

# Corporate Capability Statement

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## SERVICES

### MANAGEMENT CONSULTING

- Long-Range and Strategic Planning
- Program Management
- Sustainability Planning
- Financial Valuation of Existing Infrastructure
- Succession Planning
- Capital Generation
- Research & Development
- Value Engineering

### URBAN AND REGIONAL PLANNING

- Economic Analysis
- Environmental Impacts
- Community Planning
- Smart Growth and Land Use Planning
- Transportation Planning
- Feasibility Studies
- Affordable Housing Assessments
- Adaptive Reuse Analysis
- Real Estate Evaluations

### ENVIRONMENTAL SERVICES

- Sustainability Analysis
- Brownfield Redevelopment
- Environmental Policy
- Resource Management
- Solid & Hazardous Waste Management
- Environmental Regulatory Reporting & Compliance
- Environmental Audits & Assessments

### COMMUNITY DEVELOPMENT AND OUTREACH

- Community Visioning & Planning
- Coalition Building
- Public Relations
- Communications

**NAICS CODES:** 541620, 541614, 541611, 541320, 541330, 541618, 541690, 541990

**CAGE CODE:** 5TGF6

**SIC CODES:** 8748, 8711, 8742

## ABOUT THE FIRM

Nspiregreen, LLC was established in 2009 in Washington, DC with the belief that we can transform and improve the world. Despite being a young company, we have quickly established ourselves as a national leader in the sustainability industry. Nspiregreen is currently an active participant in the Green Equity Cohort, which is a national think tank to develop strategies to ensure racial and gender equity in the green economy.

## COMPANY OBJECTIVE

We want to assist government entities, consulting firms, non-profits, industrial and manufacturing facilities as well as other companies that have an emphasis on sustainability within the realm of our core service areas. We will assist these entities in developing innovative solutions for everyday problems.

## WHY NSPIREGREEN?

We have a relentless obsession to provide the highest quality hands-on involvement and support available. Our immutable laws are:

- **CREATIVITY:** The status quo remains an unattractive option for us. Our out of the box approach to creating transformational solutions in places of need is what wins us awards. We exist because we refuse to offer cookie cutter solutions. Our approach fits the unique needs of each client we serve.
- **NOTHING IS IMPOSSIBLE:** Our positivity is undeniable. We believe that every problem has a solution and there are no limits to what is possible. To us “impossible” is “I’m possible”. It is this attitude that allows us to inspire innovation.
- **R-E-S-P-E-C-T:** We respect and celebrate our employees as individuals. We respect our clients, employees and their families. We are driven by the fact that we are serving a higher purpose and doing good things for the world. We exploit laughter, fun & enjoyment, yet we do it at no one’s expense.

## CERTIFICATIONS PENDING

- *District of Columbia Department of Transportation Disadvantaged Business Enterprise (DBE)*
- *US Women’s Chamber of Commerce –Women’s Business Enterprise (WBE)*

## CAPABILITIES

### MANAGEMENT CONSULTING

- **Executive Succession Plan: District of Columbia Water and Sewer Authority, DC.** Conducted surveys of incumbent executives and benchmark analysis of comparable public utilities to determine core competencies and best practices. Developed succession plan including logical career progressions within the organization, onboarding of new executives, and template for an executive handbook.
- **Identification of Critical Positions: District of Columbia Water and Sewer Authority, DC.** Analyzed functions of the entire organization to determine the critical positions (a position that if vacant would be detrimental to the organization's operations). Developed criticality scale based on job function, risks of personal vacating position, and number of potential successors.
- **US EPA Brownfield Grant: James River Water Development District, SD.** Prepared twelve-page grant to US EPA on behalf of client that highlighted project site demographics, program management plan to conduct Phase I Environmental Site Assessments, and community outreach efforts.
- **Staff Sustainability Training: Alexandria Sanitation Authority, VA.** Developed sustainability training workshop specific to the operations at ASA based on the training model of learning, evaluating, and brainstorming. Staff at ASA learned about sustainability, engaged in a team game to reinforce learning, and then began brainstorming ways that ASA could be more sustainable. Synthesized all the ideas from brainstorming session in a SWOT analysis.
- **Financial Valuation of Waste to Energy Plants, Various:** Conducted financial valuation of waste to energy plants around the country using replacement cost less depreciation and original cost plus inflation methodologies.

### URBAN PLANNING

- **Alexandria Waterfront Small Area Plan: City of Alexandria, VA.** Analyzed existing conditions to determine project constraints, challenges and opportunities, including analysis of historic properties, transportation/parking, and retail market. Developed sustainability principles to guide the conceptual plan, such as use of natural shoreline as a filtration system.
- **Industrial Use Study: City of Alexandria, VA.** Managed the project to determine the feasibility of converting land currently used by industrial uses into transit-oriented development. Determined potential land use scenarios for each property based on site condition, regulations, and neighborhood character.
- **Alexandria Sewer Master Plan: City of Alexandria, VA.** Developed framework for the plan, which included summary of existing conditions, population projections, analysis of needs, and regulatory context. Assisted with the development of the population projections based on predicted changes in land use patterns and estimated timing of implementation of development projects.
- **Braddock Metro Neighborhood Community Funds: City of Alexandria, VA.** Developed funding formulas for developer contributions to a community amenities and open space to benefit the Braddock Metro neighborhood, including tiered funding based on projects in the development pipeline and projects receiving extra density.

### ENVIRONMENTAL SOLUTIONS

- **Site Permitting for Relocation of Materials Recycling Facility: Solid Waste Authority of West Palm Beach FL.** Assisted with the development of procurement documents for the design, relocation, and construction of the authority's combined Residential and Commercial Materials Recycling Facility. Activities

included preparation of the design-build procurement (RFQ) documents and development of permitting documentation required under the Power Plant Siting Act.

- **Water Reuse Study: Alexandria Sanitation Authority, VA.** Assisted with the analysis framework to determine potential uses and users of wastewater effluent (grey water), regulatory standards to protect public health, and infrastructure requirements to divert effluent to potential users.
- **Harms-Benefits Analysis: York County Solid Waste Authority, PA:** Assisted with the development of the benefits and impacts of adding additional incineration capacity at a waste to energy plant to the local area, which included an environmental, transportation, social, and economic analysis.
- **Project Level Conformity Determination for Fine Particulate Matter (PM2.5), Federal Highway Administration, MD.** Co-authored fine particulate matter conformity determination for the Inter-County Connector. Coordinated review by five FHWA offices, Maryland State Highway, and local agencies. Responded to air quality comments, which were included in the Record of Decision.
- **Air Quality Permitting, Texas Instruments, Dallas, Texas:** Managed Title V Air Permit for several (co-located) semiconductor manufacturing facilities by assisting with emissions inventory and compliance as well as root cause analysis and corrective actions for upsets and deviations. Managed Air Permits for non-manufacturing sites by completing Permit By Rule submissions when necessary. Monitored compliance with new and proposed state and federal Air regulations to determine impact on semiconductor manufacturing. Coordinated efforts to submit comments on proposed legislation that would detrimentally affect plant operations.
- **Federal Reporting, Texas Instruments, Dallas, Texas:** Compiled data and submitted the annual Toxics Release Inventory which is a report consisting of all toxic chemical releases and waste management activity for the site. Prepared the TIER II Chemical Inventory report in accordance with the Emergency Planning and Community Right to Know Act.
- **Greenhouse Gas Emissions Texas Instruments, Dallas, Texas:** Lead greenhouse gas emissions reduction team and managed project to reduce company per fluorocarbon (PFC) emissions by 2010 to 10% of the 1995 baseline, by exploring options such as new chemistries and abatement technologies to reduce PFC emissions and calculated and forecasted emissions based on available options.
- **Non - Industrial Waste Management, Texas Instruments, Dallas, Texas:** Developed reduction programs for non-industrial waste and materials (NIWM) to achieve zero wasted resources. Created and maintained a written process for each stream of NIWM which ensured progress through the recycling hierarchy towards prevention/ source reduction. Conducted recycling assessments to determine the nature of the material, volume of each stream, potential contaminants of each stream, if the material could be reused or recycled, potential markets for the materials and a plan with defined action items that address moving NIWM to a higher level in the recycling hierarchy. Implemented and employee NIWM awareness program to that all employees understood company's environmental stewardship objectives. Achieved an average annual waste efficiency rate of 92% (when recycling NIWM and HW) at a manufacturing facility of over 2500 employees.
- **Hazardous Waste Management, Texas Instruments, Dallas, Texas:** Managed the Hazardous Waste (HW) program for TI's largest industrial facility to meet the company stretch goal of zero wasted resources (following the waste management hierarchy) and to prevent the generation of hazardous waste through source reduction activities and reduce the environmental or health hazards associated with hazardous waste after generation through minimization practices. Ensured waste handlers were trained and ensuring best management practices for waste handling.
- **Storm water Management Texas Instruments, Dallas, Texas:** Responsible for oversight of Storm water Management Plan and best management practices for company's largest wafer fabrication facility by ensuring all storm water discharges from industrial activity were in compliance with the site permit. Managed the Storm Water Prevention Pollution Program (SWPPP) to reduce and prevent discharge of pollutants into receiving

waters and the Spill Prevention Control and Countermeasures (SPCC) Plan to detail the management of spill controls and the actions the site would take for prevention, containment and clean up of a spill. Developed and maintained training programs for site personnel regarding authorized and unauthorized discharges to the storm water drainage system.

## COMMUNITY DEVELOPMENT AND OUTREACH

- **Alexandria Waterfront Small Area Plan: City of Alexandria, VA.** Planned and executed extensive community outreach and engagement plan which included two walking tours, a boat tour, a full-day community visioning workshop, a field trip to New York City, and community informational meetings.
- **Industrial Use Study: City of Alexandria, VA.** Developed and executed the community outreach engagement plan which included three community meetings, six-week comment period on draft report, and developing an official record of responses to public comments.
- **Braddock Metro Neighborhood Community Funds: City of Alexandria, VA.** Collaborated with the community, developers, and City staff to create funding formulas for developer contributions to the community amenities and a one-acre neighborhood park funds.

## Veronica O. Davis, PE

### Years of Experience

7

### Education

MRP, Urban & Regional Planning,  
Cornell University  
MEng, Engineering Management,  
Cornell University  
BS Civil Engineering,  
University of Maryland, College Park

### Certification

Professional Engineer (VA)

## Chancee' Lundy

### Years of Business Experience

4

### Education

MS, Civil (Environmental) Engineering  
Florida State University  
BS, Environmental Science  
Alabama A&M University

## Publications

Davis, Veronica O. and Chancee' Lundy.  
***Preventing the Sustainability Divide:  
Engineers as Leaders in Community  
Outreach***, Annual Conference, National  
Society of Black Engineers, Toronto,  
Canada, April 1, 2010

Corning, Bruce, Steve Nesbitt, and  
Veronica O. Davis. ***A Sustainable City***,  
94<sup>th</sup> Annual Conference, International  
City/County Managers Association,  
Richmond, VA, September 21-24, 2008

Pallansch, Karen, Stephen Hayashi,  
Bruce Corning, and Veronica O. Davis,  
***Implementation of Sustainability is a  
Grassroots Effort***, Proceedings, Water  
Environment Federation Sustainability  
Conference, June 2008

Davis, Veronica O., ***Impact of Transit  
Stations on Land Use and  
Development: Shady Grove Metro  
Station Case Study in the Washington,  
DC Metropolitan Area***, Proceedings,  
Transportation, Land Use Planning, and  
Air Quality Conference, Orlando FL, July  
9-11, 2007.

## LEADERSHIP

**Veronica O. Davis, PE** (Partner/Principal Planner) is responsible for the management of major planning functions of Nspiregreen, LLC such as civil infrastructure and urban planning, economic analysis, policy development, and long range planning. In addition she conducts sustainability analysis and facilitates community outreach and engagement.

Prior to Nspiregreen, Ms. Davis was an Urban Planner for the City of Alexandria where she was responsible for the management of the long-range planning of the Alexandria Waterfront, an industrial land use study, and funding formulas for developer contributions for community amenities and a neighborhood park totaling \$5.45 million. Davis worked for Malcolm Pirnie, Inc. as a project engineer on several projects including environmental site assessments, economic feasibility analysis, sustainability planning, financial valuation of civil infrastructure, succession planning, and strategic planning for public utilities, solid waste management authorities, and universities. While at the U.S. Department of Transportation, Ms. Davis was one of the environmental engineers on controversial projects such as the Inter-County Connector in Maryland, where she co-authored the Project Level Conformity for Fine Particulate Matter and was on the team to respond to public comments for inclusion in the Record of Decision. She was also instrumental in multi-stakeholder participation for five transportation air quality conformity determinations in North Carolina.

**Chancee Lundy** (Partner/ Principal Environmental Manager) is responsible for the environmental resource management functions of Nspiregreen, LLC including systems analysis, development of resource management plans and environmental compliance and permitting. Additionally, she is a grant writer conducts sustainability analysis and facilitates sustainability training. Ms. Lundy also organizes and implements community outreach and engagement strategies.

Prior to joining Nspiregreen, Chancee honed her environmental experience in the semi-conductor manufacturing industry. In this unique manufacturing field, she spent time as an Air Quality Specialist in the corporate facilities group where she lead teams responsible for reducing per fluorocarbon emissions and assisted in management and compliance with Title V of the Clean Air Act. Ms. Lundy also managed air permits for non-manufacturing sites. She also prepared technical reports for federal compliance (Toxics Release Inventory, Emergency Planning and Community Right to Know Act –TIER 2) and provided

technical comments on controversial, precedent setting, and complex environmental assessments, reviews and studies to determine impact to company operations.

Moving from her role as an Air Quality Specialist, Ms. Lundy became the Environmental Specialist for the company's largest wafer fabrication facility where she managed the air, waste and water environmental programs. In this role she created waste minimization programs to increase waste efficiency and cost savings while developing company standards related to environmental program management.