

**NAME:** **BRUCE D. BOLTZ, P.E.**

**TITLE:** Development Manager, Windsong Homes of Virginia Inc.

**EDUCATION:** Bachelor of Science in Civil Engineering  
Virginia Polytechnic Institute and State University, 1973

**PROFESSIONAL  
REGISTRATION:** Professional Engineer: Virginia #018338; Maryland #12232;

**PROFESSIONAL  
ASSOCIATIONS:** National Society of Professional Engineers, Member  
Society of American Military Engineers, Member  
American Society of Civil Engineers, Member

**CAPABILITIES:** Mr. Boltz is responsible for the project management of all design, permitting and construction operations for private infrastructure programs. His duties include the implementation of Engineering and Architectural Programs including zoning, land planning, design, construction administration, and program management for public and private facilities. This includes design, repair and construction projects, He maintains close relationships with the projects' review agencies and owners to coordinate all phases of facility assessment, design and construction, repair, and maintenance in order to meet owner requirements and agency approvals, as well as budgetary and profit and loss requirements.

## **EXPERIENCE**

**MIXED-USE  
DEVELOPMENT** Potomac Lakes, Loudoun County, VA. Program management including design supervision, plan approval, permitting, bonding, and construction administration for the infrastructure necessary to support 2,500± acres of mixed-use development, including 3,500± residential units; 1 million± square feet of commercial, office, and retail space; and public buildings and parks.

The Cascades, Loudoun County, VA. Program management including design supervision, plan approval, permitting, bonding, and construction administration for the infrastructure necessary to support 1,000± acres of mixed-use development, including 2,000± residential units; 200,000± square feet of commercial, office, and retail space; and a 36-hole golf course.

**Montgomery Village**, Montgomery County, MD. Design and plan approval for the infrastructure for a planned new town containing 30 distinct communities with a projected population of 30,000. Designs included storm drainage, paving, sediment control, stormwater management, and water and sewer.

**Flower Hill Subdivision**, Montgomery County, MD. Design of the infrastructure for the only large P.N. zone tract in Montgomery County. Included two regional stormwater management facilities, storm drains and paving, sediment control, and a large recreational facility.

**Woodlawn Commons**, Cobb County, GA. Design and permitting for storm drainage, paving, sediment control, stormwater management, and water and sewer for a 22-acre, single-family development, including office and shopping space.

## **RESIDENTIAL DEVELOPMENT**

**Lake Heron Condominiums**, Annapolis MD. Conversion of 108 rental apartment units to for sale condominiums. Supervision of plat production, permitting and renovation construction for the project.

**Redwood Lakes**, Culpeper, Va. Site design, permitting and construction management for 310 single family lots. Project was unique in that it was developed in the cities drinking water watershed and required special storm water design that included best management practices and USACOE permits for wetlands and manmade wetlands and BMP storm water management basins.

**Country Club of the South**, Fulton County, GA. Site planning, storm drainage, paving, sewer and sediment control design, stakeout, and construction administration for an 18 whole Jack Nicklaus signature golf course and the surrounding residential community developed by Jack Nicklaus Development Corporation.

**Timberlawn**, Montgomery County, MD. Design and permitting for storm drainage, paving, sediment control, stormwater management, and water and sewer for a 103-acre, single-family and townhouse subdivision.

## **INDUSTRIAL AND COMMERCIAL DEVELOPMENT**

**Dumont Oaks**, Montgomery County, MD. Design and permitting for storm drainage, paving, sediment control, stormwater management, and water and sewer for a 134-acre subdivision containing 132 detached single-family homes and 417 townhouses.

**Gerwirz Property**, Montgomery County, MD. Design and permitting for storm drainage, paving, sediment control, stormwater management, and water and sewer layout for approximately 75 luxury apartments.

**Spring Lake**, Loudoun County, VA. Preparation of public road plans for VDOT approval and on-site storm drainage, paving, water and sewer, and sediment control for a 67.9± acre PD-RDP Light Industrial Tract.

**Circle 75 Office Park**, Cobb County, GA. Street design, storm drainage, paving, site planning, sediment control, and stormwater management design for a high-rise office park.

**Medlock Oaks**, Gwinnett County, GA. Design and permitting for storm drainage, paving, sediment control, stormwater management, and water and sewer for a 14± acre tract.

**Northside Office Park**, Atlanta, GA. Design and permitting for storm drainage, paving, sediment control, regional stormwater management, and water and sewer for 300 acres of light industrial and high-tech office development for such clients as AT&T, Gannett, and the World Bank.

**Westfarm Industrial Park**, Montgomery County, MD. Design and permitting for storm drainage, paving, sediment control, regional stormwater management, and water and sewer for a 150-acre development to encompass 1.8 million square feet of high-tech offices, hotels, and recreation use along Interstate 270.

**Westmont Office Park**, Montgomery County, MD. Storm drainage, paving, sediment control, regional stormwater management, and water and sewer design for 150 acres of high-tech offices, hotels, and recreation along Interstate 270 for a proposed 1.8 million square feet.

**Gateway Corporate Park**, Montgomery County, MD. Feasibility

studies and land use plan for a 150-acre light industrial park.

**Laurel Mall**, Prince George's County, MD. Design and permitting for storm drainage, paving, stormwater management, and a Maryland State Highway entrance approach for a major regional shopping mall.

**Flower Hill Shopping Center**, Montgomery County, MD. Site engineering and planning for a 100,000-square-foot neighborhood strip shopping center.

## **ZONING STUDIES AND EXPERT TESTIMONY**

**Faraway Farm Residential Development**, Jefferson County, WV. Supervision and coordination of a consulting team for a special use permit for 152 unit single family home development on 122 acres of agricultural residential zoned ground. The consulting team addressed issues of land use design, traffic generation, historic and architectural preservation, water, sewer, drainage, NPDES, and other environmental and land use issues.

**Potomac Lakes Town Center**, Loudoun County, VA. Rezoning of 100± acres and design of 560,000+ square feet of office, retail, and residential use, to create an old town in the Potomac Lakes office, retail core.

**Spring Lake Price Club**, Loudoun County, VA. Rezoning of 30± acres of industrial ground for retail and office use.

**Berkeley Lake Business Park**, Gwinnett County, GA. Zoning case involving 95 acres, consisting of 2 million square feet of offices and service warehouse for John Wieland Homes, Inc.

**Timberlawn**, Parcel H, Montgomery County, MD. Zoning case involving 9 unit/acre for Berger Berman Homes, Inc.

**Golden Property**, Montgomery County, MD. Light industrial zoning case.

**Gateway Corporate Park**, Montgomery County, MD. Light industrial zoning case.

**Turner Tract**, Montgomery County, MD. 10 unit/acre zoning case.

**Flower Hill**, Montgomery County, MD. 10 unit/zoning case.

**Flower Hill**, Montgomery County, MD. 4 unit and 6 unit/acre zoning case.

**Peachwood**, Montgomery County, MD. 2 unit/acre cluster zoning case.

## **INFRASTRUCTURE**

**Construction Inspection District 3 & 7**, Maryland State Highway Administration. Program Manager for a staff of 60 to perform inspection of highway and bridge construction projects including deck repair, repair of piles, bridge rehabilitation, and interchange modifications. Staff is responsible for construction and maintenance repair deficiency identification and correction, including lead paint abatement on steel structures and coatings inspection.

**Dulles Toll Road Extension**, Loudoun County, VA, Toll Road Corporation of Virginia. Program management for a 14.3-mile extension of the first private toll road constructed in Virginia since the early 1800s. Responsibilities included local and State permits and Corps of Engineers 404 Environmental Permits. Participated in negotiations with consultants for the \$10.6 million final design and construction administration consultations to TRCV.

**Comsat Outfall Sewer**, Montgomery County, MD. Design, permitting, and construction administration for 2 miles of large-diameter gravity sewer outfall, including an 84-inch liner plate tunnel under Interstate 270 to serve the Comsat Industrial Complex.

**Cascades Parkway, Algonkian Parkway, and Lakeside Drive, within the Potomac Lakes and the Cascades**, Loudoun County, VA. Program management including the design supervision, permitting, bonding, and construction administration for 7.5± miles of 4-lane divided highway, including an interstate-standard interchange and a major bridge. This project was completed on a fast-track design/build schedule.

**Sewer and Water System**, Bloomington, MD. Design, permitting, and construction administration for new town wide sewer and water systems

to replace a failing township septic and well system along the Potomac River in order to meet the Chesapeake Bay cleanup requirements. The design included right-of-way negotiations, 2 miles of individual grinder pump low pressure sewers, gravity sewer outfall, and upgrading the township water system.

**Johnson Ferry Road**, Cobb County, GA. Design, permitting, and construction administration for reconstruction to improve 3 miles of an existing 2-lane state road to a 4-lane divided highway, including detailed construction intersection and signalization design.

**State Route 3**, Cobb County, GA. Design of a proposed reconstruction to improve 2.35 miles of a 2-lane rural to a 4-lane divided urban section, including detailed construction intersection and signalization design.

**Ritchie Parkway**, Montgomery County, MD. Design and permitting for the construction of 2 miles of new 4-lane divided urban section roadway through a developed suburban area. The plans included noise attenuation landscape features including earth berms, tree plantings, and noise wall barriers.

**Banyan Boulevard**, Gilford County, NC. Principal-in-Charge of a staff of 6 providing NCDOT with construction inspection and materials testing on 2 miles of 4-lane divided highway.

## **DISASTER RECOVERY**

**Disaster Assistance Program**, FEMA. Program Director for federal contract where duties include marketing and preparation of proposal, contracts, and program implementation. Responsible for field staff (48 hours notice with up to 40 inspectors) responding to provide Disaster Planning, design, site inspection, and Disaster Recovery Program services at sites throughout the U.S. and U.S. territories. Responsibilities included developing design and inspection processes and facility deficiencies standards. Responsible for the training of staff in accordance with FEMA facilities deficiency standards, mitigation requirements, and Disaster Recovery Operations.

**Freight Tunnel Flood**, Presidentially Declared Disaster, Chicago, IL. On-site Project Manager and team leader in Chicago from April 14 to May

28, 1992. As the Senior FEMA Consultant at the disaster site, provided site conditions assessment survey, cost analysis, structural and materials engineering analysis, environmental assessment, and program consulting for FEMA. Served as the agency's day-to-day liaison with the U.S. Army Corps of Engineers during emergency operations, recovery planning, and consulting during the recovery phase of the operation. Provided technical advice to FEMA during politically sensitive negotiations with the State of Illinois, City of Chicago, and the Corps of Engineers.

**Packaged Wastewater Treatment Plant Study.** Supervised the market and technical research into the development and compilation of a report for FEMA on the feasibility of using portable WWTP for up to 500 residential units at post-disaster temporary trailer parks and for small communities immediately following a disaster.

**Technical Standards Assistance,** FEMA. Task Manager responsible for Residential Building Inspection and Code compliance review. Assisted in the review of residential building performance as a result of Hurricanes Andrew and Iniki and the 1993 Mississippi River Valley flooding. Also assisted in the preparation of a model design construction and inspection code for use in mitigating future high wind load damage in Florida and high water damage in Illinois and Connecticut.

## **PUBLICATIONS:**

"Civil Engineering" Encyclopedia of Architecture Design Engineering and Construction, Vol. 2, edited by Joseph A. Wilkes, copyright (c) 1994

"Development of Technical Guidance Materials on Substantially Damaged Buildings in the Midwest United States in Response to the Great Midwest Flood of '93 ASFPM Proceedings, May 1994, copyright (c) 1994