



A Reputation For Engineering Excellence



CIVIL1

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CIVIL1's Approach To Effective Project Implementation

Development projects are a major venture. Creating them requires confidence in the project's vision and process.

CIVIL1's team offers skilled planning, effective engineering, and a consistent record of regulatory approval success. We specialize in civil site design for a wide variety of development projects, from residential communities to industrial parks.



Serving Connecticut and New York as well as throughout the greater Tri-state and New England areas — including Massachusetts, New Hampshire, Rhode Island and Vermont — **CIVIL1** has the proven ability to work within a complex and often difficult regulatory process while consistently maintaining excellent relationships with all involved.

Planning development projects right the first time is **CIVIL1's** trademark. With design solutions that are workable, efficient and delivered to tight deadlines, we produce accurate documents of exceptional clarity, enabling projects to move forward.

Through effective public presentations and developing working relationships with officials and regulators, we see projects through to completion. **CIVIL1** works closely with the entire development team to create sound results that also become assets to the community. We look forward to discussing your engineering requirements.



Curtis Jones
President



Our Commitment To Improving Communities



At **CIVIL1** we have a passion for working with contractors, architects, developers and of course community leaders to improve the communities that we work and live in. Every major project requires one key ingredient: Good land to build on.

To a Civil Engineer that means evaluating surface and subsurface conditions, drainage and protection of wetlands, addressing brownfields sites, the avoidance of soil erosion, stable ground to build foundations and parking lots and of course a minimal impact on the surrounding community and environment in terms of roadways and traffic patterns.

When we work with a client, we ensure that all of these parameters are taken into account so that the client can make full use of the property they have acquired and community leaders can feel comfortable that the project will ultimately add to the betterment of the community at large.



This has been **CIVIL1**'s commitment to Civil Engineering for more than 20 years and we live it every day with every project we undertake. It is also why we are respected by the construction industry, architects and developers, as well as community leaders. We do things right the first time.



Qualifications

Curtis C. Jones, P.E., LEED AP

President

Curtis C. Jones is President, Owner, and Founder of **CIVIL1**. He is responsible for the overall financial and operational management of the company and is personally involved with each and every project completed by the firm. With over 30 years of civil engineering experience, Curtis has successfully designed and secured approvals for hundreds of commercial, residential, industrial, municipal, educational, and mixed-use projects.

In addition to his duties at **CIVIL1**, Curtis fulfills many civic and professional responsibilities. Curtis' experience and commitment to public service provides him with the understanding, disposition, and fortitude to effectively work with diverse groups in achieving beneficial solutions to complex land management issues.

Curt holds a Bachelor of Science Degree, Cum Laude, in Civil Engineering from the University of New Haven and is a licensed Professional Engineer in Connecticut, Massachusetts, New Hampshire, New Jersey, New York, Rhode Island and Vermont.

Curt is also accredited with the Green Building Certification Institute as a LEED AP.



Qualifications

Brian J. Baker, P.E.

Senior Project Manager

Brian is a senior project manager responsible for the day-to-day management of all projects, including overseeing project budgets, schedules, and engineering services. Since joining **CIVIL1** in 1997, Brian has been very effective in obtaining land use approvals for hundreds of subdivision lots; has overseen many municipal, commercial and industrial projects; and designed hundreds of individual site plans and subsurface sewage disposal systems. Brian's expertise includes conceptual master planning, stormwater management, grading, utility design and project permitting at the local, state and federal levels.

Brian holds a bachelor's degree in Civil Engineering from Lafayette College and is a licensed Professional Engineer in Connecticut. He also holds CPESC and CPSWQ accreditation for proficiency in erosion and sediment control and storm water quality management.

Connecticut's First Wind Turbine Siting, Colebrook, CT

Alternative Energy

This project posed a number of significant challenges. Consider the following: **CIVIL1** had to plan for moving a 450 ton crane up a 16% grade to site towers for each of the turbines. On top of each tower will sit a 60 ton GE turbine turning 135 foot turbine blades. A significant number of support vehicles are required, including trucks to bring in 20 loads of components in order to fully assemble the crane as well as the wind turbines.



Together the two properties, Colebrook North, a 125-acre site, and Colebrook South, an 80-acre site, which were approved by Connecticut Siting Council, will form the state's first commercial wind farm, a \$24 million project whose six turbines will have the capacity of generating up to 9.6 megawatts of electricity. The project will also create a number of jobs for the neighboring community.

Given that this was the first siting of wind turbines in the state, it was also extremely important to work with the client to address concerns raised by the community and by the Siting Council.

CIVIL1 was able to integrate seamlessly into the client's entire team of experts, consultants and contractors. Moreover, our considerable experience in developing plans that consistently meet approval by regulatory and government bodies helped to ensure the successful outcome of this project.



Housatonic Wire Company Redevelopment, Seymour, CT

Mixed Use Commercial/Apartments/Townhouses

As a consultant to the developer **CIVIL1** is providing demolition plans and specifications for the existing building, a comprehensive stormwater management plan and final civil site design services for the project, while incorporating the unique waterfalls on the site. **CIVIL1** is also representing the client and the redevelopment project through local, state and federal agency approvals.



This 4.54-acre Brownfields parcel contains an existing abandoned building and formerly was a wire and die manufacturing facility. Due to the nature of the past use of the site, pollution abatement is required.

The existing factory building is to be demolished and redeveloped with three new buildings. A 52,000 SF mixed-use building will house a commercial retail space on the first floor with residential dwelling units on the second floor. The remaining two buildings will contain residential townhouse units. The project is located within close proximity to existing rail and bus service and makes an ideal transit oriented development.

Critical to the process, **CIVIL1** is working in conjunction with the Connecticut Department of Economic and Community Development and local and state representatives as part of a team approach to the project.

Bristol Hotel, Bristol, CT

Hospitality/Tourism



CIVIL1 assisted the owner, architect and general contractor in preparing plans and securing land use approvals for this 120 room hotel in Bristol, CT. The \$14 million renovation includes a six story VIP tower with 21 rooms with a new indoor swimming pool located on the ground level.

CIVIL1's close involvement from the early planning stages through the approval process ensured that the land use approvals were secured ahead of schedule.

With it's close proximity to ESPN's world headquarters and the Lake Compounce Family Theme Park, the renovation of this hotel stands as a commitment to the continued success of the Bristol Community. This project not only brought jobs into the community during the construction phase, but created new jobs in the hotel and will support ongoing commercial and tourism activity in the area.



Hangar G - Oxford Airport, Oxford, CT

Aviation/Transportation



Oxford Airport is the most rapidly growing airport in Connecticut. It is uniquely situated on a hilltop with 5300 linear feet of runway, full instrument landing facilities and an air traffic control tower.

CIVIL1 worked with the Connecticut Department of Transportation Bureau of Aeronautics, Pace Setter Construction, and the developer, Keystone Aviation in designing taxiway extensions as well as all site civil engineering for a 62,500 square foot hangar.

CIVIL1 also developed the site plan and secured approvals for a 4,500 square foot restaurant and catering facility located at the airport. It now provides service to both the public and transient aviation traffic, including high-end catering service for corporate and private jets.

Services for the overall project included preliminary concept design, A2 survey, topography mapping, wetlands delineation, detention pond, taxiway extension, preliminary and final site civil, construction staking and compliance with federal and state security requirements for commercial

New Morning Natural & Organic Foods, Woodbury, CT

Commercial/Retail

As a natural and organics food proprietor, our client was enthusiastic to incorporate many of the latest elements in “green” and “low-impact”



design into his business expansion plan. He needed a larger building, and more parking and loading spaces, but in a manner respectful of the environment and surrounding properties. In addition, the site is located directly above an important aquifer, placing even more emphasis on stormwater quality. With **CIVIL1**'s expert knowledge of the latest state-of-the-art stormwater

treatment and low-impact design techniques, we were able to provide a design that implemented these goals and was consistent with the owner's reputation.

Some of the more exciting features of **CIVIL1**'s design were landscaped rain gardens, alternative pervious paving materials, and a collection system that allows the building to utilize stormwater runoff from the rooftop for irrigation on the site. This Main Street site is an example of a creative engineering solution integrating modern commercial development and environmental preservation.



Waterbury PAL Inner City Park

Changing Brownfields into Greenfields

CIVIL1 provided civil engineering services to PAL in Waterbury for their new inner city park on Division Street. PAL has been a major force in improving the quality of life in Waterbury and has received national attention for bringing together law enforcement, educators and community leaders to work collaboratively in providing guidance and constructive educational development for inner-city children.



The program focuses on athletics and building esteem through positive mentoring. In addition, the PAL project focused on utilizing land in Waterbury that had all but been abandoned and was a blight on the local community.

By working collaboratively, community leaders were able to address ground water contamination and the project has received nationwide attention for the opportunity to turn brownfields to greenfields. **CIVIL1's** site work had to ensure that the final PAL facility would be suitable for incorporating and complimenting outdoor athletic facilities, educational facilities as well as commercial kitchens and dining facilities. This project is also immediately adjacent to the brand new Jonathan E. Reed Elementary School, which is currently under construction.

The full remediation for the entire PAL site is due to be completed by the end of 2011.

Watertown Fire Station Headquarters, Watertown, CT

Municipal

The Fire Department in the Town of Watertown had exceeded the usefulness of their existing facility. Fire Departments play a critical role in the community and are routinely staffed 24 hours a day. So the facility needed to be enhanced to meet the department's needs and also conform to the look of the community itself.



CIVIL1 worked with the architects, mechanical engineers, and environmental scientists to ensure that the additions and renovations created would serve the needs of the Fire Department and become a source of pride for the Town of Watertown.



A goal of the project was to utilize as much of the existing infrastructure of the property as possible while still meeting the needs of the growing Fire Department. The property was not a large parcel and the challenge was to create an effective parking and stormwater treatment solution to serve the building.

CIVIL1's site design solution utilized a stormwater renovation area at the outlet of the storm drainage system to increase the quality of the stormwater currently discharging from the site.



Woodruff Hill Industrial Park, Oxford, CT

Industrial

The 300-acre Woodruff Hill Industrial Park is situated on a parcel of land that was acquired by the Town several years ago. After many years of discussion among town officials regarding how to best utilize the property, **CIVIL1** was chosen to work with the Town to provide Civil Engineering for the subdivision of the property into 17 industrial lots, including 7,300 linear feet of new road design.

The large size of the parcel created the need for a very detailed engineering analysis and design. The design was based on the master plan developed by **CIVIL1** as part of the Calpine Power Plant project. Through an accelerated approval process, environmental protection was balanced with creating value for the Town of Oxford by preserving a large, unfragmented corridor of town-owned open space.





Gordon C. Swift Middle School, Watertown, CT

Institutional



There were no less than three significant challenges on this school additions and major renovations project. The first challenge was to maintain a superior design of parking areas, storm drainage, and water and sewer systems under the budgetary constraints imposed by the Town. The second challenge was to utilize as much of the existing structure, parking areas, and site features as possible. The idea was to renovate the existing area into a more usable and functional property.

The final challenge was to safely address the issue that a portion of the front entry of the school is located within the 100 year flood plain of an onsite brook. In this process, it was necessary to reassure all parties involved that the project was going to make the school a safer and better place to educate Watertown's children. Therefore, there was a very close working relationship between **CIVIL1**, the Town, and the CT Department of Environmental Protection to ensure that the school would meet all local and state regulations and to obtain Flood Management Certification.

Spring Brook Commons, Orange, CT

Commercial/Medical

The property for this 58,440 square foot, four building commercial complex is located along a main road. High importance was placed on an attractive and functional design while protecting the wetlands in the rear of the property. The area of usable space on the lot was limited due to the size of the parcel and the wetland system. **CIVIL 1** used creative engineering solutions to obtain the desired amount of usable commercial space and parking areas, while also maintaining stormwater quality.



The stormwater treatment system was designed to be completely underground so that the owner could utilize the majority of the lot. Expertise on

advanced practices for stormwater treatment allowed **CIVIL1** to design a commercial complex that would meet the needs of the client but also protect the environment. The project's approval process was complex, but became accelerated due to close attention to detail and responsiveness to the needs of both client and town.

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