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GOULD ENGINEERING, INC'S NEWSLETTER : ISSUE 1, 2005

## LAND USE SMART GROWTH PRINCIPLES

By: Victor Lukasavitz, P.S., President

Everyone is familiar with the Governor's "Michigan Land Use Leadership Council Report" completed a short time ago. In 2004 there was a second report completed related to the impediments to smart growth. I was very pleased to be part of this second committee study group with approximately twelve (12) other professionals and educators from around Michigan. This very informative document is now available to the public and professionals as indicated on the press release shown below.



### TTRRC

MICHIGAN TRAVEL, TOURISM, AND  
RECREATION RESOURCE CENTER  
Michigan State University



#### News Release

**From:** Travel, Tourism & Recreation Resource Center  
& Planning & Zoning Center, Inc.

**Contact:** Dr. Sarah Nicholls  
& Dr. John Warbach

#### "Michigan's Land Use Professionals Support Smart Growth Principles According to New Research"

East Lansing, MI, January 17. The professionals responsible for planning and designing new development projects in Michigan overwhelmingly agree that the ten smart growth principles outlined in the Michigan Land Use Leadership Council Report (August 2003) should be implemented, according to research conducted by Michigan State University and Planning & Zoning Center, Inc. These principles include compact development which mix land uses, providing a variety of transportation choices, preserving farmland and open space, and concentrating new development in or near existing urban areas.

Over 2,000 land development professionals in six categories — architects, attorneys, civil engineers, landscape architects, planners and surveyors — were surveyed last spring about the smart growth principles, impediments to implementing these principles, and ways to overcome those impediments. The land development professionals who responded also agreed that the current rate of urbanization of Michigan could negatively impact the state's forests, water quality, scenic quality, and wildlife habitat.

Among the most commonly identified impediments to smart growth were that

- Many individuals and communities do not accept higher density development
- Out-migration and decreased investment leads to urban decline
- Mobility – the ability to go anywhere anytime by auto in comfort and privacy – is more important to people than the cost and inconvenience associated with having cars
- Existing zoning and professional training encourages continued separation of land uses
- Urban schools are often perceived as being of poor quality

When asked to rate the potential effectiveness of a series of steps that might be taken to help overcome the impediments to smart growth identified above, education of local officials and of developers emerged as two of the most highly ranked possible solutions. Legislation to promote smart growth and the availability of case studies or demonstrations of successful smart growth projects were also rated of potentially high utility.

The study has resulted in the formulation of a series of ten recommendations for the land development community.

These include the need:

- For land development professionals to do more to educate their peers about smart growth and smart growth impediments, as well as to take a stronger leadership role in its implementation
- For research projects to examine (i) gaps in the understanding of smart growth terms and principles among land development professionals, local officials, developers, legislators, and citizens, (ii) the attitudes of the public and our leaders about the public subsidy of sprawl, and (iii) how the private sector can be financially successful through smart growth in Michigan
- To develop a series of case studies describing successful smart growth projects

Full copies of the final report for this project, which was funded by the W.K. Kellogg Foundation's People and Land (PAL) Program, are available at <http://www.tourismcenter.msu.edu/ttrrc/html-ttrrc/publications-ttrrc/PAL-Report-Dec2004.pdf>.

## Scope of Services

One of the factors which makes Gould Engineering, Inc. unique is the variety of professional services we can make available to our clients. The services outlined below are provided in-house by our talented group of professionals and technicians.

#### ◆ CIVIL ENGINEERING DESIGN SERVICES ◆

- Waste Water Collection Systems
- Iron/Odor Removal Facilities
- Site Utilities and Drainage
- Mass Grading and Land Balancing Calculations
- On-Site Sewage Disposal Systems
- Private Pond and Water Ski Lake Projects
- Water Distribution Systems
- Roadway Projects (Local, County, & State)
- Hydrology & Hydraulic Studies Calculation
- Revitalization & Redevelopment Plans
- Sanitary Lift Systems

#### ◆ CADD SERVICES ◆

- Computer-Aided Design and Drafting
- Electronic Data Collection

#### ◆ SURVEYING AND MAPPING SERVICES ◆

- Industrial & Municipal Surveying and Layout
- Topographic Surveys
- ALTA Surveys
- House Plot Plans & Staking
- Easement Surveys
- Global Positioning System Surveys
- Expert Witness Services
- Foundation Locations
- Construction Surveying
- Total Station with Electronic Data Collection & Stakeout Systems
- Monitoring Well Locations
- Accident Court Case Surveys
- Property & Drainage Court Case Surveys
- As-Built Grading Reports

#### ◆ SITE EVALUATION AND SELECTION SERVICES ◆

- Residential Subdivisions
- Condominium Developments
- MDEQ Project Analysis, Processing for Wetlands, Floodplains & Other Local, State, or Federal Regulations and Permits
- Commercial/Industrial Sites
- Mobile Home Parks
- Wetland - Floodplain Mitigation
- FEMA Flood Map Corrections and Revisions

#### ◆ LAND DEVELOPMENT SERVICES ◆

- Master Planning
- Land Planning & Development Analysis
- Pedestrian Sidewalks & Bicycle Pathways
- Site Planning \* Landscape Design
- Park and Recreation Planning
- Wetland Mapping
- Industrial, Residential, and Commercial Developments

#### ◆ CONSTRUCTION DEVELOPMENT COORDINATION SERVICES ◆

- Schematic Design
- Working Drawings
- Cost Reviews & Opinions
- Development of Bid Packages
- Construction Management
- Design Development
- Construction Documents
- Specification Writing
- Construction Observation

## New & Unique Project

Many of you are familiar with the private waterski lake development that our president, Victor Lukasavitz, and staff has completed for our special land use clients. We are pleased to announce our new ski lake community design project located in Allendale, Michigan, west of Grand Rapids. This site will contain six (6) lakes for various competition water ski activities, approximately sixty (60) homesites, normal supporting infrastructure, two (2) soccer fields, a club house with ski shop and swimming pool, and an eight-foot (8') wide walking trail nearly two (2) miles in length, along with open space areas.

## Holiday Happenings

By: Deb LaJoyce, Admin. Services Executive Secretary

Could employees and their spouses have been busy during the last months of 2004.

It started on November 3<sup>rd</sup> with an evening of bowling and pizza at the Nightingale Lanes in Burton. Bowlers included **Geric Rose**, **Bryce Cleaver** and friend, and **Deb LaJoyce** and family. (Thanks, Nightingale Lanes, for a funfilled evening!)

On November 20<sup>th</sup>, die hard hockey fans **Vic Lukasavitz** and family, **Steve Nagy** and family, and **Geric Rose** and family enjoyed a Flint Generals hockey game. The Generals played Kansas City, with the Generals winning 4-1.

November 30<sup>th</sup> was the annual office lunch and office decorating. A Mexican buffet was catered by Tia Helita's and desserts from Gordon Food Service. After eating lunch, all of the GEI staff separated into groups to tackle the holiday decorating: setting up and decorating the office Christmas tree, decorating the office, wrapping holiday gifts and calendars. (Thanks Tia Helita's with Gordon Food Service – Linden Road for the great food!)

December 11<sup>th</sup> brought the Christmas party. Each year the office party is held at a different location and with a different activity/theme. This year, staff and their guests joined ten (10) other businesses at the Black Forest Restaurant in Frankenmuth for their Small Business Big Holiday Party. The party included a buffet dinner and dancing. Some staff arrived in Frankenmuth earlier and enjoyed a carriage ride through town. All who attended had a wonderful time.

Normally during the Christmas party, GEI employees and guests exchange gifts. This year, in lieu of the gift exchange, staff collected toys for the area Toys for Tots. We are happy to say that we reached our goal of filling our large 2'x3'x3' box!! (Good job staff!)

Also through the holiday season, staff brought in canned goods that were donated to the Michigan Food Bank. Again, another overflowing box. (Good job staff!)

Through the hustle and bustle of the holiday seasons, GEI has paid some extra attention to its hardworking staff by awarding them with a variety of activities to participate in, both socially and in the act of giving. We commend our dedicated and hardworking staff.

## Survey Department News

By: Kevin Cleaver, P.S., Director of Surveying

GEI is excited to announce we have updated our field vehicles through the purchase of a 2005 Chevrolet Pickup with four-wheel drive and taking the 1993 Chevrolet Van off the road through a donation to a local charity. We are also considering adding another 2005 Pickup in the spring to replace our 1996 Van.

We have also replaced all four (4) of our SDR 33 electronic field books with TDS Ranger 128 MB with survey pro robotics or GPS capabilities.

GEI has also updated our field level equipment with the purchase of a Topcon DL-102c Electronic digital level to replace one of our manual auto levels.

Also, later in 2005, our goals are to upgrade our GPS system and add an additional robotic total station.

The new additions, along with our future goals, will help GEI continue to service our clients in a professional manner.

*Our next newsletter will showcase GEI active projects*

## Equipment Upgrades

By: Bill Wascher, P.S., Computer Technical Manager

Could Engineering, Inc. is continually keeping its office technical equipment, hardware and software up to date. This past year was no exception.

December 2003 saw the addition of the eleventh (11<sup>th</sup>) CADD (Computer-aided Design and Drafting) workstation. December 2004 also saw an addition of the twelfth (12<sup>th</sup>) CADD workstation.

The CADD workstations have been upgraded to the Windows XP Pro operating system and to AutoCAD 2005. We added more RAM and updated the video card. We also replaced all the old seventeen-inch (17") CRT monitors with new nineteen-inch (19") LCD monitors. We have also added or upgraded other various engineering software.

This last year also saw the three (3) administrative office computers upgraded to the Windows XP Pro operating system. The CPU, RAM, and hard drive were all upgraded. Also, three (3) used seventeen-inch (17") LCD monitors from the CADD workstations were moved from the engineering computers to the office computers, replacing the fifteen-inch (15") LCD monitors.

In December 2004, we upgraded the network server. The older of the two (2) hard drives was replaced with two (2) additional larger and faster hard drives. These improvements will increase storage and speed of our network.

In May 2004, we changed our internet service connection to SBC Yahoo DSL. This service has increased our download and upload speeds tremendously.

In July 2004, we added a new KIP Digital Print System, which includes a computer, scanner, and printer. This system will eliminate the need to print our CADD drawings on vellum and run blueprint copies. We can print directly to the KIP from the CADD workstations. The KIP can scan existing drawings for printouts or save to computer or disk.

The KIP System is only for black and white drawings, but we still utilize the existing Hewlett Packard Color Plotter to print our color drawings.

## Staff News



**Bill Wascher, P.S., Computer Technical Manager**, has been elected to Chairman of the City of Owosso Planning Commission.

**Dion Burroughs, Field Crew Member** and **Greg Lamkin, E.I.T., Design Engineer**, have left our employment. Dion left to complete his Industrial Engineering degree requirements at Baker College. Greg and his family have relocated to a southern state. Good luck to them!



**Ryan Lynn** has been elevated to Field Survey Crew Leader, he will continue to also assist with Construction Observation services when necessary. Congratulations to him!



**Victor Lukasavitz, P.S., President**, received a resolution honoring him for his four (4) years of service on the Licensing Board of Professional Surveyors, which included over twelve (12) years as Chairman of the State Examination Committee for State Board Examination Development for Land Surveyors. He also received a Certificate of Appreciation from Michigan State University for his service in the Advisory Committee for assistance in developing a report on land use in the State of Michigan entitled "Overcoming Impediments to Smart Growth." (see cover press release)

### STAFF ADDITIONS



**Scott Stempfiar, E.I.T., Design Engineer**. Scott is presently undergoing cross-training in our field services department and CADD department. Following three (3) months of cross-training, which will allow him to develop a full understanding of company processes and systems, as well as, getting familiar with staff members, agencies and clients. Scott will be assigned design engineering responsibilities. He will be responsible for design activity for land development clients, county agencies, cities, and private individuals. Scott will also be completing floodplain wetland permit related services, various infrastructure designs, mass grading plans, and site development plans. He will be responsible for coordinating his projects between all review agencies and the client.

**Caroline Kovacs** has been placed in our CADD services department. Following two (2) months of cross-training within our field survey department and completing research along with CADD duties, her position will be a CADD operator servicing mainly our survey department, but lending assistance to the land development department as needed. She comes to GEI with four (4) years of field and office experience from a local engineering firm and a local architectural firm. Caroline is anticipating receiving an Associate's Degree in Architectural Construction Technology in June, 2005 and a Bachelor's of Architectural Interior Design in June, 2006, both from Baker College of Flint.

*Could employees completed 779 hours in seminars in 2004.*

*Some of the key topics being: Zoning & Land Use in Michigan, Site Solution and Stormwater Management, Exploring Boundary Law, How to be a Super Communicator, Microsoft Excel, and Storm Sewer System Design.*

*All GEI employess attend continuing education seminars throughout the year, whether they are self created or instructed by outside companies.*

*We believe it is a benefit to the company and to our clients.*

## GEI Employment Anniversaries

Ryan Lynn	August 13	Four (4) Years Accomplished
Kevin O'Brien	August 17	Ten (10) Years Accomplished
Kevin Cleaver	September 4	Twenty-Eight (28) Years Accomplished
John Pasik	September 7	Twelve (12) Years Accomplished
Deb LaJoyce	November 4	Nine (9) Years Accomplished
Chris Smigielski	December 5	Four (4) Years Accomplished
Marty Spees	December 30	Three (3) Years Accomplished
Geric Rose	January 5	Eight (8) Years Accomplished
Katrina Branson	January 6	One (1) Year Accomplished
Wendy Stacy	January 21	Two (2) Years Accomplished
David Hiler	February 23	Ten (10) Years Accomplished
Dan Howey	March 24	Six (6) Years Accomplished

*We are proud of our staff's longevity. Thanks!*