



City of Hogansville
City Council
Meeting Agenda

Monday, February 7, 2022

**Meeting will be held at Hogansville City Hall,
111 High Street, Hogansville, GA 30230**

Mayor: <i>Jake Ayers</i>	2025	City Manager: <i>Jonathan H. Lynn</i>
Council Post 1: <i>Michael Taylor, Jr</i>	2025	Assistant City Manager: <i>Lisa E. Kelly</i>
Council Post 2: <i>Matthew Morgan</i>	2025	City Attorney: <i>Alex Dixon</i>
Council Post 3: <i>Mandy Neese*</i>	2023	Chief of Police: <i>Jeffrey Sheppard</i>
Council Post 4: <i>Mark Ayers</i>	2023	
Council Post 5: <i>Toni Striblin</i>	2023	* Mayor Pro-Tem

Regular Meeting – 7:00 pm

1. Call to Order – Mayor Jake Ayers
2. Invocation & Pledge

Consent Agenda

All items listed under the Consent Agenda are considered to be routine in nature and will be approved by one blanket motion.

1. Approval of Agenda: Regular Meeting February 7, 2022
2. Approval of Minutes: Regular Meeting January 18, 2022

Executive Session

1. Litigation Exemption

New Business

1. Approval of Firm to Provide Engineering Services for Lake Jimmy Jackson
2. Consideration to Take Action on Ante-Litem Notice 1-A
3. Consideration to Take Action on Ante-Litem Notice 1-B

City Manager's Report

Council Member Reports

1. Council Member Taylor
2. Council Member Morgan
3. Council Member Neese
4. Council Member Ayers
5. Council Member Striblin

Mayor's Report

Adjourn

Upcoming Dates & Events

- February 15, 2022 - 6:30 pm | Meeting of the Hogansville Historic Preservation Commission at Hogansville City Hall
- February 17, 2022 – 5:30 pm | Meeting of the Hogansville Planning and Zoning Commission at Hogansville City Hall
- February 21, 2022 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall
- February 22, 2022 – 6:30 pm | Meeting of the Downtown Development Authority at Hogansville City Hall



01/18/2022

Regular Meeting

Meeting held at Hogansville City Hall, 111 High Street, Hogansville GA 30230

Call to Order: Mayor Ayers called the meeting to order at 7:00 pm. Present were Mayor Jake Ayers, Council Member Michael Taylor, Jr., Council Member Matthew Morgan, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Toni Striblin. Also present were City Manager Jonathan Lynn, Assistant City Manager Lisa Kelly, and City Attorney Alex Dixon.

An invocation was given by Council Member Morgan and Mayor Ayers led the pledge of allegiance.

CONSENT AGENDA

Motion: Council Member Neese moved to approve the Consent Agenda. The motion was seconded by Council Member Ayers.

Roll Call Vote: Taylor (Yea), Morgan (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea).

Motion Passed 5-0

PRESENTATION

City Manager Jonathan Lynn presented Lynne Miller with a plaque and recognized her for 5 years of dedicated service to the City of Hogansville.

CITIZEN APPEARANCE

1. Darrell Neese approached the Council concerned of break-ins over the last couple of years where crime is related. Vehicles were broken into three times on Oak Street. Break-ins, vehicle accidents, and a drive-by shooting, all on Oak St. He asked the council to please keep public safety at the forefront of our efforts.

NEW BUSINESS

1. *Resolution – Authorize Mayor and City Manager as Signatories for Hogansville Municipal Competitive Trust [MCT] with Municipal Electric Authority of Georgia*

Motion: Motion was made by Council Member Neese to authorize Mayor Jake Ayers and City Manager Jonathan Lynn as signatories for the Hogansville Municipal Competitive Trust with MEAG. The motion was seconded by Council Member Ayers.

Discussion: None

Roll Call Vote: Taylor (Yea), Morgan (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea)

Motion passes 5-0

2. Request from Troup County to Install New Lights at Hogansville Rec Center Gym – Unbudgeted Item

Motion: Motion was made by Council Member Striblin to replace the lights at the Rec. Center Gym in the amount of \$5,892.54, and, in return, ask the County to re-install the lights at the tennis courts and make other needed repairs. The motion was seconded by Council Member Taylor.

Discussion: City Manager Jonathan Lynn explained to Council that the County recreation department is asking for replacement of the interior lights at the rec. center gym in the amount of \$5,892.54. This is not a budgeted item. The ask is for materials and not labor as the County will handle the labor themselves. Recommend asking for mutual aid from the County for replacement of lights at the tennis courts in cooperation with City purchasing lighting for the gym.

Roll Call Vote: Taylor (Yea), Morgan (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea)

Motion passes 5-0

3. Request from Troup County Center for Strategic Planning to Participate in Updated Strategic Plan – Unbudgeted Item

Motion: Motion was made by Council Member Striblin to decline the request for 14K and table the item until a future meeting. The motion was seconded by Council Member Morgan.

Discussion: The City currently supports the TCCSP in the amount of \$5k annually. The ask is \$14k for each entity for an update to the program. This is not a budgeted item. Participation levels should be considered in the amounts of 45, 45, 5, & 5 percent respectively.

Roll Call Vote: Taylor (Yea), Morgan (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea)

Motion passes 5-0

4. Department of Interior Grant Application for Amphitheater

Motion: Motion was made by Council Member Neese to proceed with grant application for funding in the amount of \$350k for the amphitheater project. The motion was seconded by Council Member Striblin.

Discussion:

Roll Call Vote: Taylor (Yea), Morgan (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea)

Motion passes 5-0

ADJOURNMENT

On a motion made by Council Member Neese and dually seconded, Mayor Jake Ayers adjourned the meeting at 7:37pm.

Respectfully,



LeAnn Lehigh
Deputy City Clerk

CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Post 1
Matthew Morgan, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Toni Striblin, Post 5



Jonathan Lynn, City Manager
Lisa Kelly, Assistant City Manager
Alex Dixon, City Attorney

111 High St
Hogansville GA 30230
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: February 7, 2022 **SUBMITTED BY:** Jonathan Lynn

AGENDA TITLE: Approval for Engineering Services for Phase II of Lake Jimmy Jackson Improvements

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

- | | | | |
|--|-------------------------------------|---|---|
| <input type="checkbox"/> Ordinance (No. ____) | <input type="checkbox"/> Contract | <input type="checkbox"/> Information Only | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. ____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

A bid advertisement was placed for engineering services for Phase II of our Lake Jimmy Jackson Project. There bids were received as follow:

- TSW \$36,100 (lump sum);
- Mallett Consulting \$49,900 (lump sum); and
- Stantec Consulting Services \$88,000 (lump sum).

The components of this project and included in Scope of Work (SOW) are permanent signage, kayak/canoe dock, ½ acre playground, four small fishing pavilions, volleyball court, 1,200 sq. feet of mulch path to courts, and landscaping in proximity to existing restrooms.

The City has been awarded a Land and Water Conservation Fund grant with the state DNR for \$87,500 with a 100% match amount of \$87,500 from the City of Hogansville.

Funding for Hogansville's match for this project will be from SPLOST Recreation/Trails/Parks spending category. In addition, Troup County, as part of the approved Service Delivery Strategy in 2021, will reimburse the City of Hogansville \$40,000 for expenses incurred as part of this project.

Staff reviewed all proposals for cost, project team, and similar project examples.

BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

The financial impact for this request is \$87,500 to be allocated from the SPLOST Recreation/Trails/Parks spending category.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends TSW be selected as project engineers for the Lake Jimmy Jackson Phase II Improvements.

CITY OF HOGANSVILLE, GEORGIA
REQUEST FOR DESIGNER QUALIFICATIONS AND PROPOSAL
LAKE JIMMY JACKSON PARK IMPROVEMENTS

The City of Hogansville is seeking qualifications and proposals from qualified designers to provide bid ready plans and specifications and construction-phase services for improvements to the City's Lake Jimmy Jackson Park, 1430 Blue Creek Road, Hogansville GA.

Components of this project will include:

- 1) Permanent signage (including interpretative, directional and grant acknowledgement)
- 2) New kayak/canoe dock
- 3) 0.5-acre playground and playground equipment
- 4) Border, mulch and access path between playground and parking
- 5) Four small fishing pavilions
- 6) Volleyball court
- 7) 1,200 square feet of 8' mulch path to volleyball court
- 8) Landscape plantings at existing restroom building.

Proposers should submit three (3) copies of their qualifications/proposal packages, unbound, by Friday, 4 pm, January 14, 2022, to:

Ms. Lynne S. Miller, AICP
Planning & Development Director
City of Hogansville
111 High Street
Hogansville, GA 30230
ATTN: LJJ Improvements Design

Proposal Content

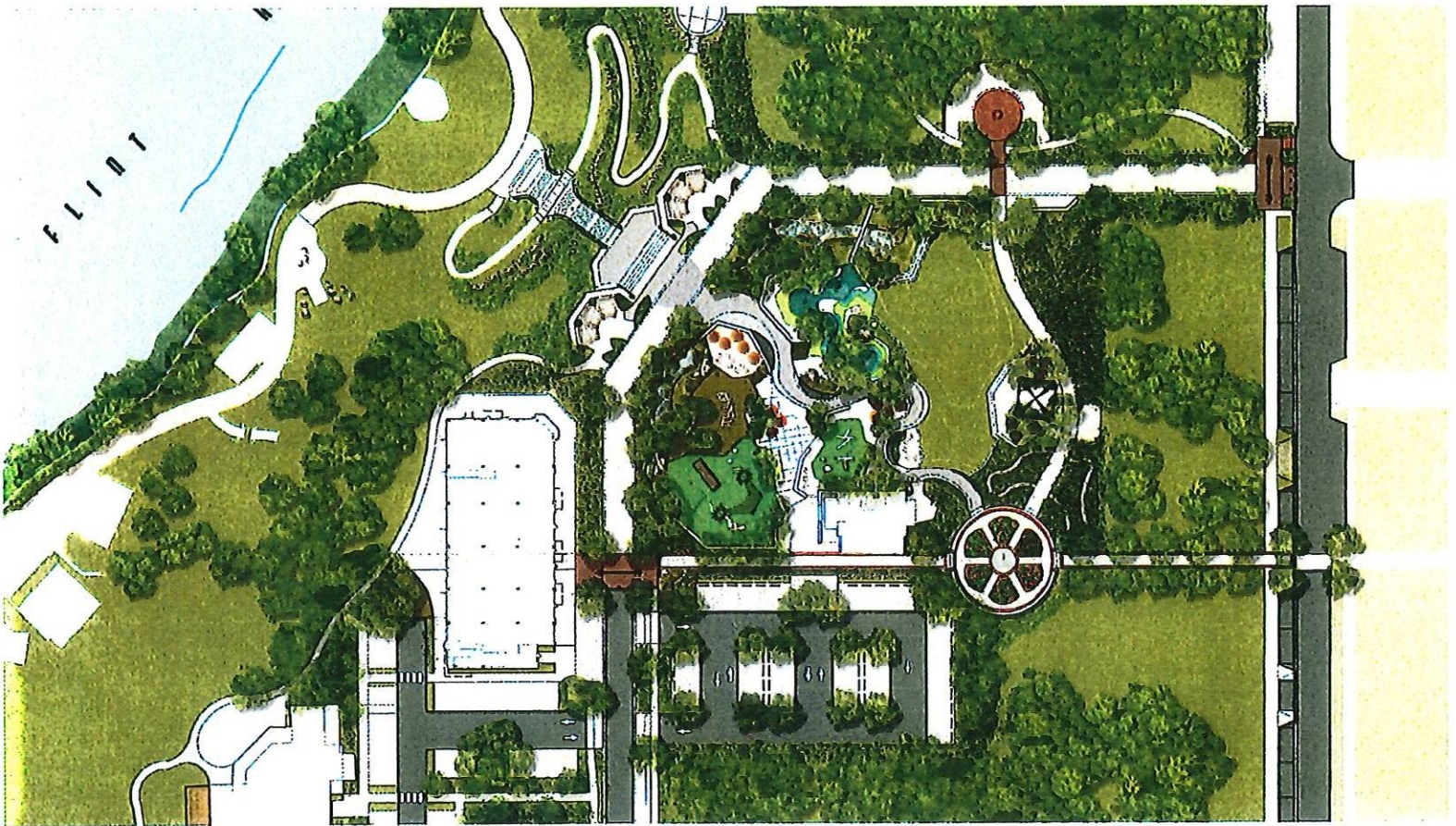
Please address the following questions in your proposal.

- 1) Firm's History and Resources. Briefly describe your firm, number of employees, number of years in business, business location(s), and disciplines available to this project.
- 2) Key Personnel. List the key personnel to be assigned to this project, their qualifications, and the role(s) each would perform.
- 3) Relevant Experience. Briefly describe at least three projects with similar scopes. For each, note dates of performance and whether the project is ongoing. Provide a client reference for each, including name, email address, and phone number.
- 4) Scope, Level of Service Proposed. Outline your proposed approach to this project. What data or involvement would you expect from the City?
- 5) Proposed Schedule. Provide a project schedule, with key milestones or deliverables.
- 6) Proposed Fee. List your proposed not-to-exceed fee for this project, including labor, travel, copy costs, etc.

RFQ DUE: JANUARY 14, 2022

City of Hogansville

Lake Jimmy Jackson Park Improvements



TSW

PLANNERS
ARCHITECTS
LANDSCAPE ARCHITECTS

SUBMITTED BY: TSW

Adam Williamson, Senior Principal
1447 Peachtree Street NE
Suite 850
Atlanta, GA 30309
Ph: 470.751.2366
Email: awilliamson@tsw-design.com
Web: www.tsw-design.com

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January 14, 2022

Ms. Lynne S. Miller, AICP
Planning & Development Director
City of Hogansville
111 High Street
Hogansville, GA 30230
ATTN: LJJ Improvements Design

Dear Ms. Lynne S. Miller:

1447 Peachtree Street NE
Suite 850
Atlanta, GA 30309
Phone: 404.873.6730
www.tsw-design.com

2032 Utica Square - 520997
Tulsa, OK 74114-9998
Phone: 918.236.5468
www.tsw-design.com

Principals:

William Tunnell
Jerry Spangler
Thomas Walsh
Caleb Racicot
Adam Williamson
Bryan Bays
Heather Hubble

Sr. Associates:

Katy O'Meilia
Rebekah Calvert
Ben Woodrow Giles
Lionel Johnson
David Lintott
Alex Fite-Wassilak
Kristin L'Esperance
Sarah McColley
Laura Richter

On behalf of **TSW**, it is my pleasure to submit the enclosed qualifications to the City of Hogansville for the development of the Lake Jimmy Jackson Park Improvements. We appreciate the opportunity to submit on this effort and believe that our team has the proven experience in parks master planning and construction documents needed to make this park a success.

As park planners, designers, and Landscape Architects, we understand what it takes to build a plan that has community support and is action oriented. TSW has over 30 years of experience leading public projects, gathering community input, and building consensus. Our master plans are community based, visionary, and grounded in the realities of budget and constructibility. Below are some factors that set the TSW Team apart:

TSW has extensive experience in planning, designing, and redeveloping great parks, trails, and public spaces. This experience includes evaluating existing parks, determining community needs, preparing park guidelines and standards, prioritizing park enhancements, developing designs and construction documents for rehabilitation and new parks, and providing construction administration. This broad experience from inventory analysis to construction administration has given us a thorough understanding of balancing innovative ideas with realistic budgets.

TSW is creative and pragmatic... we design visionary park systems that are cost effective and focused on constructibility. Our team takes a systems approach to project design that considers environmental conditions, cultural resources, user experience and needs, landscape solutions, and economic development strategies into total site concept plans. Our implementation experience provides invaluable insight into implementation and potential construction challenges that can be addressed in the programming and planning phases, which results in action-focused plans that includes pairing needs with near term funding opportunities to maximize leveraging the City's funds.

After reviewing the enclosed materials, we hope you will agree that TSW's unique experience in both planning and implementing great parks makes us ideally suited to work with the City of Hogansville. I will be the main contact for this effort and am authorized to make representations on behalf of TSW. Please do not hesitate to contact me if you have any questions.

Sincerely,

Adam Williamson, Senior Principal
470.751.2366
awilliamson@tsw-design.com

SECTION 1:

Firm Overview & Key Personnel

TSW

TSW is a full-service planning, landscape architecture, and architecture firm with approximately 35 full-time employees. TSW works throughout the United States on a variety of projects, including downtown master plans, corridor studies, streetscape plans, coding and guidelines, mixed-use developments, park and recreation projects, and Comprehensive Plans. Our multidisciplinary approach goes beyond land use planning to incorporate real world knowledge of sustainability, development and retail economics, and feasibility. Implementation is a key focus of all TSW's plans and redevelopment studies, and we are especially proud of our planning experience and implementation. Our planning has leveraged more than \$1.5 billion in private investment to date. In addition, meaningful public engagement allows us to incorporate the aspirations of community stakeholders and build on local and/or regional identity to establish a market niche and a strong sense of place.

Tunnell, Spangler & Associates was founded in 1990 by partners William Tunnell and Jerry Spangler in Atlanta, Georgia. The firm's name was changed to Tunnell-Spangler-Walsh & Associates in September of 2002 when principal Thomas Walsh became a partner in the firm, and was shortened to TSW in 2013. To better serve our existing clients and expand our firm's capabilities to serve the growing Oklahoma and Northwest Arkansas region, TSW expanded its office location in 2021 to include Tulsa, Oklahoma.

Our personnel includes: 6 registered architects, 8 project architect designers, 7 registered landscape architects, 8 landscape designers, 14 planners (9 with AICP accreditation), 11 LEED APs, and 2 administrative employees. (Note: several TSW staff members work in multiple studios).

TSW Contact Information

Adam Williamson, Senior Principal
1447 Peachtree Street NE
Suite 850
Atlanta, GA 30309
Ph: 470.751.2366
Email: awilliamson@tsw-design.com
Web: www.tsw-design.com

TSW's Core Values

TSW's Core Values guide our planning and design process and the management of our office.

COMMUNITY DRIVEN

- We respect the inherent value of community.
- We pursue projects we believe in.
- We put our principles into action.

RELATIONSHIP FOCUSED

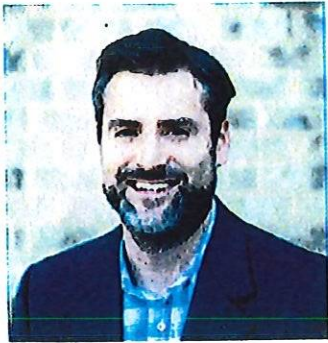
- We are relaxed and empathetic.
- We are accessible - no gate-keepers.
- We work in support of each other.
- We are committed to the growth of individuals.
- We go the extra mile.
- We take our relationships seriously.
- We treat each other like family.

TAILORED SOLUTIONS

- We focus on quality and creative design.
- We create concept-driven, unique approaches.
- We value "craft" in each discipline.



SECTION 1: FIRM OVERVIEW & KEY PERSONNEL



Adam Williamson, AICP, PLA, LEED AP

Principal-in-Charge

Adam, a Senior Principal at TSW with over 20 years of experience, is a landscape architect and planner who is a leader in sustainable landscape projects, including new and revitalized parks and open spaces, streetscapes, and urban plazas. Adam views the public engagement portion of the planning and design process as a critical component, and he has extensive experience leading public charrettes and workshops to reach consensus.

Education:

1997 Bachelor of Landscape Architecture, University of Georgia

Professional Status:

- American Institute of Certified Planners
- Registered Landscape Architect: GA (#1089), NC (#1769), and SC (#1064)
- LEED Accredited Professional

Professional Affiliations:

- American Planning Association / Georgia Planning Association
- Urban Land Institute
- Congress for the New Urbanism

Awards:

- 2020 ARC Great Places Award: Powder Springs LCI + Implementation
- 2019 APA Small Town and Rural Planning Division Vernon Deines Award: Downtown Kingsport Master Plan
- 2017 CNU Charter Award: Duluth - Parsons Alley
- 2015 Georgia Planning Association Outstanding Planning Document: Clarkston 10-Year LCI Update
- 2013 Georgia Planning Association Outstanding Planning Document: Augusta Sustainable Development Implementation Program
- 2008 CNU Charter Award: Woodstock Downtown

Work Experience:

Prior to joining TSW in 2000, Adam worked at Altamira Design and Kolas Bradford & Associates in Atlanta, Georgia.

Representative Projects:

[SPLOST funded] City of Kennesaw Depot Park & Trails Master Plan (Kennesaw, GA) - Landscape Architect for 12-acre park in the historic portion of downtown Kennesaw focusing on emphasizing the historic structure located in the area, including the train depot. The master plan will also focus on options for linkages to the museum and future street system. Components will include surface parking and bus turnaround, plaza area for events, restroom facilities, playground area, roundabout, landscape and hardscape improvements, and improved pedestrian underpass.

USDA Forest Services Landscape Architectures Services (Southeast Region) - Principal-in-Charge and Project Manager for site planning, design services, landscape architecture, and civil engineering for Region 8 projects. Recent projects include site planning and design for the Chickasawhay Administrative Site.

City of Duluth Downtown Master Plan and Implementation Projects (Duluth, GA) - Principal-in-Charge/Project Manager and Landscape Architect for the rehabilitation of the historic downtown core and Main Street streetscapes from concept to construction documentation.

Cherokee County Parks And Trails Area Plan (Cherokee County, GA) - Principal-in-Charge and Landscape Architect for development of a parks and trails area plan for the southwest portion of the county that addresses underutilized parcels owned or leased by the County to provide new recreational opportunities along with a system of arterial trails to connect the parks.

City Of Forsyth Parks Master Plan (Forsyth, GA) - Principal-in-Charge and Lead Landscape Architect for development of city-wide parks plan to guide enhancement and improvements to six parks. The process began with a site analysis and creating GIS mapping and was followed by public outreach that included a kick-off session, pop-up event, and final public meeting at the Farmer's Market. Recommendations included park feature upgrades, park redesigns, and a new downtown park that were organized into a phasing plan with cost estimates and funding opportunities.

City Of Powder Springs Town Green Park & Silver Comet Trail Connection (Powder Springs, GA) - Principal-in-Charge for creating a Town Green park at center of Powder Springs' Town Square. TSW's final design emphasized a multi-use amphitheater/flex lawn, signature splash pad, and trailhead connecting to the Silver Comet Trail. Additionally, the plan analyzed the proposed amphitheater and provided recommendations for the size of the facility including the stage and bathrooms. The design includes a conceptual design for a gateway entry sign into the park.

SECTION 1: FIRM OVERVIEW & KEY PERSONNEL



David Argo

Landscape Designer

David joined TSW in 2016 as a landscape designer. David brings a thoughtful approach to site design and a passion for small details. He has 4 years of experience as a landscape designer in a variety of project settings and has worked on numerous construction document packages. David is proficient with the Adobe Creative Suite, AutoCAD, and 3D modeling/rendering software.

Work Experience:

Prior to joining TSW in 2016, David interned with the University of Georgia Facilities Management Division, working with Landscape Architects, surveyors, sustainable design leaders, and grounds crews.

Representative Projects:

5th Street Complete Street (Atlanta, GA) - Landscape Designer for the design and construction documents for Midtown Alliance and City of Atlanta. The project follows Midtown Alliance streetscape standards and focuses on complete street enhancements, including road diets, improved ADA access, bike lane improvements, and the addition of a protected two-way cycle track.

Deidra Lackey Memorial Park (Hickory, NC) - Landscape Designer for the reimagining of an existing park located on Lake Hickory. The plan integrates environmentally-sensitive design with the existing forest and treats stormwater prior to entering the lake. Park enhancements include major new architectural and landscape elements, including a conservatory, a community center, amphitheater, and water access.

Douglasville Downtown Greenspace (Douglasville, GA) - Landscape Designer for the design and construction documents for a large community park adjacent to downtown. Phase one includes a large community green and amphitheater, playground, bosque, stormwater bio-swale, streetscape enhancements, and renovation of an existing pedestrian bridge. Phase two will include frontage and parking for four mixed-use buildings.

Broad Street (Jonesboro, GA) - Landscape Designer producing construction documents for a park and streetscape adjacent to Downtown Jonesboro. Streetscape enhancements include on street parking and a planting/furniture zone buffer. Park enhancements include a greenspace, amphitheater pavilion, gateway signage, and plazas adjacent to an old firehouse, which is being renovated into a restaurant.

Juniper Streetscape (Atlanta, GA) - Landscape Designer developing construction documents for an eleven-block Atlanta arterial that connects Midtown to Downtown. Project goals focused on stormwater management, protected bike lanes, addition of on street parking, and implementation of streetscape standards.

Heritage Park (Perry, GA) - Landscape Designer producing construction documents for phase one of a community park that includes a large amphitheater and stage, along with appropriate parking. Phase two will include walking trails, splashpad, and a sculpture walk. Phase three will expand on the walking trails, and includes a large, grand open lawn that can function as multi-use fields, as well as a dog park.

Education:

2015 Bachelor of Landscape Architecture
University of Georgia

Awards:

- 2019 APA Small Town and Rural Planning Division Vernon Deines Award: Downtown Kingsport Master Plan

SECTION 1: FIRM OVERVIEW & KEY PERSONNEL



Eloisa De Leon

Landscape Designer

Eloisa De Leon a designer in the Landscape Architecture Studio of TSW, has 1 year of experience as a landscape designer in a variety of project settings. Eloisa is proficient in Illustrative design, 3-D modeling and AutoCAD. Eloisa has worked on numerous marketing and construction document packages.

Work Experience:

Prior to joining TSW in 2019, Eloisa was a research assistant at Mississippi State University, doing research on water management and design of community gardens.

Education:

2015 Bachelor of Architectural Engineer
University of Southern Mississippi

2020 Master's Degree in Landscape Architecture
University of Mississippi

Awards:

- 2019 ASLA Honor Award
- 2019 ASLA Award of Excellence // Student Collaboration // Cultivating the Future: Designing and Constructing a Didactic Garden

Representative Projects:

347 East Paces Hotel (Atlanta, GA) - Project Designer for the development of TRP, Design Development and Construction Documents for a hotel renovation project in Buckhead.

Lady Street (Columbia, SC) - Landscape Designer for the development of design for the exterior courtyard space located at 1310 Lady Street in Columbia, SC.

City of Bainbridge Chason Park (Bainbridge, GA) - Landscape Designer for 8.5-acre riverfront park that includes an expansion and trail system connections.

David A. Lintott, LEED, AP

Senior Associate

David Lintott, a designer in the Landscape Architecture Studio of TSW, has over 20 years of experience as a landscape designer focusing on recreational facilities in civic and campus settings and streetscape design. David is proficient in 3-D modeling software packages and AutoCAD. David has worked on numerous construction document packages and is experienced in conducting construction administration.

Work Experience:

Prior to joining TSW in 2004, David worked at HGOR Planners + Landscape Architects.

Representative Projects:

Piedmont Park North Woods Master Plan (Atlanta, GA) - Landscape Designer for the master plan for the non-utilized northern parcels of Piedmont Park. These 50 acres of new park space will provide the citizens of Atlanta with additional trails, recreation fields, playgrounds, gathering pavilions, and much needed greenspace.

Nathan Benderson Park (Sarasota, FL) - Landscape Designer for flat water rowing venue on 400-acre lake and surrounding park amenities, including vehicular and pedestrian circulation, grand stand areas, concessions, and landscape design.

Las Catalinas Master Plan (Las Catalinas, Costa Rica) - Landscape Designer for new town master plan and detail site plan for phase zero and phase one, including hard-scape and landscape construction documentation.



Education:

2000 Bachelor of Landscape Architecture
Louisiana State University

Professional Status:

- LEED Accredited Professional
- FAA Certified Drone Pilot

Awards:

- 2017 CNU Charter Award: Duluth - Parsons Alley
- 2016 The Council for Quality Growth and Partnership Gwinnett Neighborhood Redevelopment Award: Parsons Alley

SECTION 2: RELEVANT EXPERIENCE

USDA Forest Service Buck Hall Recreation Center

McClellanville, SC

TSW was retained by the USDA Forest Service to create a phased master plan re-visioning Buck Hall Recreation Area, located on the Intra-coastal Waterway and part of the Francis Marion National Forest in South Carolina. The master plan process consisted of site visits to compile an inventory and analysis of existing conditions, infrastructure, and opportunities and constraints. A two-day charrette with stakeholders was conducted in order to identify programmatic needs and brainstorm ideas and generate bubble diagrams. Bubble diagrams were refined into design concepts which were ultimately visualized into a final master plan booklet at the project's end.

The master plan identified new and revised roadway infrastructure and striping, parking lots accommodating both typical day use and peak seasonal overflow parking, utilities (electrical, water, and septic), general way-finding signage, and vehicle access controls. Additional programmatic elements illustrated 28 full hook-up RV parking pads, 7 walk-in primitive tent camping sites, 22 car parking with adjacent camping pads, 12 cabin rentals (960 sf/ea.), 2 restroom buildings with showers, 2 accessible fishing piers, canoe and boat launches, picnic tables, and a network of trails and boardwalks that internally loop all the programmatic elements together as well as connect the Buck Hall Recreation Area to the future East Coast Greenway and existing SC Palmetto Trail systems. To aid the USDA Forest Service's funding efforts a rough order of magnitude cost was generated based on the three phased master plan approach. The rough order of cost for the entire project totaled a little more than 12 million dollars.

MAJOR TASKS COMPLETED / DELIVERABLES:

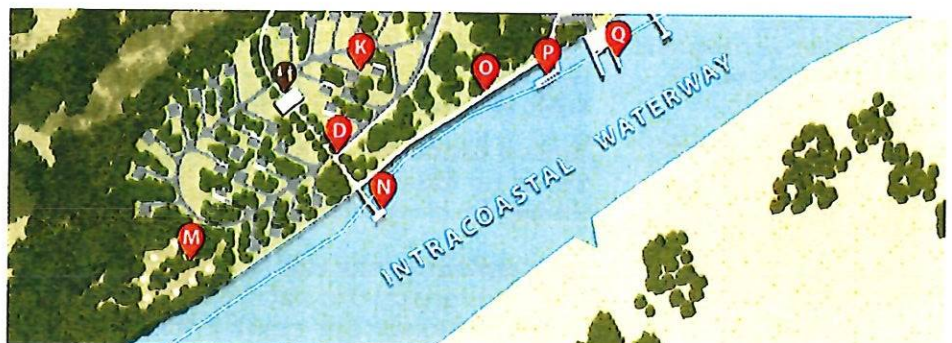
- Project Management
- Site Analyses
- Community Engagement
- Conceptual Designs
- Visioning Graphics
- Construction Cost Estimates
- Construction Documents
- Construction Administration

PROJECT STATUS:

Complete

REFERENCE:

Jawana Stephens
4931 Broad River Rd
Columbia, SC 29210
Phone: 843.887.3257
Email: jawanastephens@fs.fed.us



SECTION 2: RELEVANT EXPERIENCE

Deidra Lackey Memorial Park Master Plan

Hickory, North Carolina

TSW prepared a master plan for the 10-acre Deidra Lackey Memorial Park in Hickory, North Carolina. The project client is a joint venture between the City of Hickory and Imagine Special Projects, LLC conservancy, a not for profit.

This project focuses on revamping an existing City of Hickory park to handle a wider range of activities and experiences for users based on stakeholder input. This waterfront master plan imagines major new architectural and landscape architectural elements, including: a Conservatory, a community event building, amphitheater, children's playground, docks, and a boat ramp.

The community event building/meeting house is the central element of the project. The building is situated on a highpoint to take advantage of topography for an amphitheater and commanding views of Lake Hickory. The facility is programmed to operate as a full service event and conference space with an occupancy of over 350 people and a full commercial kitchen.

The environmentally-sensitive plan focuses on preserving and enhancing views to the water, protecting mature trees, reducing runoff, and protecting Lake Hickory's water quality by treating stormwater runoff with rain gardens and bioswales.

Master plan deliverables included a vision statement, guiding principles, concept plan, architectural concepts, project budget, and phasing plan. TSW is currently working on construction documents for landscape architecture and architecture improvements.

MAJOR TASKS COMPLETED / DELIVERABLES:

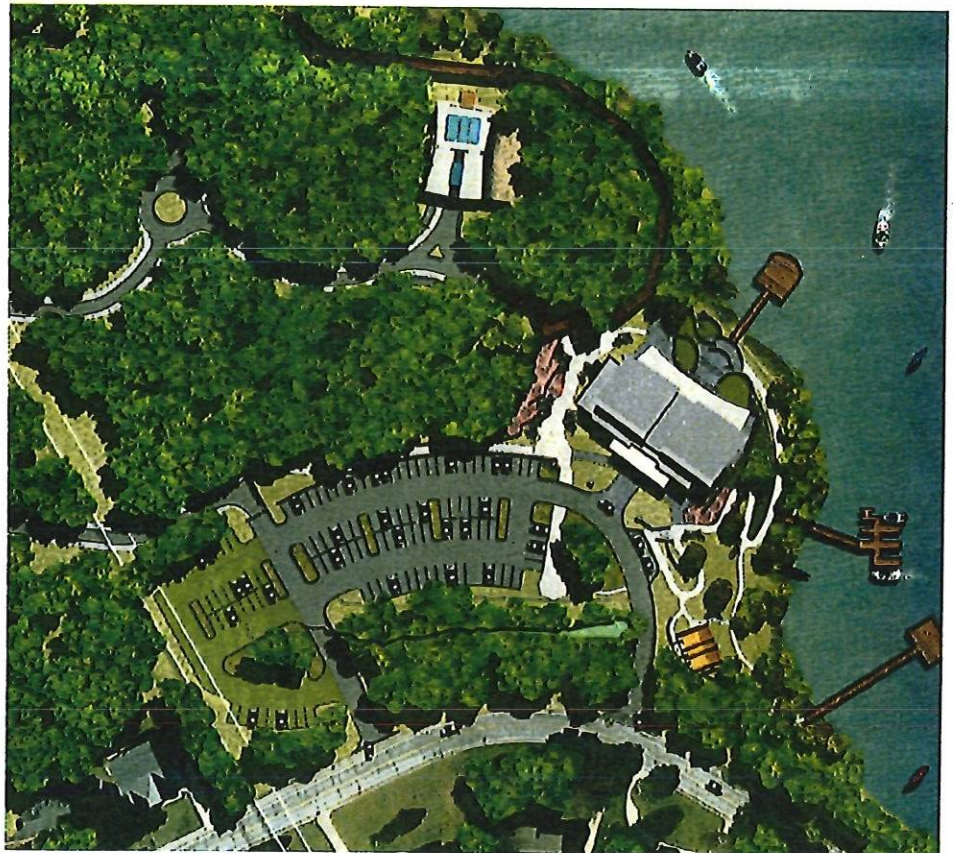
- Project Management
- Site Analyses
- Community Engagement
- Conceptual Designs
- Visioning Graphics
- Construction Cost Estimates
- Construction Documents
- Construction Administration

PROJECT STATUS:

Ongoing

REFERENCE:

Karen Waddell
Imagine Special Projects, LLC.
840 81h Street Dr NW
Hickory, NC 28601
Phone: 828.449.1370
Email: karenwaddell@protectplus.com



SECTION 2: RELEVANT EXPERIENCE

Deidra Lackey Memorial Park Master Plan

Hickory, North Carolina



SECTION 2: RELEVANT EXPERIENCE

SW Cherokee County Parks & Trails Plan

Cherokee County, GA

TSW was retained by Cherokee County to create a park and trails area plan for the SW portion of the county. The plan is intended to address parcels owned or leased by Cherokee County and intended for use as public parks and recreation facilities along with a system of trails and bike / ped facilities around the parks. The area encompasses about 6,000 acres, with geographic boundaries of the Bartow County line on the west side, Wade Green Road on the east, the Cobb County line to the south and near Kellogg Creek Road and the U.S. Army Corps of Engineers property on the north side.

With a robust virtual public input process, TSW worked with the County and community to listen to challenges and opportunities of the sites, help develop a vision for the park sites and trails, and gathered feedback on conceptual designs. Public input activities included: Stakeholder Interviews and Focus Groups, Online Surveys for each park and recreation habits in general, a virtual Kick-off Meeting, in-person Pop-up Event paired with a virtual Design Workshop, and culminated in a Draft Plan Review Meeting and Presentation to County Boards and Commissions. All through the process, virtual engagement methods allowed residents and park users to provide place-based feedback on interactive maps with the concept plan options.

TSW developed Conceptual Plans for the parks and trail system totaling 140 acres with a variety of passive and active programming and provided a minimum of two options per site to present to the community for feedback. Following final input, TSW revised concepts into a Preferred Concept Plan for each site that included Construction Cost Estimates and a Phased Capital Improvement Program.

MAJOR TASKS COMPLETED / DELIVERABLES:

- Project Management
- Site Analyses
- Community Engagement
- Conceptual Designs
- Visioning Graphics
- Cost Estimates

PROJECT STATUS:

Complete

REFERENCE:

Cherokee County
Bryan Reynolds, Community Services Agency Director
1130 Bluffs Parkway
Canton, GA 30114
Phone: 770.924.7768
Email: bdreynolds@cherokeega.com



SECTION 2: RELEVANT EXPERIENCE

SW Cherokee County Parks & Trails Plan

Cherokee County, GA

Surveys & Map Results

302
COMPLETED SURVEYS

95 FOR OVERALL
166 FOR PARCELS
41 FOR TRAILS



73% visit once or more a month, mostly on the weekends

60% support the mixed-use development proposed in the 2019 SW Cherokee County Area Plan

Top 3 Priority Park Features

3 **PICNIC AREAS**

1 **TRAILS**
(Walking, Hiking, Nature Trails)

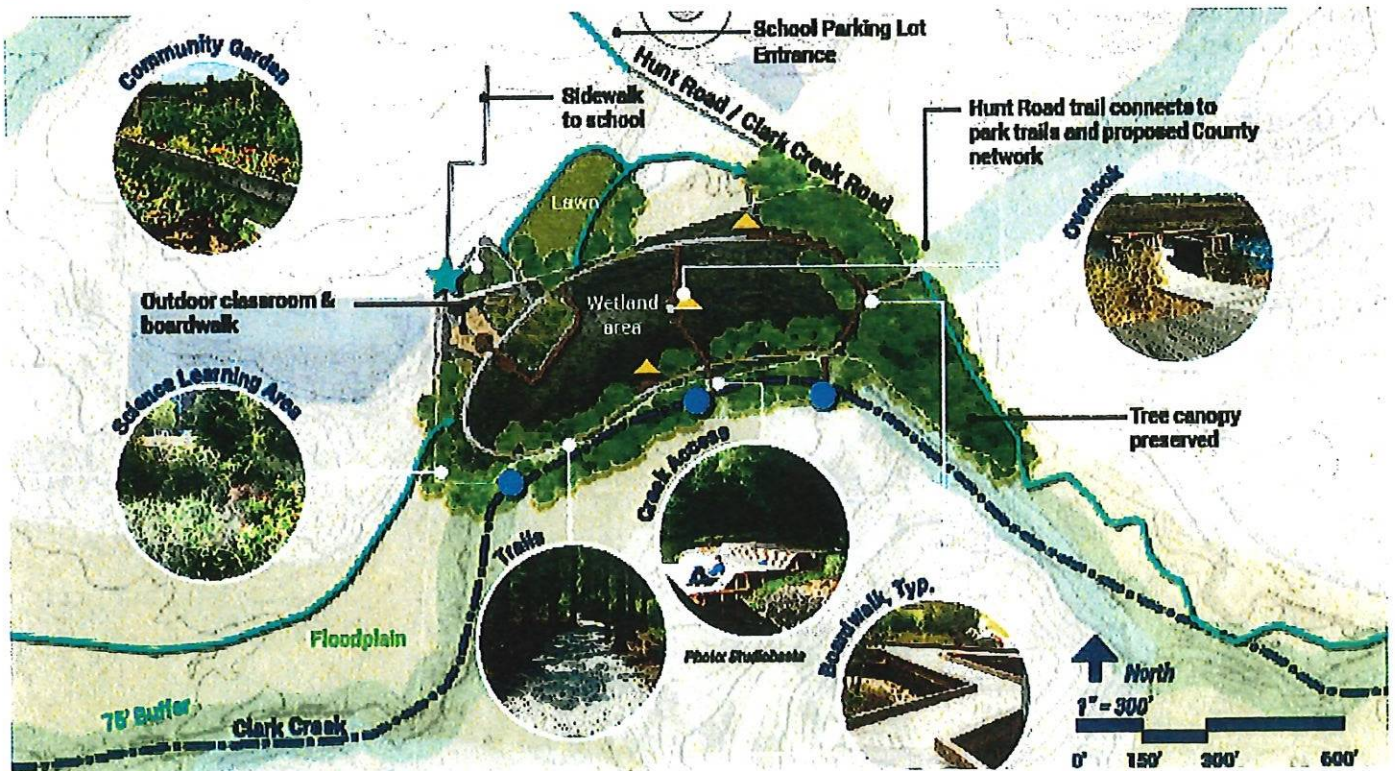
2 **PLAYGROUNDS**

Top 3 Priority Programs

3 **ORGANIZED SPORTS** (children)

1 **FITNESS CLASSES**

2 **ARTS & CRAFTS CLASSES**



SECTION 2: RELEVANT EXPERIENCE

City of Bainbridge Parks + Recreation Planning

Bainbridge, GA

TSW provided parks and recreation master planning and design services in Bainbridge for the Flint River park corridor. The Flint River corridor is rich in cultural, economic, and natural history and a contemporary hub for water recreation and entertainment in the region. TSW was tasked with revising the corridor as an active park hub that better connected to the heart of downtown. This work included analysis of existing parks, stakeholder input, a public survey, park concept development, budgeting, and a grant funding plan. Recommendations included programming enhancements to existing parks as well as development of new parks that met the expressed needs of the community. The proposed improvements embrace various themes of the Flint River as interactive educational elements including the water cycle, local native American history, and agriculture. The master plan work began in 2018, and is being developed and built-in phases outlined in the funding document. Phase 1 is complete, phase 2 is under construction, and phase 3 is in design.

MAJOR TASKS COMPLETED / DELIVERABLES:

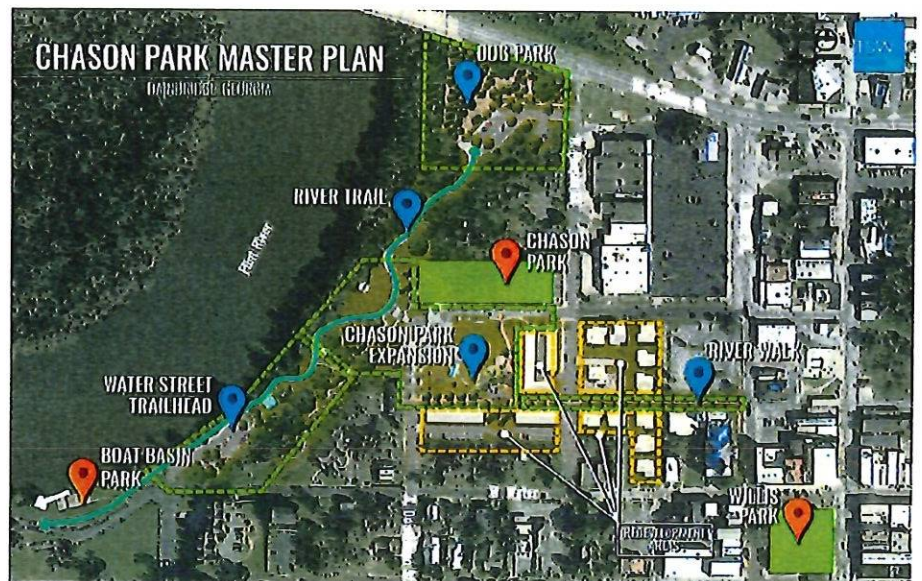
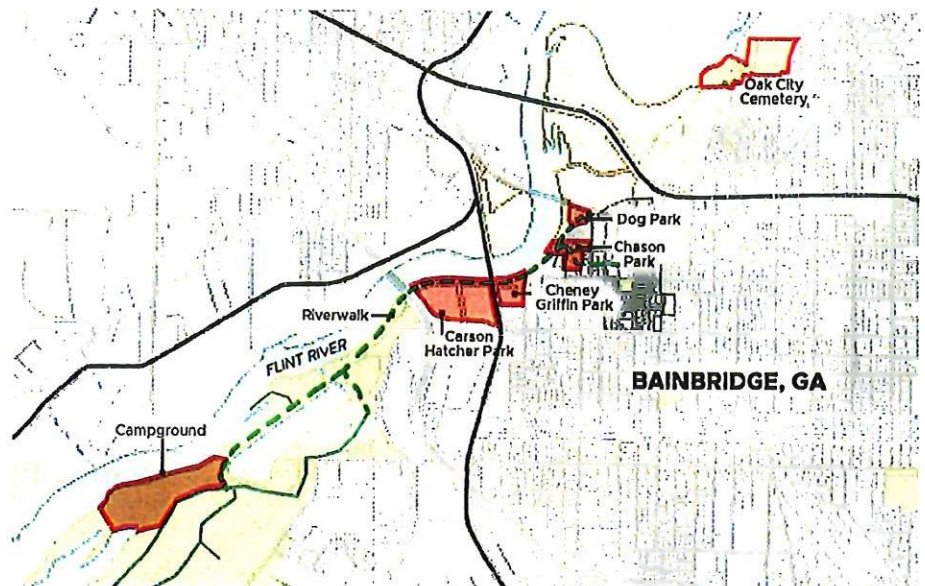
- Project Management
- Site Analyses
- Community Engagement
- Conceptual Designs
- Funding
- Visioning Graphics
- Cost Estimates
- Construction Documents
- Construction Administration

PROJECT STATUS:

Phase 1 under construction and construction documentation for expansion areas

REFERENCE:

Chris Hobby, City Manager
City of Bainbridge
101 South Broad Street
Bainbridge, GA 39817
Phone: 229.248.2005
chris@bainbridgcity.com



SECTION 2: RELEVANT EXPERIENCE

City of Bainbridge Parks + Recreation Planning

Bainbridge, GA



SECTION 2: RELEVANT EXPERIENCE

Carpenter's Park

Milton, FL

TSW prepared a Master Plan for the 9.5 acre Carpenter's Park, a well-loved family park with a playground, State-funded boat launches, an internal stream and wetland, and many pavilions, along the Blackwater River in Milton, Florida. Nearly 100% of the park is located the 100-year floodplain, and most of the facilities are aging, but the natural beauty and proximity to City destinations and the Blackwater Heritage State Trail present great opportunities for improvement. Park features recommended in the master plan include: a new themed playground, splash park, grand park lawn, natural play area around the stream, improved boat ramp areas and parking areas, additional boardwalks, new picnic pavilions and restrooms, trails, multiple points of water access, and gateway signage. TSW has been retained for construction documents for Phase I, which includes the splash park and restroom building upgrades. Estimated construction costs for Phase I are approximately \$600,000.

The design process also included community engagement, including: a full day of stakeholder interviews; a well-attended Public Kickoff Meeting with multiple activities to understand how people use Carpenter's Park, what should be added, preserved, or removed, and where park features should be located; an online and paper survey (with nearly a 4% response rate), and an open house to receive feedback on 3 concept plans.

MAJOR TASKS COMPLETED / DELIVERABLES:

- Project Management
- Site Analyses
- Community Engagement
- Conceptual Designs
- Visioning Graphics
- Cost Estimates
- Construction Documents
- Construction Administration

PROJECT STATUS:

Construction documentation

REFERENCE:

City of Milton
Randy Jorgenson, City Manager
6738 Dixon Street
Milton, FL 32572
Phone: 850.983.5411
citymanager@mymiltonflorida.com



SECTION 2: RELEVANT EXPERIENCE

Carpenter's Park

Milton, FL

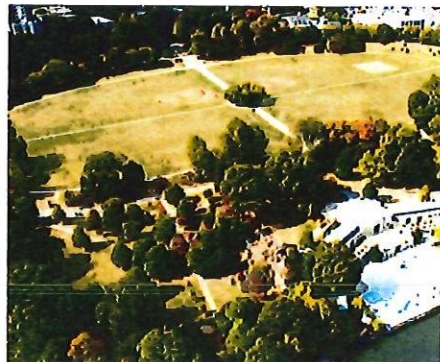


SECTION 2: RELEVANT EXPERIENCE

TSW Park + Recreation Design Awards



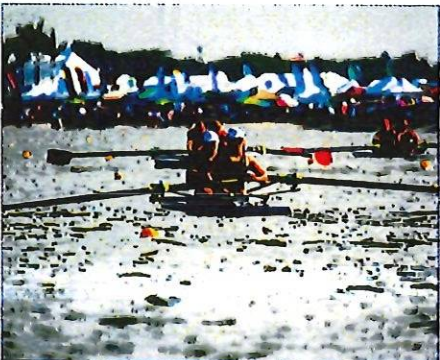
Piedmont Park Clara Meer - Atlanta Urban Design Commission Award of Excellence for Park Design



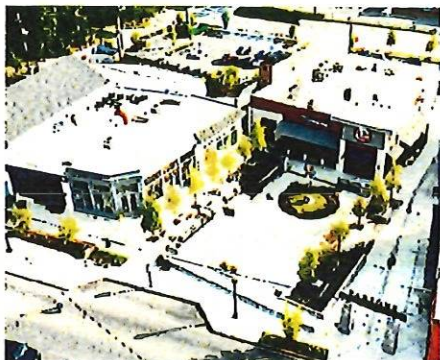
Piedmont Park Active Oval - GA Chapter American Society of Landscape Architects Merit Award



Nathan Benderson Park - American Planning Association Excellence in Economic Development Planning Award



Nathan Benderson Park - American Planning Association County Planning Division Award of Merit



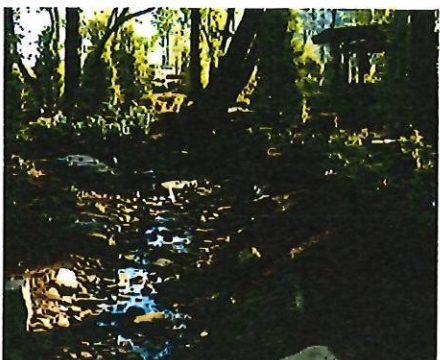
City of Duluth's Parson Alley - Congress for the New Urbanism Charter Award



Piedmont Park Bathhouse & Pool - Atlanta Urban Design Commission Development of Excellence



City of Powder Springs LCI Plan Georgia Planning Association Outstanding Plan Implementation & Atlanta Regional Commission Great Places Award



Vickery Parks & Amenities - Greater Atlanta Home Builders Associates OBIE Award Amenity Package



Rivertown - Florida Planning and Zoning Association Master Planning Award

SECTION 3:

Project Approach

Phase 1: Project Management & Meetings

TSW will manage the project to ensure all work is completed accurately and on time. The team plans to meet in person and/or online to ensure the project is a success.

Phase 2: Concept Plan

2.1: Inventory + Assessment

Based on the RFP program the team will develop concept drawings. The team will also provide an opinion of cost for the concept plan. The concept drawings will include the following components.

- Permanent Signage (Including interpretative, directional, and grant acknowledgment)
- New Kayak/canoe dock
- .5 acre playground and equipment
- Border, mulch and access path between playground and parking
- Four small fishing pavilions
- Volleyball Court
- 1,200 square feet of 8' path to the volleyball court
- Landscape plantings at existing restroom building

Phase 3: Construction Drawings

Based on the approved Concept Plan, the team will develop drawings for construction documents. There will be a 50% and 100% set of drawings created for City review.

- **Cover Sheet** (for Design Work and Land Disturbance Permitting)
- **Site Plan** – This plan will include the location of the new replacement sidewalks in compliance with current ADA standards.
- **Grading and Drainage Plan** – This plan will include limits of finished ground surface elevations, site contour grading, storm drain conveyance alignments, materials, and sizes.

- **Single Phase Erosion, Sediment and Pollution Control Plans** – This plan will be prepared on a screened base of the Grading and Drainage Plan. This plan will indicate minimum standards for the single phase of erosion control measures that are anticipated during the construction sequence. This is based on limits of disturbance to be less than one acre.

- **Erosion, Sediment and Pollution Control Details** – This plan will include typical details for the construction of erosion, sediment, and pollution control devices.

- **NPDES** (National Pollutant Discharge Elimination System) We will provide the NPDES checklist for stand-alone projects, under one acre of disturbance within 200 feet of state waters. (if required)

- **Construction Details** – These plans will include details and specifications for the construction of site improvements outlined.

- **Landscape Plan and Details** – The plans will include landscape plans and typical details for the construction of site improvements.

- **Opinion of Cost**– An opinion of cost will be derived from the 100 % construction plans.

- **Permitting Assistance** - The design plans and supporting documentation will be provided for submittal by TSW to the City of Hogansville.



SECTION 3: PROJECT APPROACH

Phase 4: Construction Phase Services

- **Bidding** – The TSW Team will assist the City during the bidding process answering prospective bidder's questions about the design and evaluate bids as requested.
- **Construction Administration Services** – We will review the construction contractor submittals and pay requests, provide limited on-site observations, review of value engineering change proposals and review of contractor substitutions.
- **Coordination Services** – We will coordinate with the City and sub-consultants as required during the construction phase of the Project. This includes attending coordination and review meetings with the City and sub-consultants.
- **Meetings** - We will attend project meetings as required for the proper implementation of services and project.

Exclusions

The following Items are not included in the Scope of Services listed above; however, they can be provided if needed:

- Survey
- Encroachment documents or easement agreements.
- Irrigation design
- Structural design of retaining walls which exceed GDOT standard gravity retaining wall specifications, requiring mechanical stabilization, tie-backs and /or shoring.
- Site lighting plan
- Design of gas, telephone, communication, or electric utilities
- Wetlands delineation or permitting
- State waters buffer variance application
- Zoning related services
- Preparation and recording of easement plats or legal descriptions.
- Record drawings
- Phased construction plans
- As-Builts Survey of stormwater management facilities and associated conveyance system(s)

Estimated Timeline

Based on previous experience with similar projects, we are estimating an approximate 4-month process with an estimated start date of February 2022 (subject to change based on City's selection process timeline). If selected, a more detailed schedule will be developed.

PHASE	DESCRIPTION	WEEKS
Phase 1 - 2	Project Management & Meetings / Concept Plan	3
Phase 3	Construction Drawings	6 - 10
Phase 4	Construction Phase Services	Per City Schedule

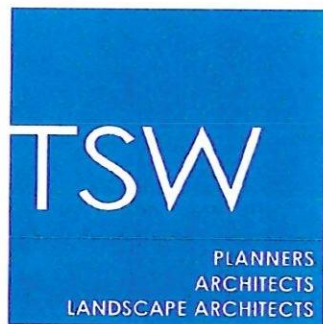
SECTION 3: PROJECT APPROACH

Estimated Fees

We will provide the services outlined above for the following lump sum fee including reimbursable expenses.

DESCRIPTION	FEES
Phase 1 - Project Management & Meetings	\$ 2,800
Phase 2 - Concept Plan	\$ 3,500
Phase 3 - Construction Drawings	\$ 26,800
Phase 4 - Construction Phase Services	\$ 4,500 Not To Exceed
Total:	\$ 37,600
Reimbursables	\$ 1,500
Grand Total:	\$ 36,100

*These fees do not include permit or submittal fees paid to local or state governments for review of plans and reports.

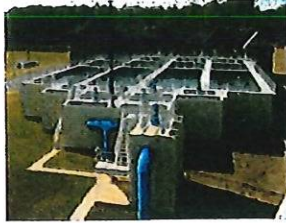




MALLETT CONSULTING, INC.

PROPOSAL FOR:

Engineering Services for City of Hogansville, Georgia
Jimmy Jackson Park Improvements (Phase II)

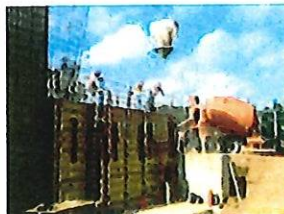


Engineering



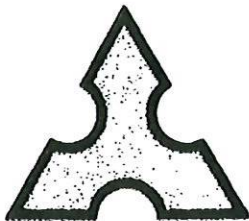
Project
Managemen

Inspection



Surveying

Mallett Consulting, Inc.
101 Devant Street
Suite 804
Fayetteville, GA 30214
770-719-3333
davidj@mallettci.com



Mallett Consulting, Inc.

ENGINEERING - SURVEYING - PROJECT MANAGEMENT

101 DEVANT STREET, SUITE 804
FAYETTEVILLE, GEORGIA 30214
770-719-3333

January 4, 2021

Ms. Lynne S. Miller, AICP
Planning & Development Director
City of Hogansville
111 High Street
Hogansville, GA 30230
ATTN: LJJ Improvements Design

Re: Request for Proposals
Engineering Design Services for Jimmy Jackson Park Improvements

Dear Ms. Miller:

Mallett Consulting, Inc. is pleased to offer the enclosed proposal in response to the above referenced Request for Proposals.

Since 1978, Mallett & Associates, Inc and later Mallett Consulting, Inc. have had the privilege of providing professional engineering services to local government. Over that period, we have had a primary focus on design and project management as related to public infrastructure and capital improvement projects.

Our office is proud to have provided these services to south side local governments including Fayette County, Town of Tyrone, Town of Brooks, City of McDonough and the City of Hogansville. Our successful completion of the Lake Jimmy Jackson Site and Security Improvement – Phase I project uniquely positions us as the top qualified consultant available for the subsequent phases. We discuss this further within our proposal.

Thank you for the opportunity to respond to this Request for Qualifications. We look forward to discussing it with you in greater detail and hopefully continuing our role as lead consultant for the remaining phases of work.

Sincerely,
Mallett Consulting, Inc.

David Jaeger

David Jaeger, PE
President



Mallett Consulting, Inc.
TABLE OF CONTENTS

A. Experience

B. Scope and Schedule

C. Staffing

1. Resume's

D. Proposal and Unit Fee Schedule



Design • Engineering • Construction

EXPERIENCE



Mallett Consulting, Inc.

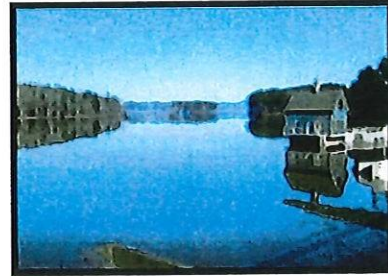
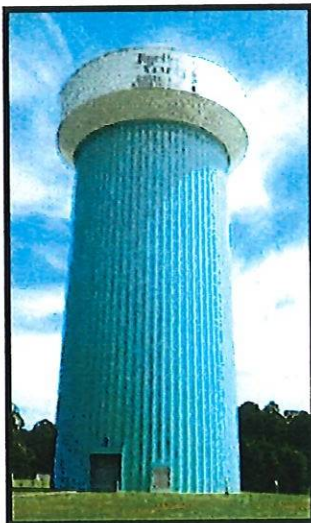
EXPERIENCE

A. EXPERIENCE

Mallett Consulting Inc. has provided a broad base of engineering services to local Government for over 40 years. These services have included projects within the following categories:

- Category I - High Hazard Dams
- Drinking Water Supply Reservoirs, Treatment, Distribution and Storage
- Parks and Recreation
- Roadways, Bridges and Resurfacing
- Stormwater Systems
- Fire Stations, Court Facilities and Jails

Duties typically included planning, design, preparation of plans and specifications, final bid documents, cost estimates, permitting, construction contracts and construction oversight. Also included were coordination of specialty consultants for investigations and testing.



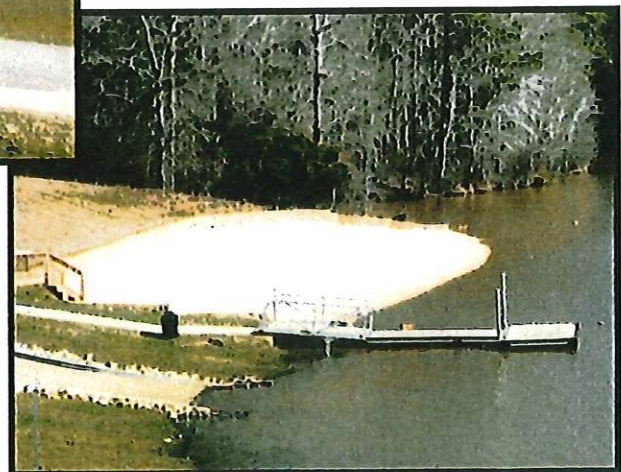
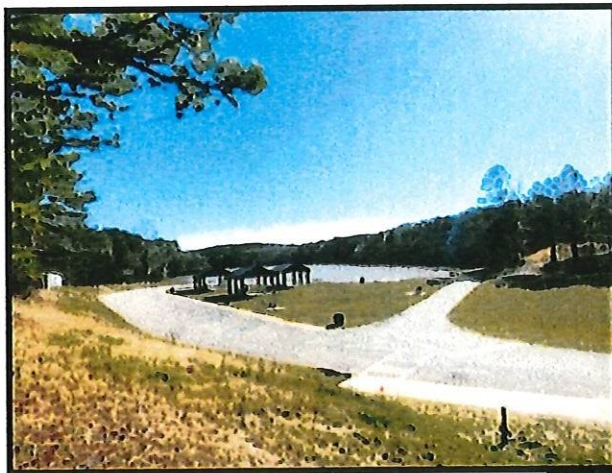


30 Years of Experience
EXPERIENCE

In addition to the broad based experience listed on the preceding page, Mallett Consulting, Inc. is uniquely positioned with experience at this particular project site. That knowledge and experience is unshared by any other consultant and will provide Mallett Consulting, Inc. the ability to seamlessly integrate the proposed improvements with the recently completed Jimmy Jackson Site and Security Improvements - Phase I project.

During the Phase I project, our office provided services including site assessments, engineering design, preparation of plans and specifications, bid documents and administration, construction contracts, construction phase project management and inspection, and coordination of third party testing. Project Scope included a beach area restoration and retaining wall, replacement of swim area buoy system, erosion mitigation and slope protections, modifications to the existing boat dock gangway, clearing at the adjacent Category I Dam and security system upgrades. The project was completed **under budget** and has been identified by local elected officials as a great success and a benefit to the community.

Mallett Consulting, Inc. is proud to have played a critical role in the success of the first phase and looks forward to the opportunity to provide the same level of service for the upcoming phase II improvement.





Mallett Consulting, Inc.

SCOPE AND SCHEDULE



SCOPE AND SCHEDULE

Our project delivery strategy will follow the same blueprint used for the successful completion of the Lake Jimmy Jackson Site and Security Improvements – Phase I project. We feel that this approach, along with our established City-Consultant relationships, will prove to be the best method for continuity of the successes achieved for the City to date.

Key elements in this approach will include:

1. Kickoff Owner-Engineer conference to confirm project scope and requirements.
2. Review of project funding status and special conditions.
3. Pre-design site visit and evaluation.
4. Confirmation of Owner supplied information/files/documents/duties.
5. Final Design Criteria.
6. Preparation of Construction Plans and Specifications.
7. Review and comment by City staff.
8. Preparation of Bid Documents.
9. Bid Advertisement, Bid Opening, Bid Tabulation.
10. Recommendation for Award.
11. Preparation of Construction Contract Documents.
12. Contract Execution and Administration.
13. Construction Phase Management and Inspection.
14. Coordination of testing.
15. Approval of Contractor's monthly pay requests.
16. Coordination of Owner Training and project closeout.

Estimated Schedule:

Timing of tasks listed above will be scheduled with the intent of completing critical elements of the project in time for use by the public during the high use summer months. A preliminary date for this goal would be Memorial Day weekend. Obviously, this goal has the potential to be impacted by factors beyond our control, such as delays in authorization to proceed, contract awards and execution, funding delays, etc. With that understanding we feel that this goal is very reachable given the project conditions that are known at the time of this proposal.

Owner Responsibilities:

It is assumed that the Owner (City) will furnish any available boundary and topographic surveys that may be required to complete the project design and construction documents. This assumption is based on similar duties performed/provided by the City during the Phase I project. If necessary, we can provide separate quotes for any survey services beyond what can be provided by the City. The City shall also provide product information/references for any specifically desired equipment. City will pay for permitting fees, if necessary. Owner will be responsible for environmental assessments and/or mitigations, if applicable.



Mallett Consulting, Inc.

STAFFING

DAVID JAEGER, PE
PRINCIPAL ENGINEER/PROJECT MANAGER



EDUCATION

Bachelor of Science,
Civil Engineering,
1982, University of
Colorado

REGISTRATIONS

GA PE# 17687
GA Safe Dams EOR
Level II - GSWCC

**PROFESSIONAL
ASSOCIATIONS**

Town Engineer
Tyrone, Georgia

Professional Engineer
Georgia - 1989

American Society of
Civil Engineers

Georgia Association of
Water Professionals

American Water
Works Association

TENURE WITH FIRM

38 Years with Current
Firm - President

Mr. Jaeger has extensive experience as the Project Manager, Design Engineer and Resident Engineer/Inspector for a wide variety of Municipal Capital Improvement projects as well as smaller scale residential subdivisions, industrial and commercial site improvements.

RELEVANT PROJECTS

City of Hogansville – Lake Jimmy Jackson Park Site and Security Improvements 2021

Civil Design and Project Management for Phase I park improvement project. Duties include: Design, preparation of plans and specifications, bid documents, bid administration, construction contracts, Construction phase inspection, coordination with geotechnical evaluations, GC, materials testing, shop drawing review and approval of quantities and pay requests.

Kenwood Park – Fayette County

Civil Design and Project Management for multi-phase park development project. Duties include: Design, preparation of plans and specifications, bid documents, bid administration, construction contracts, Construction phase inspection, coordination with geotechnical evaluations, GC, materials testing, shop drawing review and approval of quantities and pay requests. Park amenities included playgrounds, asphalt running track, basketball courts, tennis courts, volleyball court, picnic pavilions, picnic shelters, walking trail, vehicle access and parking areas.

Shamrock Park – Town of Tyrone, GA

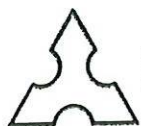
Civil Design and Project Management for park improvement project. Duties include: Design, preparation of plans and specifications, bid documents, bid administration, construction contracts, Construction phase inspection, coordination with geotechnical evaluations, GC, materials testing, shop drawing review and approval of quantities and pay requests. Park amenities include, asphalt walking trail, basketball courts, tennis courts, restroom, timber pedestrian bridge, vehicle access and parking areas.

Handley Park – Town of Tyrone, GA

Civil Design and Project Management for park improvement project. Duties include: Design, preparation of plans and specifications, bid documents, bid administration, construction contracts, Construction phase inspection, coordination with geotechnical evaluations, GC, materials testing, shop drawing review and approval of quantities and pay requests. Park amenities include, soccer fields, restrooms, picnic pavilion and storage building.

Lake McIntosh Category I Dam, Reservoir, Pump Station, Park and Boat Ramp

Fayette County, Georgia (\$12M) – Lead Designer, GA Safe Dams Engineer of Record and Project Manager for 650 Acre drinking water supply reservoir and Category I dam, 10.4 MGD Pump Station, Public Park and Boat Ramp. Park Project included Picnic Pavilions, playground, walking trails and restrooms.



Mallett Consulting, Inc.

Alan A. Carver

CONSTRUCTION COORDINATOR/INSPECTOR



EDUCATION

Career US Army
Engineer – Const Mgt.
Retired 1999

1991-92
Public Works Director
US Military Com.
Garmisch, Germany

1991 Univ of MD
European Campus

1985 Central TX
College

1983 Graduate
US Army Advanced
Engineering School
Ft. Belvoir, VA

REGISTRATIONS

Veteran – US Army
Level IB - GSWCC

TENURE WITH FIRM
21 years

Mr. Carver has been the Primary Field Inspector and Construction Phase Coordinator for capital improvements to the Fayette County Water System since 1999 and the Town of Brooks and Tyrone since 2008. Mr. Carver's construction knowledge base and ability to communicate with the contractor has been a key factor in the success of projects during his tenure.

PROJECTS

City of Hogansville – Lake Jimmy Jackson Park Site and Security Improvements 2021
Project Inspector for Phase I park improvement project. Duties include: Construction phase inspection, coordination with geotechnical evaluations, GC, materials testing, shop drawing review and approval of quantities and pay requests.

Kenwood Park – Fayette County
Project Inspector for multi phase park improvement project. Duties include: Construction phase inspection, coordination with geotechnical evaluations, GC, materials testing, shop drawing review and approval of quantities and pay requests. Park amenities included playgrounds, asphalt running track, basketball courts, tennis courts, volleyball court, picnic pavilions, picnic shelters, walking trail, vehicle access and parking areas.

Shamrock Park – Town of Tyrone, GA
Project Inspector for multi phase park improvement project. Duties include: Construction phase inspection, coordination with geotechnical evaluations, GC, materials testing, shop drawing review and approval of quantities and pay requests. Park amenities include, asphalt walking trail, basketball courts, tennis courts, restroom, timber pedestrian bridge, vehicle access and parking areas.

Handley Park – Town of Tyrone, GA
Project Inspector for multi phase park improvement project. Duties include: Construction phase inspection, coordination with geotechnical evaluations, GC, materials testing, shop drawing review and approval of quantities and pay requests. Park amenities included, soccer fields, restrooms, picnic pavilion and storage building.

Lake McIntosh Category I Dam, Reservoir, Pump Station, Park and Boat Ramp
Project Inspector for dam, pump station and park improvement project. Duties include: Construction phase inspection, coordination with geotechnical evaluations, GC, materials testing, shop drawing review and approval of quantities and pay requests. Park Project included Picnic Pavilions, playground, walking trails and restrooms.



Mallett Consulting, Inc.

Elizabeth Schnabel

Senior Administrative Assistant/Assistant CAD Technician



Ms. Schnabel has over 15 years experience with the Firm as Senior Administrative Assistant and Office Manager. Ms. Schnabel has had lead responsibilities with regard to all administrative requirements for a wide range of City and County government capital improvement projects. These duties include: Preparation of technical specifications, construction contracts, bid forms and tabulations, cost estimates, engineering studies and inspection reports. Additionally, she has provided supplemental AutoCAD services for water line extension projects. She has a full understanding of the technical and contractual aspects of these projects.

EDUCATION

**Griffin Tech College
(1993)**

**Daytona Beach
Community College
(1990)**

**TENURE WITH FIRM
15 years**

COMPUTER EXPERIENCE

**AutoCAD, MSExcel,
MSWord, WordPerfect,
PrintShop, PowerPoint,
MSPublisher, Adobe
Illustrator**

PROJECTS

City of Hogansville – Lake Jimmy Jackson Park Site and Security Improvements 2021
Senior Administrative Assistant. Duties included: Preparation of technical specifications, bid packages and advertisements, bid form and tabulations, construction contracts, Notices of Award and Notices to Proceed.

Kenwood Park – Fayette County

Senior Administrative Assistant. Duties included: Preparation of technical specifications, bid packages and advertisements, bid form and tabulations, construction contracts, Notices of Award and Notices to Proceed.

Shamrock Park – Town of Tyrone, GA

Senior Administrative Assistant. Duties included: Preparation of technical specifications, bid packages and advertisements, bid form and tabulations, construction contracts, Notices of Award and Notices to Proceed

Handley Park – Town of Tyrone, GA

Senior Administrative Assistant. Duties included: Preparation of technical specifications, bid packages and advertisements, bid form and tabulations, construction contracts, Notices of Award and Notices to Proceed

Lake McIntosh Category I Dam, Reservoir, Pump Station, Park and Boat Ramp

Senior Administrative Assistant. Duties included: Preparation of technical specifications, bid packages and advertisements, bid form and tabulations, construction contracts, Notices of Award and Notices to Proceed



Mallett Consulting, Inc.



Proposed by Mallett Consulting, Inc.

PROPOSAL AND UNIT FEE SCHEDULE



770-719-3333
www.mallettci.com

PROPOSAL AND UNIT FEE SCHEDULE

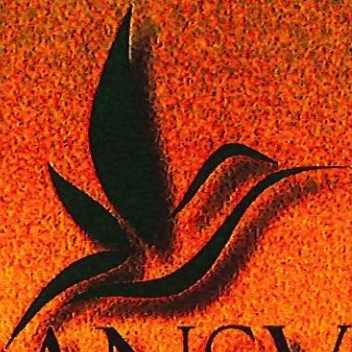
DESIGN, PLANS & SPECIFICATIONS, BID ADMINISTRATION AND CONSTRUCTION PHASE SERVICES, NOT TO EXCEED

LUMP SUM FEE: \$49,900.00

NOTE: Third Party testing services, if required, will be billed at
Cost +10% and are not included in the lump sum fee.

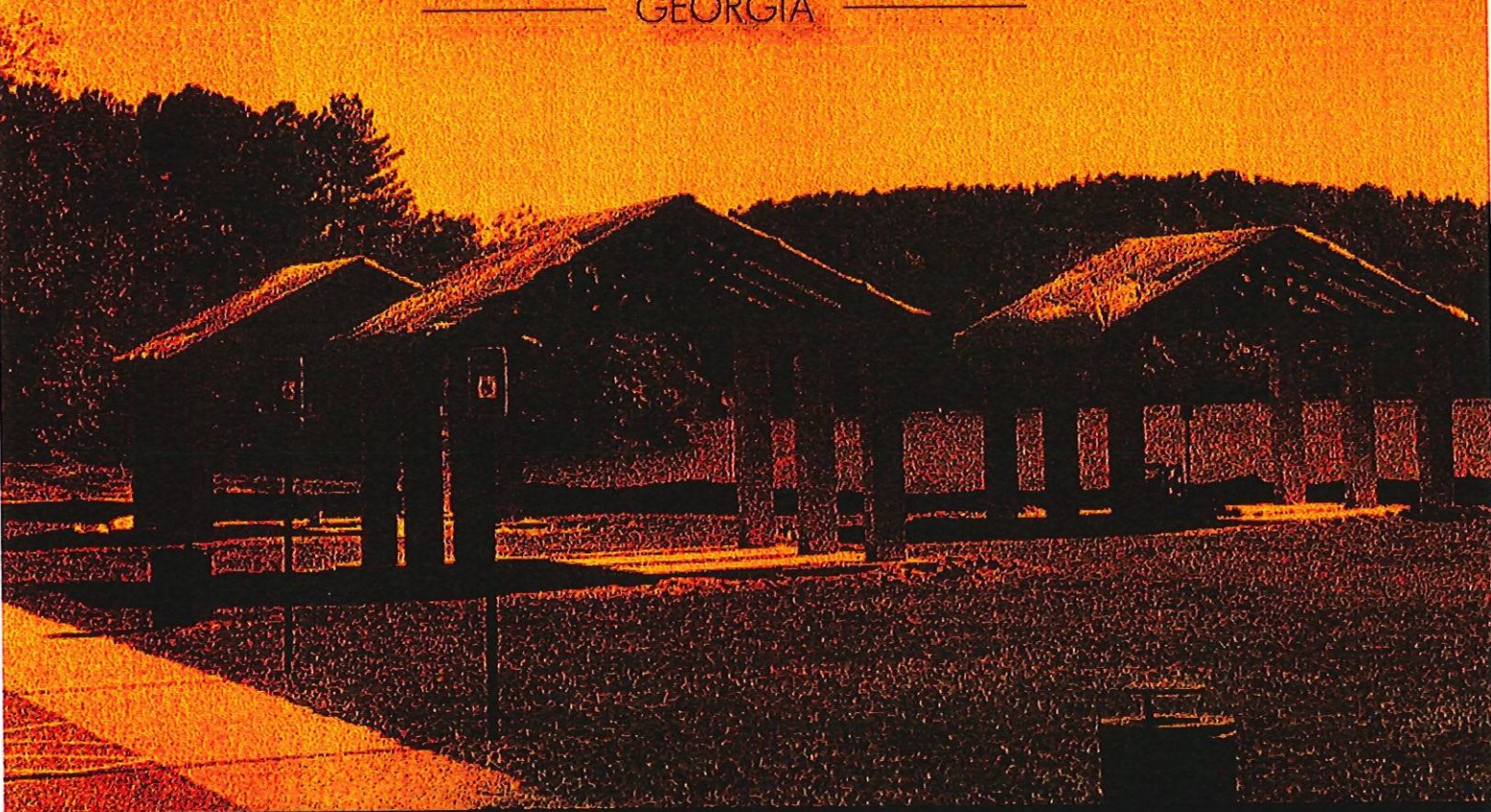
**2022
UNIT FEE SCHEDULE
MALLETT CONSULTING, INC.
(If required for Additional Services)**

<u>Classification</u>	<u>Hourly Rate</u>
Principal Engineer, P.E., per hour	\$ 160.00
Project Engineer	\$ 110.00
Engineering Technician, per hour	\$ 85.00
CAD Operator, per hour	\$ 85.00
Resident Inspector, per hour	\$ 85.00
Administrative Assistant	\$ 50.00
Outside Consultants, specialty	Cost +10%
Reimbursable Expenses	At Cost
Mileage (Per Mile)	\$ 0.50



HOGANSVILLE

GEORGIA



Submittal of Qualifications for - Lake Jimmy Jackson Park Improvements

Prepared for: City of Hogansville
Prepared by: Stantec Consulting Services Inc.
January 14, 2022





Stantec Consulting
Services Inc.

Stephen Hopper, RLA

(770) 492-2695
stephen.hopper@stantec.com

RE: Request For Designer Qualifications And Proposal Lake Jimmy Jackson Park
Improvements

Dear Ms. Miller,

We are thrilled to have an opportunity to respond to this exciting project. Probably more than any of the work we do, we really love parks. Knowing the impact a well-designed park can have on the community, and selfishly, how much fun we have in the process, we jumped at the chance to respond. Beyond how much fun it is for us to do work like this, we happen to be great at what we do. If you select Stantec, you will get:

Access to **Technical Skills** and **Capacity**. Stantec has all the expertise you could ever want under one roof. If we run into unexpected issues, the answers are a phone call away. This is the horse power Stantec brings to every job we do, and we have the capacity to take on this project. Our engineers, specialists and support personnel have a strong history of delivering creative design solutions for our clients' toughest challenges.

Responsiveness. As Project Manager, I commit to providing high-quality responsiveness and communication from our team. You can be confident that your concerns will not only be heard, but handled in a positive, professional manner. As our client, your interests will always come first. I will serve as your primary point of contact and will ensure that the proper resources are employed to deliver this assignment on time and within budget.

We understand the importance of maximizing your community's investment in infrastructure by providing experience and ideas that have long-term value. At Stantec, we design with community in mind. Our team has been providing professional design services to communities throughout Georgia for more than five decades. It is what we do. It is what we are built to do.

On behalf of the Stantec Team, thank you for this opportunity to present our qualifications. Please do not hesitate to contact me at (770) 492-2654 or by email at stephen.hopper@stantec.com.

Sincerely,
Stantec Consulting Services Inc.

Stephen Hopper, RLA, ASLA
Senior Landscape Architect
Stantec Consulting Services Inc.



**FIRM'S HISTORY &
RESOURCES**



Firm History & Resources

STANTEC

Company Name

Stantec Consulting Services, Inc.

Company Headquarters' Address

Stantec Consulting Services, Inc.
400-10220 103 Avenue NW 4
Edmonton, Alberta, Canada, T5J 0K4

Contact Information

Stephen Hopper, RLA, Associate
229 Peachtree Street NE, Suite 1900
Atlanta, Georgia, 30303-1629
p: 770.315.8155
stephen.hopper@stantec.com

Company Website

www.stantec.com

<https://www.stantec.com/en/offices/united-states-locations/georgia-offices-filtered/atlanta-georgia-office>

Georgia Addresses

Stantec Consulting Services, Inc.
229 Peachtree Street NE, Suite 1900
Atlanta, Georgia, 30303-1629

Stantec Consulting Services, Inc.
3157 Royal Drive, #250
Alpharetta, Georgia, 30022

Staff

17 Administrative | 1 Biologist | 1 Chemical Engineer | 19 Civil Engineers | 2 Computer Programmers | 2 Construction Inspectors | 1 Construction Manager | 2 Geologists | 2 Landscape Architects | 4 Planners | 6 Project Managers | 2 Structural Engineers | 2 Technician/Analyst | 4 Transportation Engineers

Ownership

Form of Ownership

100% owned by Mustang Acquisitions Holdings, Inc.

State of Incorporation

New York

Number of Years in Business

64

Business Structure

Corporation



KEY PERSONNEL



Organizational Chart



Project Manager
Stephen Hopper, RLA, ASLA

**Principal-in-Charge/QA/
QC**
Jeff Rice, PE

ENGINEERING

Lead Civil Engineer
Mark Sweeney, PE, PMP

**LANDSCAPE
ARCHITECTURE**

Landscape Architect
Will Wise, RLA

ADDITIONAL SUPPORT

**Survey (Christopher E. Moore
& Associates)**
Christopher E. Moore, PLS





STEPHEN HOPPER PLA, SITES AP, LEED AP, BD+C
Project Manager

Stephen will lead the management and client interaction for the park enhancements. His expertise spans many facets of design including bicycle and pedestrian paths, community planning, recreation master planning/development and park design. Stephen has a passion for creating, improving, and enhancing spaces that benefit a community or group of users. He has experience working on project types ranging from local, private and commercial to industrial, institutional and federal projects. Stephen also has a strong understanding of planning exercises all the way to construction administration services and how they relate to one another.

EDUCATION

Bachelor of Landscape Architecture,
University of Georgia, Athens, Georgia

REGISTRATIONS

American Society of Landscape
Architects, #LA001651, State of Georgia

Professional Landscape Architecture
#1651, State of Georgia

EXPERIENCE

Lynnbrook Park

Chattanooga, Tennessee

Project Manager for this ongoing park project includes a multitude of compelling attributes that combine to create a both a challenging and surpassingly rewarding opportunity for a disadvantaged community. As equal parts neighborhood park, flood control and stream rehabilitation project, Lynnbrook Park possesses dynamic qualities that demand dynamic responses.

Ray Park*

Newnan, Georgia

Lead Designer as part of the on-going city's park master plan. This dilapidated tennis court park was re-imagined into a thriving passive community park that combines playground with open space and social nodes to create a special gathering space.

Sandy Springs Linear Park

Sandy Springs, Georgia

Assisted with management and design of linear park and art gateway. This park engages the direct surrounding medical community and serves as a healing park with artistic and thematic elements.

Henderson Park Playground and Amenity Expansion

Tucker, Georgia

Project Manager for the expansion of the north end of the park that included the integration of a natural playscape into a 'clearing in the woods'. Natural themes and educational opportunities were included to enhance the opportunities for the interpretive park elements.





MARK SWEENEY PE, PMP
LEAD CIVIL ENGINEER

Mark's civil engineering experience includes municipal engineering, private site development, stormwater management, water distribution, and sanitary collection design. He has also worked on roadway design and construction administration. Throughout his career, Mark has overseen projects as a project engineer, project manager, department manager and office lead and brings great insight to each project he manages. His responsibilities include project coordination, design reviews and approvals, contract preparation, administration, planning, and scheduling.

EDUCATION

Master of Science, University of Central Florida, Civil Engineering, Orlando, Florida

Transportation Engineering Graduate Certificate, University of Central Florida Orlando, Florida

Bachelor of Science, Pennsylvania State University, Civil Engineering State College, Pennsylvania

REGISTRATIONS

Professional Engineer #043869, State of Georgia

Professional Engineer: FL, PE, SD

GA Soil and Water Level II cert

Project Management Professional (PMP), #2239645

EXPERIENCE

Lynnbrook Park

Chattanooga, Tennessee

Civil Engineering for this ongoing park project includes a multitude of compelling attributes that combine to create a both a challenging and surpassingly rewarding opportunity for a disadvantaged community. As equal parts neighborhood park, flood control and stream rehabilitation project, Lynnbrook Park possesses dynamic qualities that demand dynamic responses.

Gilbert Park - Drainage and Landscape Improvements*

Mount Dora, Florida

This project began as a Master Stormwater Study to identify flooding problems within the 180-acre watershed. Upon problem identification and recommendations for solutions, Phase I improvements were implemented. A large natural depression was graded and a control structure designed to provide additional storage for storm water run-off.

Fulton County Standby Engineering Services

Fulton County, Georgia

Project manager for this project involving design and bid documents for 1,800 linear feet of 8" diameter ductile iron pipe gravity sewer. Professional engineering services provided included construction documents and permits for the construction of an 8-inch sanitary sewer extension of the Fulton County sewer system along Stella Drive near Chastain Park.

City of Atlanta Green Infrastructure Study

Atlanta, Georgia

Complete study City of Atlanta Green Infrastructure resources relating to flooding and stormwater impacts. Proposed enhancements to existing mitigation features and maintenance protocols.

* Denotes experience with previous firm





WILL WISE PLA, LEED AP
Landscape Architect

As a Landscape Architect on the Stantec team, he will collaborate to provide problem solving design. Will loves to solve problems that enrich people's lives and the communities in which they live. Whether through landscape architecture or graphic design, Will is passionate about creating the kind of inspiring spaces and places that only great design can provide. Having worked on a wide range of project types, Will is comfortable shifting from public to private, from municipal to residential development and mixed-use urban projects to parks.

EDUCATION

Bachelor of Landscape Architecture, Mississippi State University, Starkville, Mississippi

Masters of Fine Arts, University of Idaho, Graphic Design, Moscow, Idaho

REGISTRATIONS

Registered Landscape Architect, #LA001639, State of Georgia

EXPERIENCE

Lynnbrook Park

Chattanooga, Tennessee

Lead designer for this ongoing park project includes a multitude of compelling attributes that combine to create a both a challenging and surpassingly rewarding opportunity. As equal parts neighborhood park, flood control and stream rehabilitation project, Lynnbrook Park possesses dynamic qualities that demand dynamic responses.

Harbins Park*

Dacula, Georgia

Landscape Designer for the construction of this 1,960-acre conservation park. The goal of the park is to preserve the environment and natural resources of the woodlands, the Alcovy River and Cedar Creek, as well as the potential historical and archaeological resources within the site. The park provides access for a broad range of passive and active features while preserving the natural environment. Will designed all monumental and wayfinding signage for the entire park.

Phase I Design Services for SR 10/US278

Avondale Estates, Georgia

Avondale Estates has selected Stantec to complete a three-phase project where SR10/US278 will be an improved roadway for vehicles and pedestrian travel. Will assisted the team as a landscape architect. Participating in public outreach, project charrette meetings to present design plans and receive resident feedback for collaborative review.

Custer Park Concept Master Plan

Atlanta, Georgia

In an effort to solve serious stormwater problems in Atlanta's Grant Park neighborhood, the City of Atlanta embarked on an ambitious plan to create a massive underground cistern to collect stormwater runoff from the surrounding area. In order to create a city and neighborhood amenity, the decision was made to design a large greenspace to sit atop the cistern. A full city block in size, the park would need to work with the cistern below as well as provide active and passive areas. As design leader, Will provided the city with 3 conceptual plans that are now ready to advance to detailed design.

* Denotes experience with previous firm

City of Hogansville, Georgia — Lake Jimmy Jackson Park Improvements





JEFF RICE PE, ENV SP, SENIOR PRINCIPAL
Principal-In-Charge/QA/QC

Jeff has over 21 years of design experience and currently serves as the Sector Leader for Community Development in the Southeast. As a civil engineer with extensive design and construction experience, Jeff provides client and staff insight into site selection and planning. Jeff has worked with private sector and municipal clients on a range of planning services. Jeff actively engages with clients and staff to deliver projects with a focus on the client's needs and vision for a particular project. His experience includes managing conceptual design charrettes, site planning, public engagement forums, multi-use master planning, preliminary site layout and designs, site investigations, project due diligence research and reports, and completing the process with rezoning application packages and the entitlement process. Projects include residential, commercial, industrial, institutional, parks, transportation, and regional planning services.

EDUCATION

Bachelor of Science, North Carolina State University, Civil Engineering, Raleigh, North Carolina

REGISTRATIONS

Professional Engineer #30490
2005, State of Georgia

Georgia Soil and Water Conservation Commission
Certified Design Professional #29447
2006

EXPERIENCE

Southbend Skate Park

LaGrange, Georgia

QA/QC. The City of LaGrange wanted to define the south end of its downtown with a project that creates energy and life and gives the community a space residents can be proud of. The skate plaza is the centerpiece of Southbend Park and helps showcase the vibrant, diverse, and inclusive goals the city sought to achieve. Jeff oversaw all aspects of design and construction for this transformative project.

Howard Coffin Park Master Plan

Brunswick, Georgia

Stantec helped the City develop a conceptual master plan focused on upgrading the existing facilities and adding new ones, including basketball courts, additional tennis courts, multi-purpose fields and supporting facilities. The conceptual plans will be used to generate funding for the design and construction efforts. The master plan resulted in a 16-step process that will be accomplished over three phases.

Granger Park Master Plan

Milledgeville, Georgia

Granger Park is an active recreation facility and prominent greenspace located just north of downtown LaGrange, Georgia.

The project included an interactive community participation process where programming and prioritization were defined. The goal is to connect the parcels through an expansion of an existing trail network while providing needed elements that include a dog park, new playgrounds and greenspace, stormwater amenities, rehabilitation of athletic fields and basketball courts, and locations for future parking.

Harbins Park

Dacula, Georgia

Civil Engineer for the construction of this 1,960-acre conservation park. The goal of the park is to preserve the environment and natural resources of the woodlands, the Alcovy River and Cedar Creek, as well as the potential historical and archaeological resources within the site. The park provides access for a broad range of passive and active features while preserving the natural environment.





CHRISTOPHER E. MOORE RLS

Survey

Christopher has been surveying in the State of Georgia for the past 31 years. He has built a broad spectrum of experience over the years. Christopher is the President and Owner of Christopher E. Moore & Associates, Inc.

EXPERIENCE

3,500 Acre Boundary

Dawson County, Georgia

1,800 acre ALTA/ACSM Land Title survey Jackson County, Ga. Ground run topography on 7.5 miles of creek and wetlands through the property. Ground run topography along 2.5 miles of 4 lane highway and integrated into current Lidar. GPS observations around entire tract for State Plane Coordinate location.

Georgia Aquarium

Atlanta, Georgia

Establish horizontal and vertical control on site for construction layout and staking.

KB Home

Atlanta, Georgia

Residential Development for metro Atlanta projects. Boundary, topography, layout, site design and final plat and asbuilts. Including Martha Stewart's signature series in South Fulton County, Ga.

Countryside Village

Gwinnett County, Georgia

Designed and altered the 100 yr flood plain of the largest drainage basin in Gwinnett County. We obtained FEMA approval for this 30 acre project by moving the 100 yr floodline but not changing the volume of the basin. One hundred and twenty homes were flooded in 2009 and demolished. The change allowed these homes to be rebuilt outside the 100 yr flood line.

Solar Fields

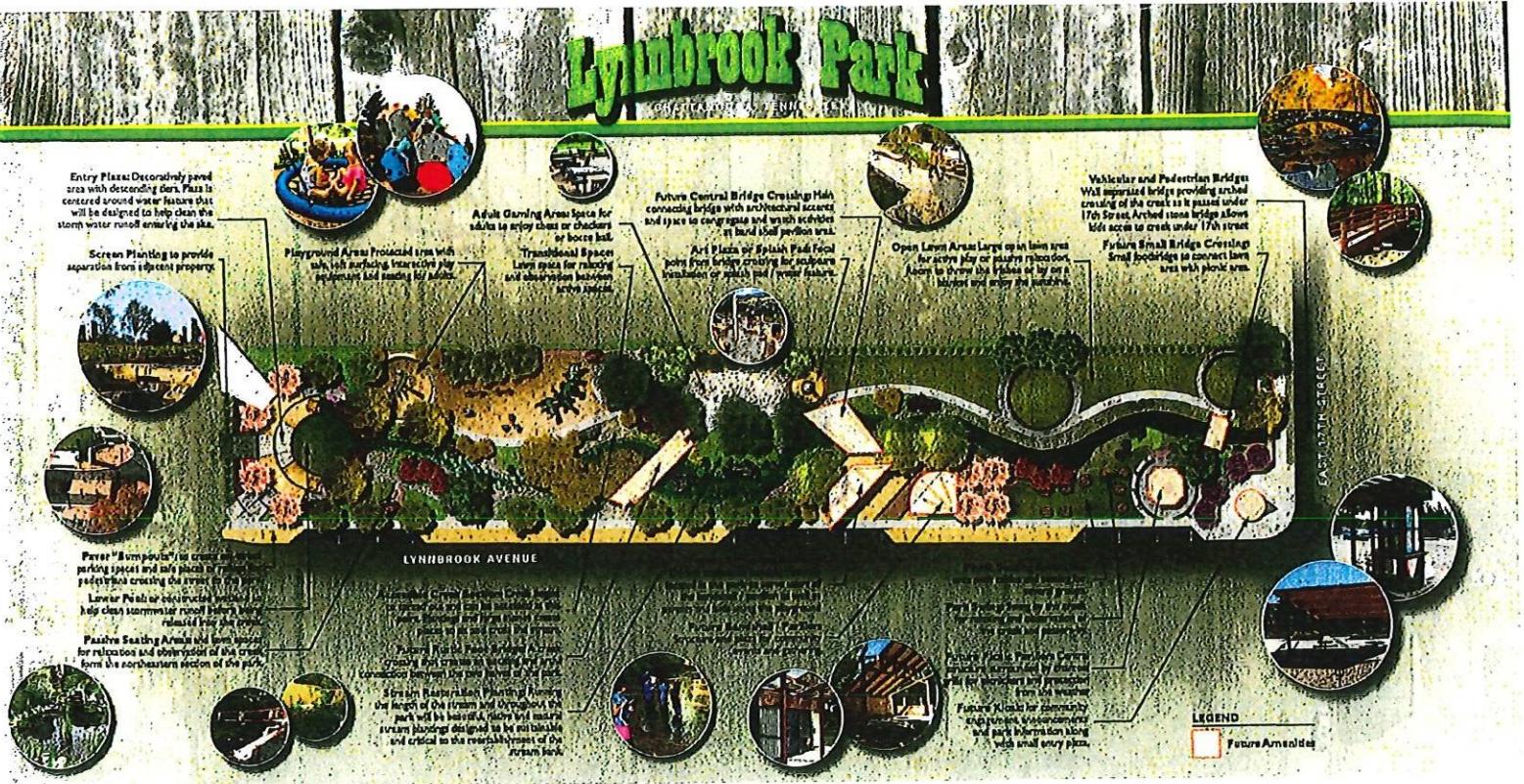
Various Sites, Georgia

We have been involved in approximately 60 solar projects including M & W Group, Georgia Power and United Renewable Energy.



RELEVANT EXPERIENCE

Lynnbrook Park



Lynnbrook Avenue Park & Green Infrastructure Chattanooga, Tennessee

Completion Date: Ongoing (Construction Docs)
 Client Reference: Bejan Poureshmentalemy
 Senior Planner, City of Lagrange
 Office: (706) 883-2088
 Email: lthreadgill@lagrangega.org

Lynnbrook Park is born of the need to provide a flood control solution to a neighborhood beset with flooding issues. It has become that and so much more. A creek restoration project and a multi-faceted park that will provide a place of respite, of gathering, of education and of recreation for a community greatly in need of those amenities. This project has a relatively long history of public outreach, planning and is currently in the design development phase. The project design centers on a creek restoration that will provide much-needed flood control relief to a community greatly impacted during significant rain events.

Lynnbrook Park announces its history and its purpose at the very beginning by celebrating the water that serves as its genesis. A radiating plaza embraces a central water feature as functional as it will be beautiful. Water flowing into the park will be slowed, cleaned and released into the main stream channel to meander on its way. By responding to the natural treasure that is the creek, the design of the park provides education opportunities through creek access. Gathering areas for all ages interconnect with one another along the parks length. Large, curving spaces provide area for kids of all ages to play. Bridges cross the creek at critical junctures providing access and continuity within the parks varying spaces.

A gathering area with pavilion/band shell and bathroom building provides a large, shaded and comfortable area for community events, or simply for friends to meet and share a coffee and conversation. A large lawn space dominates the lower portion of the park providing ample space for open play and lounging. Across the stream from the lawn is a similarly spacious area for picnicking with a pavilion and grilling area as its anchor.





Southbend Skate Park

LaGrange, Georgia

Completion Date:

February 2019

Client Reference:

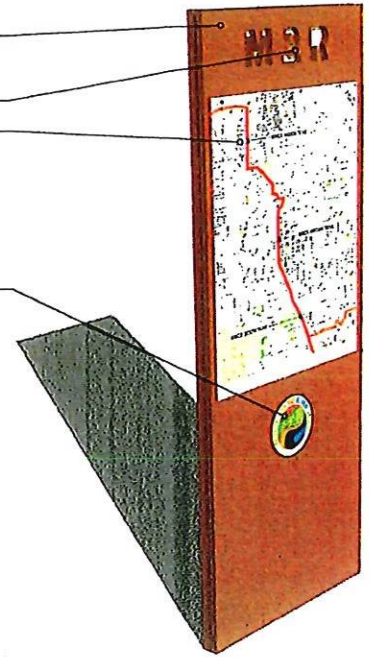
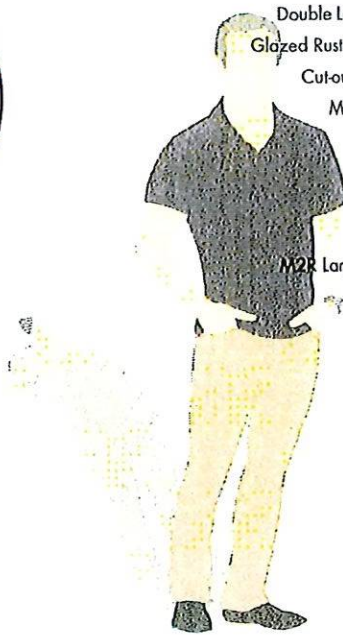
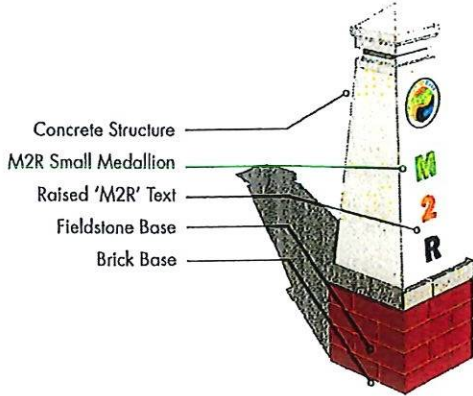
Leigh Threadgill
Senior Planner, City of LaGrange
Office: (706) 883-2088
Email: lthreadgill@lagrangega.org

The City of LaGrange wanted to define the south end of its downtown with a project that creates energy and life and gives the community a space residents can be proud of. The skate plaza is the centerpiece of Southbend Park and helps showcase the vibrant, diverse, and inclusive goals the city sought to achieve.

Our approach included early collaboration through multiple workshops that allowed the community to define the need, and drive the final design. Members of the local and regional skate communities attended these workshops, and they also drew downtown business owners, city officials, and nearby residents.

Once we had consensus on the size, features, and general feel the plaza should have, our design team set out to make it a reality. We worked with the land's natural features and the existing infrastructure, and created a park with strong transition features, a bowl and plenty of room for all types of riders. The new skate plaza is a bookend for downtown that helps define LaGrange as a special and welcoming place for residents and visitors alike.





Mountain to River Trail Wayfinding Marietta, Georgia

Completion Date: February 2017
 Client Reference: Marc Simmons
 City of Marietta
 Office: (770) 792-3958
 Email: msimmons@mariettaga.gov

The In-Town segment of the Mountain to River Trail presents an opportunity to act as a gateway into the Historic Marietta Square from the trail. This area will also experience a high volume of pedestrian traffic coming onto and off of the trail. Because of this, highly visible wayfinding markers are necessary. The In-Town signage uses materials found throughout the historic downtown - fieldstone, brick, and concrete, and wayfinding signs that match the lettering and style of other signs throughout the downtown. This palette creates a harmonious and aesthetically pleasing experience within the downtown and a distinction between the In-Town segment and the rest of the Mountain to River Trail.

The typical Mountain to River wayfinding signs outside of the downtown will be constructed of a double layer of glazed rusted aluminum. This material mimics the aesthetic of cor-ten steel, but is less expensive, easier to replace, and can be coated with a semi-gloss coat that is graffiti resistant. This material is consistent with many of the historic industrial areas that surround the downtown. The simple design and color palette is easy to read and understand, and can be replicated easily by surrounding municipalities.



**SCOPE, LEVEL OF
SERVICE PROPOSED**



Scope Level of Service Proposed

PROJECT APPROACH

Our engineers, planners, and landscape architects are uniquely tied in design philosophy and collaborate in conjunction with the overall goal. For this project we understand **THE GOAL** to provide the City of Hogansville with a constructible park improvement plan that meets the needs and goals of the community with a meaningful impact.

Task 1: Existing Conditions and Analysis

Data Collection/Documentation of Existing Conditions Stantec will utilize a sub-consultant, Christopher E Moore and Associates, for survey services. We have successfully worked with Chris and his firm for many years and are confident in their high-quality surveys. Moore and Associates will provide topographic survey throughout the North Woods and the area surrounding the lake. This information will set the stage for all subsequent analysis and design.

Project Kickoff Our first step will be to coordinate a meeting with the City of Hogansville and key stakeholders at the lake. We will review project goals to ensure everyone understands the opportunities and challenges associated with the project. This meeting we will drive our finalized work plan for the Project Management Team (PMT).

Ground-truthing and Analysis Utilizing field observation, field survey, and any previous plans, our team will create and evaluate the dynamic conditions of the park environment. Our team will analyze the existing topography to specifically identify the grade challenges and opportunities as well as identify and quantify the extent of any erosion concerns.

For relatable design services of park and trail functions we will walk, bike, and drive around the park

area to understand the conditions from the vantage point of individual users. This helps our team really understand conditions in real time, letting us be immersed in the activities of the community.

Task 2: Alternatives Development and Concept Plan

Upon completion of Task 1, we will begin to develop design alternatives that provide positive the park enhancement while considering connectivity and accessibility throughout the park. Our team will also evaluate opportunities for additional social nodes and anchor points for pedestrian along the water. We also see great potential for educational and/or interpretive implementation to enhance the natural experience. We propose to develop these plans in an interactive format that rigorously tests solutions against engineering principles and engaging design.

Our landscape architects and engineers will identify alternatives for some of the key enhancement locations in conjunction with the goals of Hogansville. Our team has the experience with playgrounds and parks to understand how to conceptualize enhancements to ensure constructibility.

Besides the exact quoted enhancements stated in the RFP, our team will consider additional elements that include:

- Accessible Pathways that Connect the Community with the Park
- Placemaking Social Nodes/Gathering Spaces
- Landscape Design at the key nodes
- Branding and Wayfinding-Opportunities for education and interpretive engagement with both the playground and natural landscape.

Through these opportunities we believe that we will open an entire section of the park that is underutilized



and will increase the perceived public realm to the neighboring community.

Concept Design Refinement PMT session after initial alternatives development will lead to the development of a primary alternative focusing on:

- The feasibility of constructing the preferred alternative (and subsequent concepts)
- Preferred alignments and cross-sections
- Alternative (or secondary) alignments with cross-sections
- Specific alignments for connections to the Park trail system

Task 3: Construction Documentation

Prepare Project Deliverables We will prepare revisions based on feedback from the PMT feedback. Once the final vision of the plans have been cast, and the plan has been edited and reviewed (both internally and by the PMT), we will develop final deliverables. These include:

- Park enhancements Master Plan with new features
- Volleyball court plans
- Playground Enhancements
- Park and Trail Site Improvement Plans
- Erosion and Sedimentation Control Plans
- Landscape Plans
- Dock and water amenity plans
- Grading plans as necessary
- Signage plans (including content and material specifications)
- Detailed Structural Design of the 4 fishing pavilions

We believe that we bring the City of Hogansville a team ready to engage immediately in meeting the needs and goals set forth by the project scope. We have already identified opportunities and constraints we are excited to consider.

Task 4: Construction Administration

Stantec has proven experience working with contractors and understanding the full construction process. This understanding is so important because we believe that construction considerations will need to run concurrently with all design decisions and considerations. We understand the budget provided

to this endeavor and we strive to provide design services that provides a solution within construction budget as well as within the city's anticipated schedule.

Based upon an anticipated 3 month construction schedule, we would like to include a construction kick-off meeting, bi-weekly construction meetings, and a final acceptance walk-through. Stantec would also serve to respond to contractor RFI's and materials approvals.

Schedule

We have proposed a design schedule of approximately four months. This schedule includes close coordination with City staff and timely, regular review of documents, deliverables, and analysis to continue moving forward. There are certain considerations that may reduce or extend the design period including detailed coordination with the playground manufacturer in regards to availability as well as safety offset and manufacturer design related concerns.

There is a built in 90-day window built into Task 3 for coordination with USACE (US Army Corps of Engineers) regarding water buffer impacts

PROPOSED SCHEDULE



Proposed Schedule

Month	Janu		September				October				November			
Week	1	2	1	2	3	4	1	2	3	4	1	2	3	4
Consultant Bidding*														
Selection														
Contract Finalization														
Notice to Proceed Design														
Task 1: Existing Conditions and Analysis														
Survey Field Work														
Field Verify Survey														
Task 2: Alternative Development and Concept Plan														
Conceptualization														
Stakeholder Design Review														
Task3: Construction Documentation														
Construction Plans														
General USACE Permitting 90 Day Allowance														
Bidding Documents														
Construction***														
Task 4: Construction Administration (3 Months Construction Period)														

* Project Schedule can be optimized and expedited based up
 ** Design Schedule consists of coordination with Playground
 This period of time may fluctuate based upon level of coord
 ** Anticipated Construction period is an anticipated approxima



PROPOSED FEE



Proposed Fee

Proposed Fee

Lump Sum Not to Exceed

Task 1: Survey	\$ 7,500
• Site Survey	
• Survey Ground-Truthing	
Task 2: Design	\$ 15,000
• Alternatives Concept Development	
• PMT Design Review	
Task 3: Construction Documentation	\$ 52,500
• Alternatives Concept Development	
• PMT Design Review	
• Construction Documents	
• Amenities Supplier Coordination	
• USACE Permitting	
• Bidding Document Preparation	
• Construction Documents	
• Amenities Supplier Coordination	
• USACE Permitting	
• Bidding Document Preparation	
Construction Administration	\$ 13,000
• Includes 6 construction site contractor meetings (Bi-weekly meetings @2 a month/3 months)	
• Construction Kick-Off meeting	
• Responses to RFIs and Approvals for materials	
Lump Sum Total	<u>\$ 88,000</u>

Exceptions and Exclusions

- No Environmental study or impact study is included with scope and fee. This includes any soil sampling, Phase I impact study, or NEPA documentation.
- Construction period may occur some unknown time after the establishment of construction documents.
- Construction Administration services may increase/reduce based upon the level of requested service by the city of Hogansville as well as the final agreed upon construction contract period.
- Proposed enhancements will be limited to those stated in the RFP document. Additional enhancements will be considered during the design process. Study or extensive design related costs associated with additional enhancements are not included.
- Wetland study is not included in this scope.
- USACE Permitting scope includes consideration for one round of comments and consultant responses.

