power Generation, Cogeneration & Fuel Cells
- Energy Modeling, Utility Rebate Programs & Tax Incentives
- Green Legislation & ARRA Stimulus Grants
- GIS Based Modeling for Wind, Solar & Carbon Footprint Analysis

Civil/General Engineering

- “Best Economic Alternatives” Evaluation
- Comprehensive Feasibility Studies
- Conservation Plan Development
- Construction Planning, Management, QA/QC
- Drainage Planning, Grading & Design
- Evaluation, Planning & Technical Assistance
- Facility Design & Condition Assessment
- Planning & Design
- Property Condition Report

Geographical Information Systems/Global Position Systems

- Data Collection & Conversion
- Infrastructure & Asset Management
- Wetlands & Endangered Species Delineation
- Digital Elevation Model Analysis
- Customized GIS Applications, GIS/CAD Integration
- Database Development, Conversions, Manual Digitizing
- Website Development
- GPS Field Data Collection & Post-Processing
- Remote Sensing & Image Processing



A construction site at sunset. A large yellow crane is on the left. In the foreground, a surveyor in a white uniform and yellow safety vest stands with a surveying instrument on a tripod. The background shows rebar structures for a building. A blue banner is at the top right.

CIVIL SITE ENGINEERING

INTRODUCTION TO CIVIL SITE ENGINEERING

PWGC is an experienced engineering firm with a significant understanding of real estate-related civil site design requirements. Founded in 1990 by thought leader Paul W. Grosser, PhD, PE, PG, Executive Chairman, PWGC has developed a well-honed approach to assessing civil site requirements and drafting innovative and sensible solutions that unlock hidden value.

Given its economic importance, civil site represents one of PWGC's largest market segments. These efforts are directed by some of the firm's most senior and experienced associates. Our spectrum of experience ranges in size from small residential and commercial sites to area-wide projects for the public and private sector, including school districts, large-scale commercial and multi-family developments.

PWGC's team of engineering and environmental professionals is led by Senior Vice President Bryan Grogan, PE, and Vice President Gerry Rosen, PE, whose real-world experience working in cooperation with development and legal interests gives PWGC the seasoned perspective to deliver civil site designs drafted to receive positive regulatory review.

PWGC recognizes that every development project has its own identity, which requires the tailored application of civil site design depending on client objectives, site conditions and regulatory environments. Our established approach to

civil site engineering is based on open communication with the client, which ensures our designs meet project objectives.

PWGC's know-how has enabled us to work with some of New York metropolitan region's most influential developers and institutions. Our clients include RXR Realty, REDCOM, Rechler Equity Partners, TRITEC Real Estate, Benjamin Beechwood, New York City's Department of Parks and Recreation, The Ross School, and Suffolk County's Department of Public Works, to name a few.

PWGC's professionals have more than 100 years combined experience associated with civil site engineering. On a daily basis, PWGC delivers civil site engineering services efficiently and economically on behalf of our clients. Our personnel give PWGC's clients the foresight to make well-informed decisions to allow their projects to move from the realm of ideas to reality.

PWGC performs all consulting, project management, and support services in accordance with strict quality assurance and quality control standards. All senior personnel are actively involved in day-to-day operations, making key decisions and monitoring project progress for tasks as varied as engineering design and construction support to review for technical investigations.



Ross School
East Hampton, NY



CIVIL SITE ENGINEERING SERVICES

PWGC provides a complete range of civil site design and engineering consulting services for a variety of clients, including residential and commercial applications in the public and private sector. Our engineering group has the required expertise to be a valued team member for your project.

PWGC provides Civil Site Development Design and Engineering services specializing in the following:

PRE-DESIGN SERVICES	DESIGN AND ENGINEERING	CONSTRUCTION SERVICES
<ul style="list-style-type: none"> • Site Assessment/Inspection • Feasibility Studies • Schematic Plans/Sketches • Environmental Assessments • Environmental Impact Statements • Zoning Analysis • Change of Zone/Variance Applications • Floodplain and Wetland Investigation • Wetland Permitting • Hydrological Studies • Yield Mapping • Traffic Letters and Studies • Geotechnical Investigation • SEQRA 	<ul style="list-style-type: none"> • Foundation Engineering • Site Removal and Demolition Plans • Site Plans and Master Plans • Grading and Drainage Plans • Builders Pavement Plans • Stormwater Management Designs • Stormwater Permitting and Compliance • Wastewater and Sanitary Engineering • Utility Plans, Location and Coordination • Approvals and Permitting • Water Supply Design • Electrical and Mechanical Support • Geothermal Systems • Geotechnical Engineering 	<ul style="list-style-type: none"> • Project Management • Construction and Bidding Documents • Specifications • Construction Cost Opinions • Community Meetings • Storm Water Pollution Prevention Plans • Construction Administration/Observation/Inspection • Shop Drawing Review • Bid Analysis • Certifications for Municipal Acceptance



The Shipyard at Port Jeff Harbor

PWGC REFERENCES

PWGC provides a complete range of civil site development design and engineering consulting services for a variety of clients, including residential and commercial applications in the public and private sector. PWGC’s engineering group has the required expertise to be a valued team member for your project.

The Ross School

Dan Ruzow - 631-907-5249
18 Goodfriend Drive,
East Hampton, NY 11937

Inlet Seaford

Julia Bartlet - 631-668-3419
533 East Lake Drive, PO Box 2148,
Montauk, NY 11954

Amber Court

Raphael Weiss - 516-334-383
3400 Brush Hollow Road,
Westbury, NY 11590

Town of Oyster Bay

Matthew Russo - 516-677-5886
150 Miller Place,
Syosset, NY 11791

Suffolk County Department of Public Works

Michael J. Monaghan - 631-852-4225
335 Yaphank Avenue, Yaphank, NY 11980

TRITEC

Marty DePasquale - 631-751-0300
45 Research Way, Suite #100,
East Setauket, NY 11733



A photograph of a construction site showing a large concrete structure under construction. The structure is covered in a dense network of steel rebar. Several workers in high-visibility vests and hard hats are visible, some standing on a platform and others near the structure. A yellow crane is visible in the background. The image has a blue gradient overlay at the bottom and a blue banner at the top right containing the text.

CIVIL SITE ENGINEERING EXPERIENCE & CLIENTS



Eastport South Manor K-2 Primary School



Sebonack Golf Club

CIVIL SITE ENGINEERING CLIENTS

LENDERS	DEVELOPERS	PUBLIC
<ul style="list-style-type: none"> • American Community Bank • Bank of China • People's United • Investors Bank • Citigroup • Independence Community Bank • Long Island Commercial Bank • M&T Bank • First National Bank of Long Island • Sterling National Bank • The Bank of East Asia • United Commercial Bank • Valley National Bank • BankUnited • Goldmans Sachs 	<ul style="list-style-type: none"> • Belvedere Property Management • The Witkoff Group • Marstan Development Corp. • Hudson Companies • Hudson Development USA • Greater Jamaica Development Agency • Advanced Residential Communities • Seabreeze Homes • Atlantic Development Corp. • Bedford Real Estate Planners • Renaissance Realty • Crystal Bay Homes of Long Island • Beechwood Organization • Heatherwood Communities • Trinity Real Estate • WinMar Homes • Benjamin Development Company • Tritec Real Estate Company • REDCOM • RXR Realty 	<ul style="list-style-type: none"> • Suffolk County Dept. of Public Works • City of Long Beach • City of Glen Cove • Water Authority of Great Neck North • Village of Hempstead • Village of Sag Harbor • Village of Freeport • Town of Shelter Island • Town of Southold • Town of Riverhead • Town of North Hempstead • Town of Babylon • Town of East Hampton • Town of Southampton • Town of Oyster Bay • Town of Islip • NYC Dept. of Design and Construction • NYC Housing Authority • NYC School Construction Authority • SUNY Old Westbury



NYC PARKS PLANNING DESIGN CONSULTING & MANAGEMENT

CLIENT: NYC DEPARTMENT OF PARKS AND RECREATIONS

CONTACT: SOL COHEN WESLER-COHEN ASSOCIATES, INC

SITE: MULTIPLE GOLF COURSES, CITY PARKS

PRINCIPAL: PAUL W. GROSSER, PHD, PE, PG, EXECUTIVE CHAIRMAN

PROJECT DESCRIPTION

P.W. Grosser Consulting, Inc. (PWGC) provided design, planning, specifications for modifications according to site-specific aspects, standard/consolidated wells, and standard rock wells related to irrigation issues at selected DPR golf courses. PWGC coordinated with the NYC Department of Parks and Recreations to ensure all permits and legal requirements were met.

PWGC's ROLE

- Comprehensive site assessments including Hydrogeologic/Geologic Review, Site Inspections & Summary Reports
- Site assessments to determine feasibility of the planned lake constructions at uncertain sites, as well as sites that called for pre-design tests, soil analyses (organic content); existing well testing; and percolation tests
- Construction Management, QA & QC, Contractor Selection & Monitoring

PWGC provided plans and specifications for unconsolidated wells at seven golf courses across Brooklyn, Queens and Staten Island. We are determined not to pursue irrigation wells at the remaining courses based on unfavorable subsurface conditions and poor water quality identified during the initial site visits. However, PWGC did advise the client to continue pre-design testing at all identified courses, resulting in the discovery of a shallow well at the Staten Island site, and an existing pond at a Brooklyn site that could serve as a feasible and environmentally compliant alternative to an irrigation well. Based on the results of the water quality and recharge rate testing, that pond was approved as the irrigation water supply.

PWGC provided shop drawing review, site visits and other construction administration services were provided by PWGC for wells at the four Queens courses, and the shallow wells at the Staten Island course.

PWGC designed irrigation lakes for nine golf courses in Brooklyn, Queens, Bronx, and Staten Island which included location siting, plan and profile views, inlet/filter well details, available pond volume calculations to satisfy DPR's one million gallon requirement, and construction specifications. Further, PWGC incorporated supplemental water supply from potable water sources options for the Brooklyn and Staten Island lake sites. The lakes at three courses in the Bronx were supplied through either runoff and/or natural streams. The three courses in Queens and one in Staten Island were supplied from the new irrigation wells. In addition, one course in Brooklyn, one in Staten Island, and a third in the Bronx which also included the new irrigation lakes, used existing lakes for the irrigation supply. Another course in Staten Island utilized a reservoir as the supply source. PWGC designed inlet structures to the new pump stations at the two golf courses in Staten Island, the other course in Brooklyn, and for one of the courses in the Bronx. These designs also included plans and specifications.

PWGC provided shop drawing review, site visits, and other construction administration services for 10 new lakes at nine golf courses, and for four existing lakes (including the reservoir) at four golf courses. In addition, permit applications were prepared for construction in freshwater wetlands at two of the existing lakes. This application required approval from the NYS Department of Environmental Conservation as well as the Army Corps of Engineers.



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PORT JEFF APARTMENTS

CLIENT: TRITEC REAL ESTATE

CONTACT: MARTY DEPASQUALE • MARTIND@TRITECREALESTATE.COM • (631) 751-0300

SITE: THE SHIPYARD AT PORT JEFF HARBOR

PRINCIPAL: PAUL K. BOYCE, PE, PG, PRESIDENT/CEO

PROJECT DESCRIPTION

PWGC provided East Setauket, NY based Tritec Real Estate Co. with a drainage plan for the development at 201 W. Broadway in the Village of Port Jefferson, a 112-unit apartment complex, known as The Shipyard at Port Jeff Harbor. Among the challenges the site faced was being located in a shallow groundwater area and being traversed by a natural drainage way, Old Mill Creek. PWGC provided specific means to ensure that site was properly drained and did not cause adverse environmental conditions nor exacerbated existing issues and conformed to the requirements of local and state regulations.

The 201 W. Broadway site is in a low-lying area of Port Jefferson in proximity to the harbor. Shallow depths to groundwater existed across the site as well as soil conditions that were addressed relating to storm water retention. PWGC took in account the Village of Port Jefferson's requirement that stormwater systems be designed to handle a minimum three-inch rainfall event. The New York State Department of Environmental Conservation (NYSDEC) Stormwater Pollution Prevention Plan (SWPPP) requirement was consistent with the Village's. It was assumed that 50 percent of the site would be covered with impervious surfaces and would require drainage that equated to approximately 20,147 cubic feet of storage for a three-inch precipitation event.

Several storage options were considered including locating all site drywells on the portion of the site that is south of the creek, which would require substantial amounts of storm water be collected and pumped across the underside of the vehicular bridge. Shallow chamber drainage structures such as Contech Chambers, or possibly a shallow rectilinear system were also considered. Each option was evaluated by PWGC and vetted out during the schematic design phase.



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THE ROSS SCHOOL

CLIENT: THE ROSS SCHOOL

CONTACT: THOMAS SZAJKOWSKI • 631-907-5249

SITE: EAST HAMPTON, NY

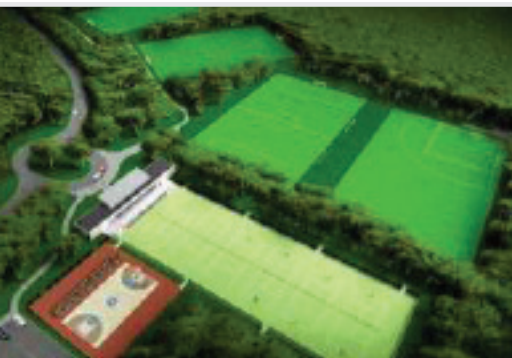
PRINCIPAL: PAUL K. BOYCE, PE, PG, PRESIDENT/CEO

PROJECT DESCRIPTION

PWGC provided comprehensive civil/site engineering designs, in coordination with the Ross School and regulatory agencies, related permitting services, water supply/sanitary system design, site plan and construction planning for the planned construction of the campus site's buildings 2, 5 and 10.

PWGC's ROLE

Today, Building No. 2, the Humanities and Media Pavilion, incorporates a television studio, avid editing room, film editing rooms, orchestra rehearsal and music practice rooms. Building No. 5 is the Center for Well-Being and comprises an executive chef café, gymnasium and a volleyball court that can be converted to a movie theater/performing arts center with roll-away bleachers. Building No. 10 is the Senior Thesis building and includes a recital hall, library, photography labs, and science laboratories. PWGC's tasks spanned from geothermal well design and mechanical piping, to water supply and sanitary system services, to extensive civil site design and site application preparation.



PWGC's APPROACH

Bldg. 10 – PWGC provided design services which included:

- Water Supply and Fire Protection
- On-Site Subsurface Sanitary Disposal System
- Site Grading and Drainage, and Location
- Coordination of site utilities and traffic control devices

Building 2 – Services included:

- Geothermal Well Design
- Water Services Design and Permitting
- Grading Drainage, Parking and Traffic Controls
- Sanitary Wastewater Disposal Design and Permitting
- Site Plan Application Drawings
- Construction Administration and Observation

Building 5 – Design work included:

- Sanitary and Drainage System
- Septic Tanks and Leaching Pools
- Storm Water Drainage Drywells
- Geothermal Wells
- Potable Water Supply/Fire Protection Services
- Grading, paving, traffic controls and site lighting



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SEWAGE TREATMENT PLANT DESIGN & CIVIL SITE ENGINEERING ANALYSIS

CLIENT: IGY MARINAS

CONTACT: ERIC SIMONTON, EXECUTIVE VICE PRESIDENT

SITE: MONTAUK YACHT CLUB, MONTAUK, NY

PRINCIPAL: PAUL K. BOYCE, PE, PG, PRESIDENT/CEO

PROJECT DESCRIPTION

PWGC provided site planning and civil design services and sewer treatment plan (STP) design to satisfy the Town of East Hampton settlement pre-requisites for the Montauk Yacht Club (MYC) development. In 1986, the Town of East Hampton had rejected the previous owner's proposal for development of 68 new condominium units. After an Article 78 proceeding, the ruling was overturned, ordering the Town to reconsider the project. The Town and MYC agreed on a Settlement: The Town granted a Special Permit to build 50 condominium units, stipulating several site condition prerequisites.



PWGC's ROLE

- Engineering, planning and design services to address identified issues of concern
- Design to meet stipulations for compliance set forth in the settlement
- Preparation of the Natural Resources Special Permit (NRSP) application as required by the Town

PWGC reviewed site records and information on the identified areas of concern, such as wetlands area, poor soil conditions, and a high groundwater table condition. Utilizing the study findings and research results, PWGC prepared and submitted the NRSP application for the Town, and the design for MYC to satisfy the conditions of the settlement. For the final design, PWGC prepared construction documents related to the proposed water supply and the necessary NRSP for the resort and Marina Deep Sea Residence Parcel. Design and plans for a water supply system that conformed to Suffolk County Department of Health Services and Suffolk County Water Authority regulations. A Wastewater Treatment Plant utilizing Sequenced Batch Reactor (SBR) technology for secondary treatment and nitrogen removal, designed to treat up to 50,000 gallons per day of sewage from the proposed condominium project and the existing facilities of the MYC and adjacent properties. PWGC selected the SBR technology for sewage treatment for its ability to treat readily varying sewage flows, experienced weekly and seasonally at the facility. The design also included use of low profile infiltrators to recharge the treated wastewater into the ground.

PWGC's design will not only meet the conditions of the settlement to satisfaction, but also make a significant improvement on existing legal discharges upon groundwater by reducing the current nitrogen loading by 81.5 percent once the STP is constructed.



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ARVERNE BY THE SEA

CLIENT: BENJAMIN BEECHWOOD COMPANY, LLC

CONTACT: GERRY ROMSKI, COUNSEL AND PROJECT EXECUTIVE

SITE: ARVERNE BY THE SEA, ROCKAWAY, NY

PRINCIPAL: PAUL W. GROSSER, PHD, PE, PG, EXECUTIVE CHAIRMAN

POLLUTANT ASSESSMENT MODEL FOR DRAFT & FINAL ENVIRONMENTAL IMPACT STATEMENT (DEIS & EIS)

PWGC's work served to satisfy HPD requirements, ensure continued community support for the Urban Renewal Area (URA) plan, and economic feasibility. Part of the DEIS called for assessing how the development of the URA western portion would impact meeting TMDL's at nearby Sommerville, Barbadoes, and Vernam basins, located on the northern shore (Rockaway Industrial Park/Beach 79th St area; see map). Since the area of the proposed development that drains into the Barbadoes Basin would largely retain its existing infrastructure, PWGC believed a more detailed impact analysis on Barbadoes Basin, Vernam and Sommerville Basin was necessary. As part of PWGC's comprehensive project support services at the Arverne URA, PWGC conducted a stormwater analysis to determine the potential impact of increased stormwater loading due to nitrogen and other contaminants that would result because of the proposed development.

PWGC utilized the Tidal Prism approach to account for the flushing of the basins each tidal cycle by waters from the Jamaica Bay. Due to the large tidal range in Jamaica Bay, the tidal flushing is significant. These basins currently receive the stormwater flow from this entire area of Rockaway Beach totaling, on the average, 7.6 million cubic feet annually. The proposed development will provide, on the average, an additional 1.9 million cubic feet per year of stormwater to the basins. Which means the proposed development would increase the volume of stormwater going to these basins by 25 percent. Each of these basins has a direct connection to a major channel (Grass Hassock Channel) in Jamaica Bay through large inlets. The basins are also relatively short in length, Barbadoes (1,600 ft.), Vernam (1,800 ft.) and Sommerville (3,600 ft.) allowing for free flow of water from Jamaica Bay deep into the basins.

PWGC's analysis indicated a 0.1 percent increase in contaminant concentrations because of the area's development without using Best Management Practices (BMPs). Noting that the increase would not create a measurable impact on the basins, PWGC projected that implementing BMPs would reduce sediment loading by 72 percent and the nutrient and heavy metal loading by 66 percent, thus further lessening the impact on the basins.

DESIGN/ENGINEERING MANAGEMENT SERVICES, STORMWATER COLLECTION & CONVEYANCE SYSTEM

PWGC was responsible for design and siting of a stormwater collection and conveyance system for an 80+ acre development along the south shore of Queens County. Responsibilities included locating catch basins, grading design, sizing interconnecting piping networks and tie-ins with the local NYC storm sewer system. PWGC also managed the inclusion of BMP's in the system design.

STORMWATER QUALITY IMPACT ASSESSMENT ON LOCAL SURFACE WATER BODY

PWGC was responsible for determining stormwater roadway run-off concentrations for total petroleum hydrocarbons (TPH), suspended solids, metals, coli forms, pH, and dissolved oxygen. To estimate the influence of these parameters on the nearby canal basins into which they were to be discharged, PWGC employed chemical and mathematical relations using chemical properties and mass balances based on flow rates and tidal flushing volumes to estimate potential effects. Subsequently, PWGC prepared the stormwater portion section of a DEIS.

GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY (SPDES) TO COMPLY WITH NYSDEC PERMIT NO. GP-02-01 REQUIREMENTS

PWGC prepared a SWPPP for the proposed development of the approximately 110-acre portion as part of the DEIS and FEIS, which were required by the NYS Department of Housing Preservation and Development. Further, PWGC developed the weekly inspection program, required for the permit. The program is being implemented for the Western Portion. Inspections include summary reports of compliance, deficiencies and required remedial measures.

PWGC prepared SWPPPs for Parcels 1A and 1B in the Palmer's Landing neighborhood. Parcel 1A consists of approximately nine acres of two-family housing; Parcel 1B consists of approximately three acres of mid-rise residential buildings.



ENVIRONMENTAL CIVIL SITE ASSESSMENT & REDEVELOPMENT

CLIENT: EXPEDITORS C/O CARGO VENTURES, LLC
CONTACT: STEVE BARTHEL, EXECUTIVE VICE PRESIDENT
SITE: INWOOD, NY
PRINCIPAL: JAMES RHODES, PG, COO

PROJECT DESCRIPTION

PWGC provided civil site engineering services, investigation services, remediation services, and the redevelopment of a 4.25 acre former Shell Oil terminal located along Negro Bar Channel in Inwood, NY.

PWGC's ROLE

As part of this multifaceted project, PWGC:

- Prepared a Phase I Environmental Site Assessment to satisfy the necessary lending institutions as well as to document historic environmental work performed at the site
- Completed a Subsurface Investigation to determine current site conditions for the preparation of appropriate NYSDEC approved Corrective and Remedial Action Plans.
- Oversaw and managed the removal of petroleum-impacted soils, which resulted in an excavation measuring 300 x 200 feet and over 40,000 tons of impacted soils processed.
- Prepared design for a new parking lot with lighting, drainage and landscaping plans

PWGC determined through review of aerial photographs during the Phase I ESA that a former channel near the center of the property had likely been backfilled with dredged material. Subsurface investigation results showed that a bog/meadow mat layer existed at approximately 5-7 feet below grade and likely represented the former surface of the site. The soil quality information indicated that this bog layer acted as a confining layer for the impact; however, where this layer had been removed (such as the channel), contamination was found to depths of approximately 14 feet below grade. Since money was to remain in escrow until a no further action letter was received for the site from the NYSDEC, the project team decided to remove the impacted soils on an accelerated schedule. PWGC used the above information and prepared an excavation plan, which included scraping the top two feet across the site for reuse, excavating down to the bog layer where it existed and pursuing contamination to deeper depths below the water table where it had been removed. To accomplish this, PWGC negotiated the water discharge from the excavation to the municipal sewer system following the removal of floating product resulting in huge cost saving. Given the size of the excavation and the need to backfill portions of the excavation upon completion, PWGC developed an endpoint-sampling plan in conjunction with the NYSDEC. Expedited turnaround of endpoint samples was performed and forwarded to the NYSDEC for immediate approval so that backfilling could take place. During this time, PWGC had to contend with a multifaceted project, which included the demolition of a number of buildings on the property and the installation of a new bulkhead with tiebacks placed below grade across the site. In addition, new drainage structures needed to be installed as part of the new parking lot designed by PWGC. These activities were incorporated into the remediation, while the NYSDEC was kept informed on a daily basis.

Since PWGC was able to demonstrate through endpoint sampling that the removal effort was highly successful, the NYSDEC reduced the post excavation monitoring significantly. Only two monitoring wells were required over this 4.25- acre site and were placed within the former channel after the installation of the new parking lot. With this new parking, Expeditors is now able to relocate their parking facility, which in turn frees the way for the expansion of the company's current building, paving the way for their corporate growth.



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COMMERCIAL REDEVELOPMENT SITE PLAN DESIGN & ENGINEERING

CLIENT: INLET SEAFOOD PROPERTY, LLC

CONTACT: JULIA BARTLETT

SITE: MONTAUK INLET SEAFOOD, INC. EAST LAKE DRIVE, MONTAUK, NY

PRINCIPAL: PAUL K. BOYCE, PE, PG, PRESIDENT/CEO

PROJECT DESCRIPTION

PWGC, in conjunction with an architect, survey, and law firm, was charged with the proposed re-development of the existing 6.7-acre commercial fishery into a multiple-use site consisting of an expanded fishing facility, shops, warehouse, storage buildings, new bar and restaurant.

PWGC's ROLE

PWGC managed planning and preparation of site plan application drawings and design/construction documents, which included:

- Construction documents for site grading and drainage, parking lot layout, traffic circulation infrastructure and safety, site lighting, landscaping, and utilities, sanitary designs and layouts, clearing and coverage calculations
- Site plan applications and environmental permitting documentation for regulatory agencies (i.e. SPDES permits, tank registrations, wetlands permits, Board of Zoning Appeals)

PWGC design/plans, comprehensive in scope yet customized to the site, focused on preserving overall feel and view of the site's original use:

- Site grading and drainage plans that incorporated previous parking and roadway surfaces to minimize the required number of drainage structures
- Parking lots/facilities and traffic circulation layouts that provided 115 private, commercial, and handicapped parking spaces at the new buildings, ease/segregate, visitor and commercial traffic, and provide for fire lanes and sufficient turning radii around commercial fishing facilities
- Site lighting that met safety and security requirements, illuminated interesting and attractive areas, walkways, building entrances, parking areas and egress
- Landscaping designs integrated native grasses and natural vegetation wherever possible, and included accent plants and shrubs around the proposed buildings and walkways to enhance architectural aesthetics
- PWGC designed and coordinated the location of project utilities, such as potable water and fire protection services. PWGC met with the SCWA and SCDHS to address the water service design, which involved retrofitting the entire site with new water lines to accommodate the upgraded sanitary loading
- Sanitary design for the site was one of the more challenging design issues PWGC faced, since the owner did not want to build, operate, and maintain any type of sewage treatment facility. Addressing the client's request and constraints such as setbacks from surface water bodies, the site's location within the Town's Harbor Protection Overlay District (HPOD) and a shallow depth to groundwater, restricted development somewhat
- PWGC reconfigured the existing dock and boat slips for the commercial fishing facility for more efficient usage and give access to larger boats
- Permitting issues that PWGC was responsible for included registration of a new 12,000 gallon aboveground diesel fuel tank for the fishing fleet, a SPDES (State Pollution Discharge Elimination System) permit for the new sanitary systems (permit required when sanitary discharge is over 1,000 gpd) and a wetlands permit with the NYSDEC and USACE.



LONGWOOD PUBLIC LIBRARY

CLIENT: LONGWOOD PUBLIC LIBRARY

SITE: MIDDLE ISLAND, NY

PRINCIPAL: GERRY ROSEN, PE, VICE PRESIDENT

PROJECT DESCRIPTION

To meet the growing needs of the community, Longwood Public Library expanded its existing 31,000-square-foot building that is located on a 4.5 acre piece of property at the southwest corner of Middle Country Road and Yaphank-Middle Island Road, in Middle Island, NY. PWGC was selected to provide the civil engineering scope of services, which was separated into two parts:

- Pre Referendum Phase
- Post Referendum Phase



PWGC's ROLE

PRE REFERENDUM PHASE

This phase included the development of community visioning and goal setting for the project. The library developed a needs analysis and building program that established conceptual design and budgets by the stakeholders and construction manager, and the library board of trustees. Specific services in the scope of this phase include the following:

- Boundary and topographic survey
- Stormwater analysis of existing flows on and across the property
- Review of baseline data, drawings and existing conditions – site analysis and feasibility report
- Attend and participate in charrette collaboration meetings with design team to develop schematic layout and materials plan
- Develop schematics for: demolition, clearing and grading plan, and sanitary waste disposal system
- Design; stormwater management plan; sediment and erosion control plan
- Provide a cardboard work model
- Assist with completion of NYSED paperwork applicable to the civil scope of work
- Assist and participate with the design team in the permitting and approvals process related to the civil engineering scope of work for the pre referendum phase
- Assist and participate in the LEED™ certification process with the design team and LEED™ consultant
- Attending meetings and teleconferences as necessary with the library board of trustees, staff and administration as required and present at public meetings

POST REFERENDUM PHASE

During the post referendum phase, PWGC was responsible for continued development of the approved schematic civil/site design and engineering plans along with the specifications to create working design development (DD) documents. Working alongside of the design team, Library Administration and the CM, a set of design documents was ultimately created for approval by the Library Board of Trustees. PWGC's team approach to the site engineering incorporated low impact design elements, and cost minimizing features to minimize the cost of construction.

During the 18 month construction period, PWGC attended jobsite coordination meetings, provided information and clarifications to the contractor, review shop drawings, review payment requisitions, review requests for change orders, and provide signed copies of an "as-built" drawing for records. Following the construction period, PWGC assisted with the close out of LEED and NYSED paperwork, punch list items, and assisted with the commissioning of the building as it related to civil/site engineering services.



AMBER COURT ASSISTED LIVING FACILITY

CLIENT: AMBER COURT

SITE: AMBER COURT ASSISTED LIVING FACILITY, NESCONSET, NY

PRINCIPAL: GERRY ROSEN, PE, VICE PRESIDENT

PROJECT DESCRIPTION

PWGC provided professional engineering services for the design and construction of a new 40,000-gallon-per-day sewage treatment plant (STP) at the Amber Court Assisted Living Facility. In addition, PWGC also performed civil engineering services for the site design of the new facility.

PWGC's ROLE

- Creating detailed plans and specifications for the construction of the new Treatment facility.
- Preparation of a detailed report describing all critical aspects of the plant's operation and construction to demonstrate the feasibility of the plant's construction, as well as for obtaining regulatory approval for the Plant's design and construction.
- PWGC worked successfully with the client other consultants as necessary to provide any and all information necessary for the State Environmental Quality Review Act (SEQRA) process.

PWGC created a detailed report for the site of the proposed facility to evaluate the potential for on-site sewage treatment. This report was used to successfully gain all requisite regulatory agency approvals necessary to start the design of the facility. After the initial report was approved PWGC proceeded with detailed design of the treatment system, creating detailed plans and specifications for regulatory approval.

In addition to Treatment Plant design, PWGC was also able to offer site design services. By designing both the treatment facility and site aspects of the new facility in-house, PWGC was able to offer greater coordination between site utilities, the new treatment facility and the new assisted living facility; offering the client an expedited design and approval process.

Currently, PWGC is providing professional services to oversee the construction of the new treatment plant. After the new plant is successfully completed, PWGC will continue to oversee the operation of the plant as the Engineer of Record, responsible for reviewing monthly treatment results and reviewing health department inspections.



VILLAGE OF SAG HARBOR DOCK ASSESSMENT

CLIENT: VILLAGE OF SAG HARBOR

CONTACT: DEE YARDLEY, SUPERINTENDENT OF PUBLIC WORKS

SITE: VILLAGE OF SAG HARBOR MARINA, SAG HARBOR, NY

PRINCIPAL: PAUL K. BOYCE, PE, PG, PRESIDENT/CEO

PROJECT DESCRIPTION

PWGC provided fixed and floating dock assessment consulting services for the Village of Sag Harbor (Village) Marina, Long Island, New York. The Village is a waterfront community that services both seasonal boat slip rentals, as well as transient or temporary boat slip rentals. The Village Marina is made up of five (5) separate dock areas including Long Wharf, Marine Park, Dinghy Dock, A-Dock, and B-Dock. Due to Superstorm Sandy in October 2012 and following Nor'easter storm events, the marina incurred damage that could have potentially prevented the Village from opening the Marina for the 2013 boating season.

PWGC's ROLE

PWGC evaluated the Village's five (5) main fixed and floating docks to determine the incurred damages. The project was broken down into the tasks below:

- Assess the damage to the fixed and floating docks
- Prepare a cost estimate on the incurred damages
- Prepare a set of Construction Bid documents including;
 - Construction Plans
 - Construction Specifications
- Assist in Bid phase services including;
 - Pre-Bid contractor walkthrough of docks
 - Attending Bid opening
 - Reviewing Bid packages and preparing a Recommendation of Award letter
- Perform construction administrative services during the construction phase



NYC PARKS PLANNING DESIGN COMPLIANCE CONSTRUCTION MANAGEMENT

CLIENT: JASON WANDRES

CONTACT: JASON WANDRES

SITE: NYC PARKS (MANHATTAN, BRONX, BROOKLYN, QUEENS, STATEN ISLAND)

PRINCIPAL: PAUL W. GROSSER, PHD, PE, PG, EXECUTIVE CHAIRMAN

WELL/LAKE AERATION SYSTEM:

PWGC served as a subcontractor to CDM Federal Programs under a USEPA Remedial Action Contract in USEPA's Region 2 (NY, NY and Puerto Rico). The contract involves the performance of Remedial Investigation Feasibility Studies at National Priorities List sites under Superfund. As many of the projects are still in the Remedial Investigation phase, PWGC's role on the contract to date has involved hydrogeologic oversight of soil borings, monitoring well installation programs and groundwater sampling. Additionally, PWGC provides data management services for the subsurface investigation programs using LogPlot® software.



PWGC's ROLE

PWGC reviewed hydrogeologic and geologic information available, inspected the site and summarized results in a report, identified the optimum location and prepared the design for the new well. Prior to construction, PWGC checked discharge flow rate to ensure compliance with NYCDPR standards and compliance with Modified Drinking Water Standards, prepared drawings/specifications, and supervised the new well/lake aeration system's construction. PWGC reviewed existing information, inspected the site to locate the new well, coordinated drilling contractor selection and progress monitoring of drilling at the test well, short-term pump testing for the well, and water quality testing. Prior to mechanical and electrical equipment sizing, PWGC designed a water well, submersible and a recirculation pump, fountain, and electrical services. Construction drawings of the existing recirculation system—similar to that proposed—were also reviewed prior to design. PWGC construction management services included shop drawing review, inspections, progress reports, drawing revisions to address field conditions and equipment/materials availability, and coordination with NYCDPR for start-up and final inspection. The well, aeration system, and fountain are in operation; the NYCDPR nominated the project as one of its most notable efforts to create environmentally improved recreational space.



EMERGENCY WELLS & LAKE LIFTS:

Large-scale emergency construction project of 5 wells at Parks in Manhattan, the Bronx, and Staten Island; and of 2 lake lifts in Queens and Bronx Parks on an accelerated time schedule.

PWGC's ROLE

- Comprehensive Site Assessments including Hydrogeologic/Geologic Review, Site Inspections & Summary Reports
- Identified optimum locations for the wells
- New Wells/Lake Lift Siting & Construction Designs
- Drawings/Specifications, and construction documents for the 5 new wells, and 2 lake lifts compliant with Modified Drinking Water Standards and according to DPR Discharge Flow Rate requirements
- Liaison to regulatory agencies to gain approval
- Construction Management, QA & QC, Contractor Selection & Monitoring

Based on the review, sampling results and pump tests, and site inspections of the new wells, PWGC selected drilling firms, supervised the work at test wells, and sampled water for analysis. PWGC designed bedrock water wells for the Bronx and Manhattan sites, and water wells for Manhattan, Bronx, and Staten Island sites. Prior to pumping and electrical equipment sizing, PWGC reviewed physical site characteristics at all well locations (i.e. topography, existing utility locations, and power supply availability/location). Based on discussions and site visits with DPR prior to construction, PWGC designed a portable lake lift for a Manhattan site, and one that could be used at any given site. After completing contract documents, PWGC assisted with bid documents preparation, the bidding process for construction; and provided shop drawing reviews, site visits, and other construction administration services for the wells and lake lifts during construction. PWGC translated the project's concept within the client's timetable and budget. All new wells and lake lifts are performing as intended.



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BAY RIDGE CHEVROLET

CLIENT: REDCOM DESIGN & CONSTRUCTION LLC

CONTACT: JOHN MALABRE, CEO

SITE: BAY RIDGE CHEVROLET

PROJECT MANAGER: TAMMY CUNHA, LEED AP, PROJECT MANAGER

PROJECT DESCRIPTION

PWGC provided civil engineering/site design in collaboration with the design team that provided architectural services, structural, mechanical, electrical and plumbing services for the project.

The civil/site design and engineering services included the preparation of a base site alignment plan, site grading and drainage design, builders pavement plan, pedestrian and traffic circulation design, site lighting design, sanitary sewer and utility coordination and layout (to 5 feet from the building line), and prepared civil site design documentation for the City of New York Building Department and Department of Environmental Protection submission.

PWGC provided two phases:

1. Schematic Site Design, Site Plan and Engineering Phase, which included, but was not limited to:

- Site Plan of Existing Site Location
- Review of Existing Site Conditions and Architectural Site Plan
- Utility and Municipal Agency Coordination
- Meetings

2. Design Development, Site Plan and Engineering Phase, which included, but was not limited to:

- Regulatory Review
- Design Development Site Plan Package
- Landscape Plans
- Utility and Municipal Agency Coordination
- Meetings

