



# Redevelopment of Former Caesar Rodney Dormitory Complex

Presented by:



Presented to:  
City of Newark

April 10, 2017

# Interview Team



**Robert Koechert, PE, ENV SP**  
*Contract Management*



**Christopher Brendza, PE**  
*Project Manager / Demolition*



**Elisabeth McCollum, CPSM**  
*Public Participation*



**James Kelley, PE**  
*Stormwater Management*



**Andrew Mears, PLA**  
*Parks / Recreation*



**Jon Ryan, PE,  
CCM, LEED AP**  
*Demolition / CM/CI*



**Gregg Crystal**  
*Brownfields / Demolition*



Credit: Newark Post



# Understanding & Approach

# Understanding & Approach

- **Understanding the Bigger Picture**
  - Stormwater Plan
  - Grant Funding
  - Innovation & Creativity

**Grant Money**  
**\$430K+**

**Secured for  
Newark to Date  
by JMT**



# Understanding & Approach

## Challenge

Cost exposure

Remediation surprises

Community support

Referendum complications

Demolition cost excess

## Solution

Maximize State money

Closely monitor progress

Collaborative public participation  
approach

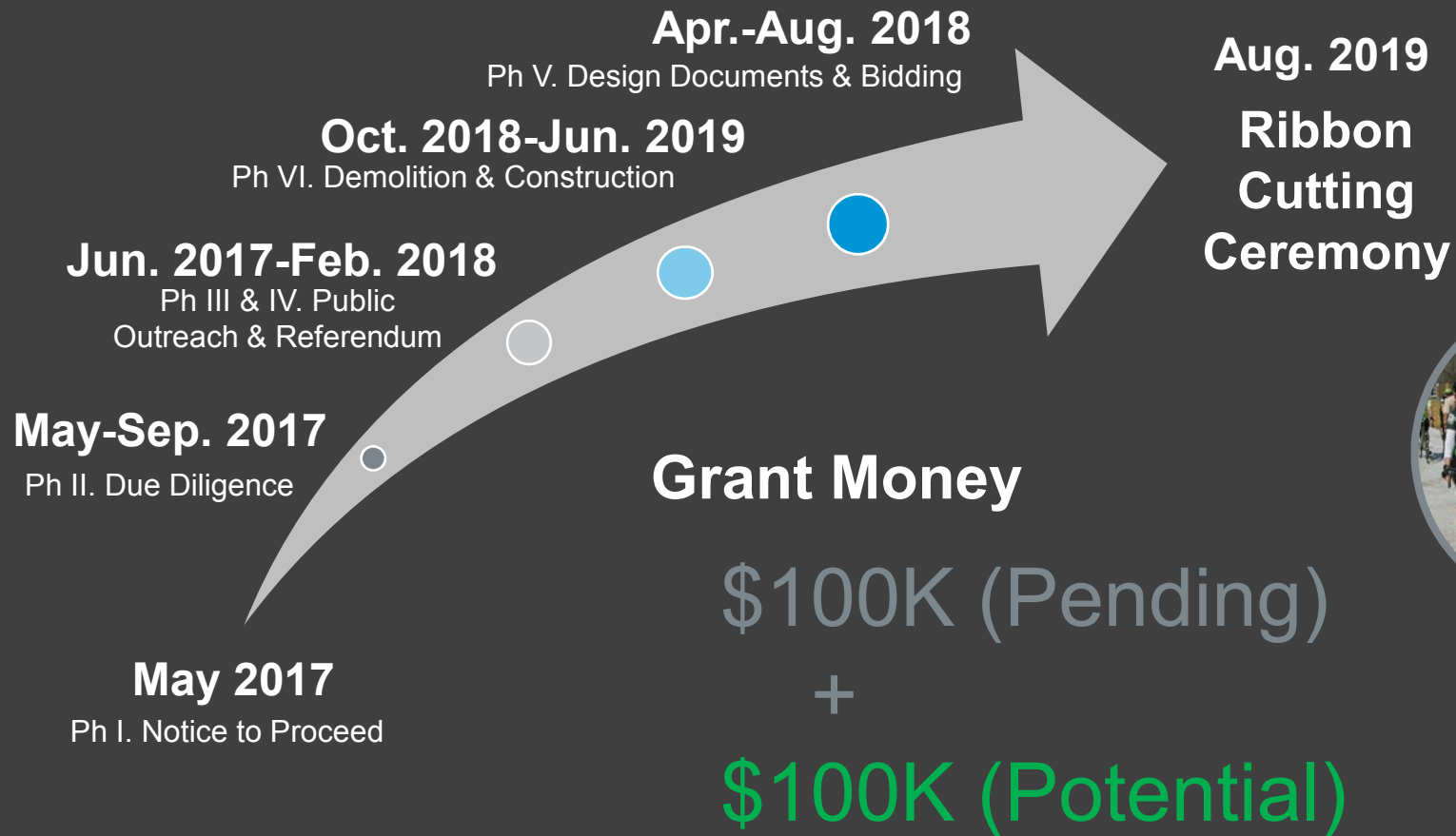
Support question development

Leverage team's contracting expertise

***“People support a world they  
helped create!”***

- Dale Carnegie

# Schedule





# Remediation & Demolition



**JMT**

# Remediation

- **BrightFields**
  - Brownfields Program
    - Application Through PPRA
  - Investigations
    - PCB Testing
    - Phase I
    - Asbestos / Hazardous Materials
    - Lead Paint
  - Air Quality Monitoring



# North Chapman Building

Greater Baltimore  
Medical Center (GBMC)  
Baltimore, MD

# Demolition



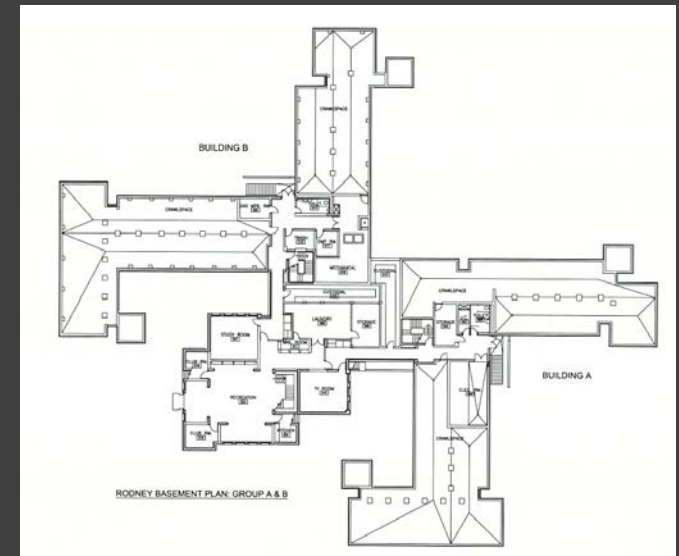
# Demolition

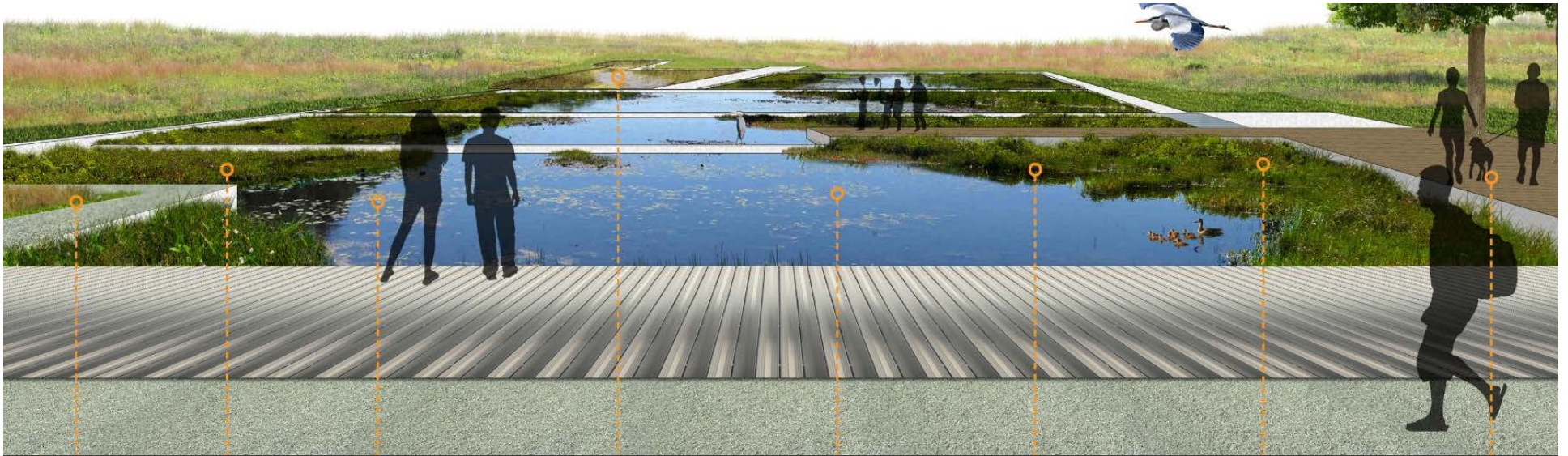
- **JMT Advantage**

- Utilize Existing Experience
- Leverage BrightFields Contracting Division
- Creative Contract Documents

- **Debris Removal**

- Contacted Construction Firms
- Cost Item to a Revenue Item
- Uses
  - Pavement Program
  - Trail Program
  - Utility Easements





# Public Participation



# Public Participation

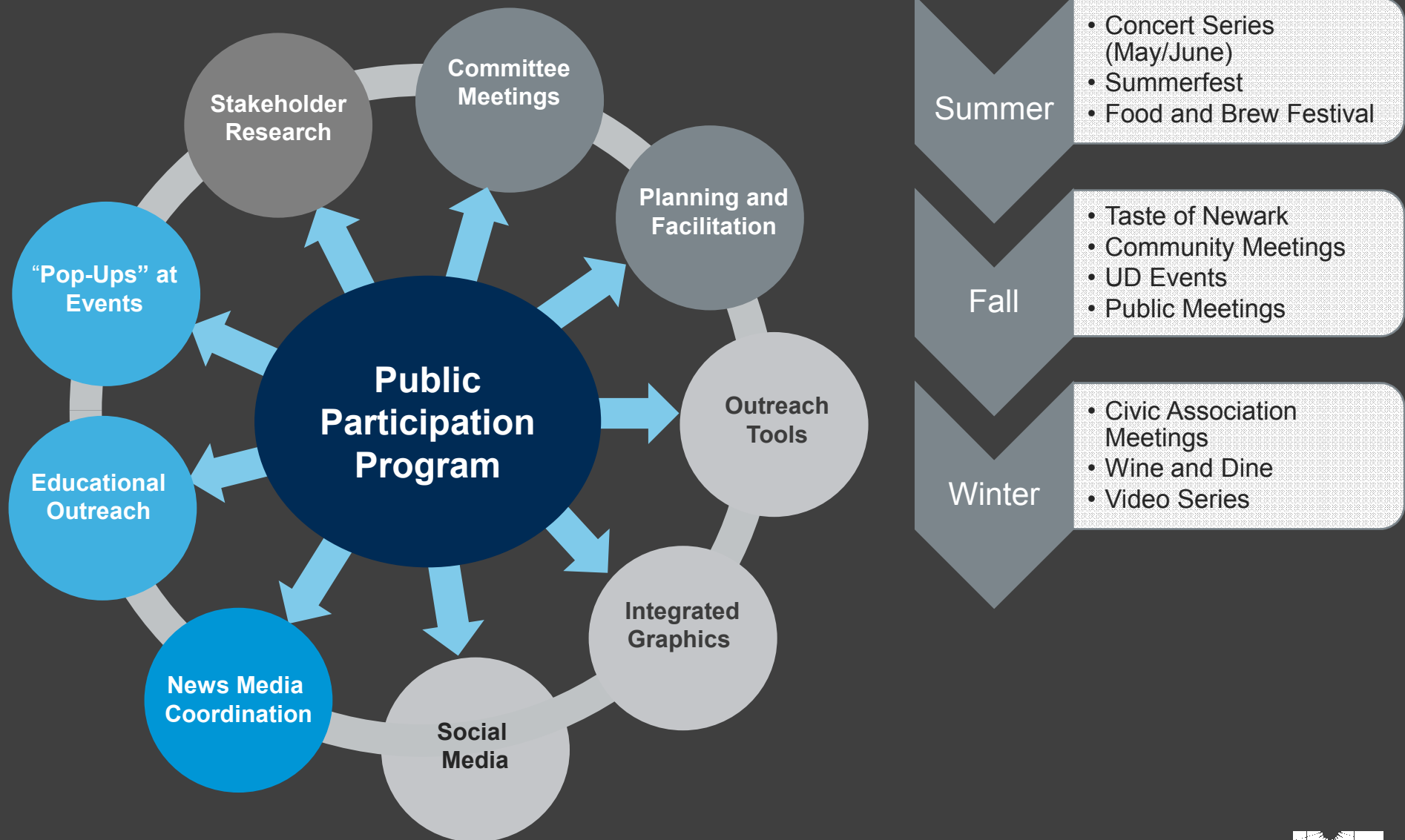
- **What Sets Us Apart?**

- Dedicated, in-house public participation, marketing/communications, and graphics team
- International Association for Public Participation trained staff
- Public Participation Program designed to collaborate with the public to garner support for the project

- **Public Areas of Interest**

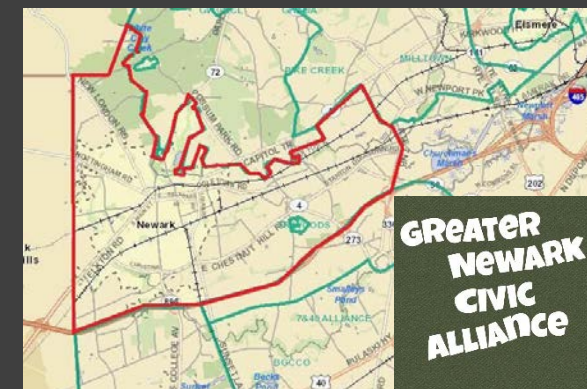
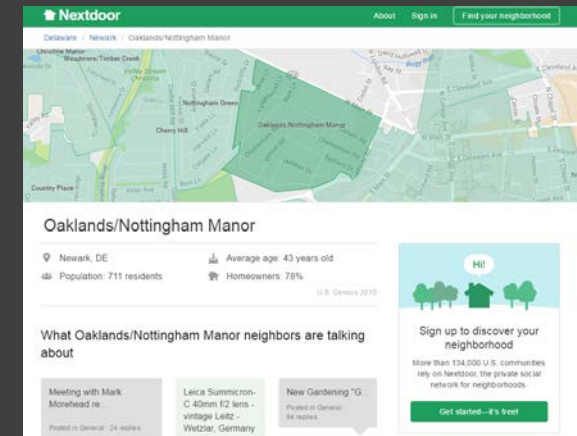
- Concerns differ for 3 phases of site – current vacant property, demolition, and redevelopment
- Amenities on the site
- Safety of site improvements
- Environmental and construction impacts
- Use of taxpayer funds

# Public Participation



# Stakeholders

| Association/Organization                        | Contact                                   |
|-------------------------------------------------|-------------------------------------------|
| Oaklands Civic Association                      | President                                 |
| Nottingham Civic Association                    | President                                 |
| Downtown Newark Partnership                     | Megan McNerney, Administrator             |
| Friends of White Clay Creek Park                | Debra Chiczewski Price, President         |
| University of Delaware                          | Dr. Dennis Assanis, President             |
| White Clay Creek Wild and Scenic Rivers Program | Shane Morgan, Management Plan Coordinator |
| Oaklands Swim Club                              | Joe Cicero, Vice President                |
| Greater Newark Civic Alliance                   | Vic Enos                                  |



**JMT**



# Stormwater Management





## Success Begins with Knowing the Problem

- Knowledge of local area
- Storm sewer design - South Main St. & Elkton Road
- Understanding of site constraints

# Stormwater Management

## ■ Functionality, Performance, and the Community

- Flood control
- Pollutant Reduction
- Aesthetic Enhancements
- Education and Outreach





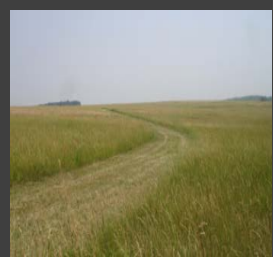
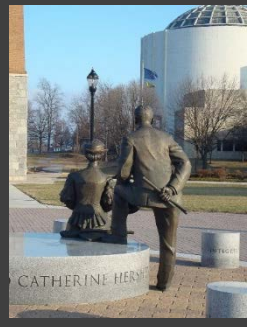
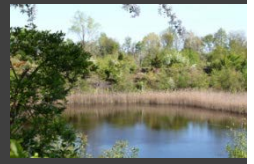
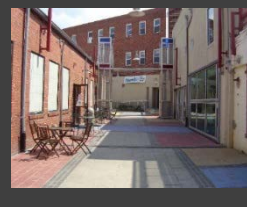
# Park / Recreation Design



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# Parks

- **What sets us apart?**
  - Broad recreation perspective
  - Blend of stewardship, analysis, and problem solving
  - Fuse principles of sustainable planning and green design with the reality of economic needs
  - Plan and design memorable spaces



# Comprehensive Approach

- **What sets us apart?**

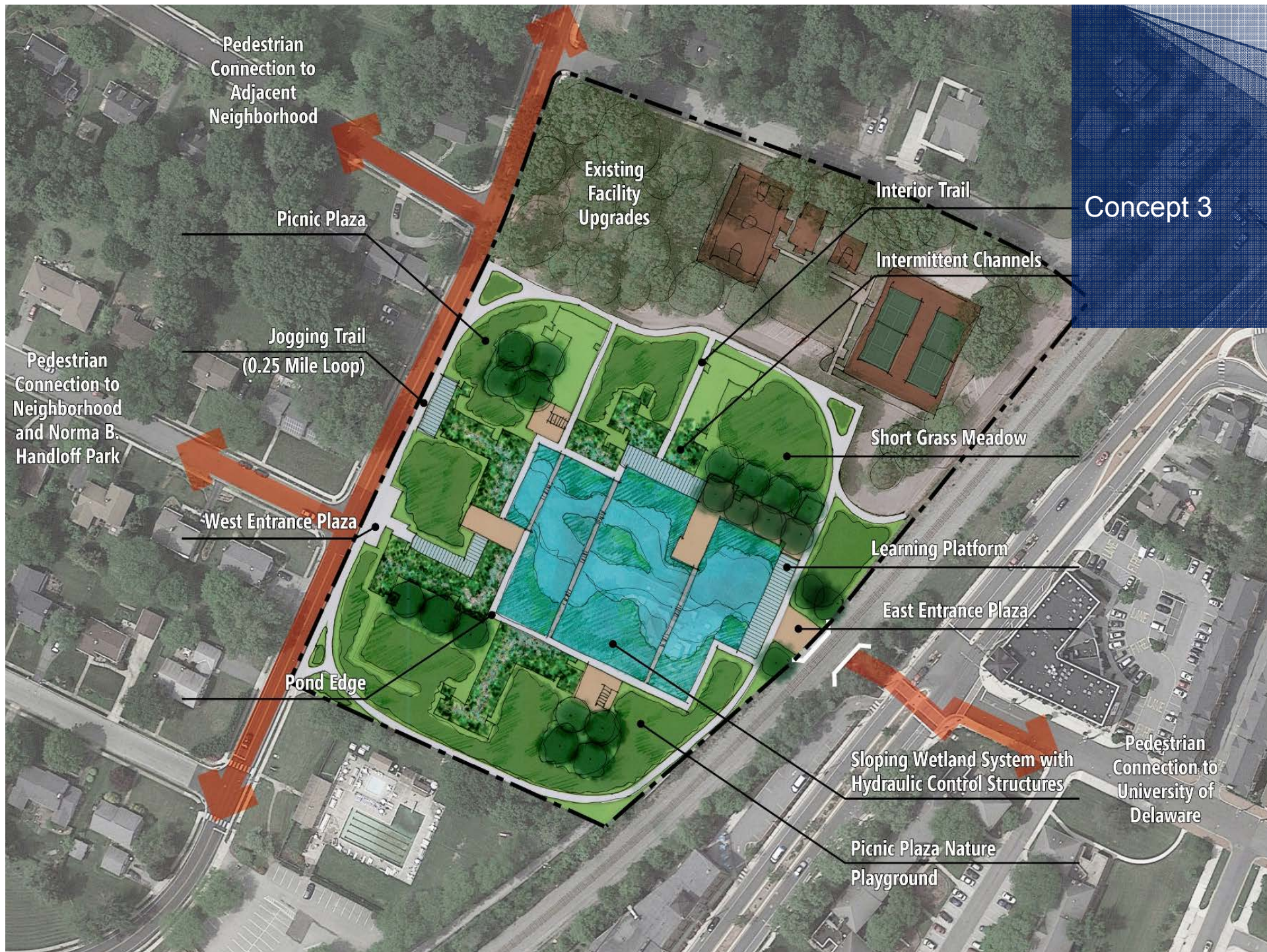
- Comprehensive approach that recognizes that programming and long-term management and maintenance are equally in park planning and development
- Understand the significance of a place







Concept 2



Concept 3

# JMT Offers....



Intimate Project Understanding



Local Stormwater Infrastructure  
Knowledge



Collaborative / Proactive Team with  
Innovative & Creative Concepts



Holistic Public Participation Program



Leveraging Entire Sub-Consultant Value

**WE ARE YOUR TRUSTED PARTNER**



**Questions?**