

August 1, 2023

TOWN OF MCCORDSVILLE OLD SCHOOL PARK

CIVIL ENGINEERING DESIGN SERVICES



VERIDUS
GROUP

TESTIMONIAL

THE UTILIZATION OF THE PROFESSIONAL SKILLS OF THE VERIDUS GROUP HAS BEEN INSTRUMENTAL TO THE SUCCESS OF THE PROJECTS WE HAVE COLLABORATED ON. VERIDUS' ABILITY TO BLEND A KEEN AND THOROUGH UNDERSTANDING OF TECHNICAL ISSUES WITH A CREATIVE INSIGHT AND OVERVIEW OF THE PROCESSES INVOLVED IN PROJECT CONCEPTUALIZATION AND COMPLETION HAS BEEN KEEN TO THIS CONTINUED PROCESS.

THE TEAM'S TECHNICAL ABILITIES, PROCESS UNDERSTANDING AND EXPERTISE IN PUBLIC AND GROUP FACILITATION UNIFY SKILLS WHICH **MAKE THE VERIDUS GROUP AN INVALUABLE MEMBER OF ANY PROJECT TEAM** OR EFFORT. WORKING WITH THE VERIDUS GROUP IS A PLEASURABLE EXPERIENCE AND I WOULD HAVE NO RESERVATION RECOMMENDING THIS GROUP OF PROFESSIONALS TO ANYONE WISHING TO INSURE A POSITIVE EXPERIENCE AND PROJECT SUCCESS.

Brian McFarland
Pronghorn Studio, Colorado

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FIRM

INFORMATION

The Veridus Group's Civil Engineering team offers over four decades of experience in civil engineering design related to land development and engineering site design. The Veridus Civil team provides a range of services from feasibility/due diligence studies, site selection, and conceptual design, to land planning, detailed design, construction documents, permitting, and construction administration services. We partner with our clients to provide the appropriate solution for the specific project in a vast array of market sectors including; education, commercial, healthcare, industrial, municipal, and residential. The **Veridus Group's Civil Engineering Team** (~60%) will take the lead on this project and will work in collaboration with **Context Design** (~40%) for Landscape design services. Survey will be provided by **Central States Consulting**.

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Tim Jensen, PE, LEED AP, CPTED

President

Should any question or comment arise from the content within this Proposal, please reach out to me via email or cell phone below. We are happy to discuss our scope of services further and work to identify an equitable agreement for the Town.

Tjensen@theveridusgroup.com

317-450-7653



Fred PrazEAU. PLA, ASLA, CLARB

Principal



The principals and owners of the company are actively involved in each project. At CONTEXT, a principal is not only responsible for the delivery of each project but also integral to its development, from beginning to end. CONTEXT DESIGN is built on enthusiasm for exceptional planning and design, and the technical knowledge to create a realistic vision. We are attentive listeners, carefully synthesizing the program and personality of our clients. CONTEXT is a proud member of the U.S. Green Building Council® and has enjoyed the privilege of collaborating on several LEED®-certified and LEED®-registered projects. Low- impact development and green infrastructure solutions are integral to our core mission. With licensure throughout the Midwest, CONTEXT is poised to deliver outstanding design and personal service wherever your next endeavor may be. CONTEXT is 52% women-owned and carries both WBE and DBE certifications.

KEY TEAM

PERSONNEL

1



2



3



1 Jennifer Lasch, PE, LEED AP BD+C

Director, Civil Engineering - 15%

Jennifer provides a diverse civil engineering background to the Veridus Team with over 25 years of experience in a variety of land development projects ranging in size and complexity. Jennifer works closely with clients, team members, and regulatory agencies to find creative solutions for functional and environmentally responsible designs. Jennifer will provide Project team leadership on this project

2 Gonzalo Castro Diaz, PE

Civil Engineering, Project Manager - **Main Point of Contact** - 60%

Gonzalo has been involved in a number of high-profile projects throughout his career including industrial projects, commercial projects, municipal projects, parks projects, and sports facilities projects. He specializes in creative, practical, and sustainable site design and has a collaborative demeanor and attitude with communities that helps expedite permitting processes for projects. Gonzalo will lead the civil design.



3 Liz Mooney, PLA, ASLA, LEED AP, CPSI

Project Manager, Landscape Design - 70%

Liz is a registered Landscape Architect and holds a Bachelors in Landscape Architecture as well as a Masters in Urban Design from Ball State University. Liz has extensive experience in all facets of landscape design. Her experience in parks and recreation planning, trail and streetscape design, and community master planning can provide valuable insight to the team in regard to best practices as well as industry trends. Liz will lead the landscape design on this project.

TEAM CAPACITY

Our team members are excited to participate in this project and maintain a balanced workload. The Team has the experience, ability, and capacity to serve you on this project.

PROJECT

APPROACH

At Veridus, we approach the management of each project thoughtfully and intentionally. We seek to understand the project, the owner, the stakeholders and the motives behind all of the needs and wants. This is where forming relationship with the **people** involved in the project is key to the project's success. Furthermore, we strive to deliver projects which exceed the needs and expectations of the owner by developing and managing the project **process** and team in a seamless, transparent reporting structure.

PEOPLE + PROCESS

We believe in personal relationships. Understanding the people we interact with in projects, and building relationships with them, will help us better lead the team in delivering a quality project. People need to feel relevant and be heard, and we believe successful projects require team members and stakeholders experience both. We have found that issues and conflicts are much easier solved in the context of relationship.

We believe process is critically important. Each project brings a unique set of circumstances and challenges. Processes help to defuse difficult situations and provide opportunities for tracking and recovery where needed. Successful projects crave predictability, but are prepared to overcome challenges as they arise. Process provides guardrails for management and difficult conversations.

Our general approach to your project would be as follows:

1. Our Team including Context Design would schedule a kick off meeting with the appropriate parties to gain a further understanding of project stakeholders and confirm goals identified in the preliminary design process.
2. A topographical survey would then be ordered for the entire park.
3. While awaiting the survey our Civil engineering team will begin a due diligence process understanding the site challenges, conditions, and restrictions. A geotechnical test of certain portions of the site may be recommended.
4. As the civil team is understanding the site and preparing for the receipt of the topographical survey. Context Design will work with Stakeholders to bring their vision of the park to fruition. Context will also begin looking at options for play structures and other site amenities as well as understanding and anticipating future phases.
5. Upon the receipt of the topographical survey, the Civil engineering team will begin to develop demolition drawings and specifications.
6. The Civil team will then collaborate with Context on the evaluation of site concepts to better understand which arrangement best suits the site and lends to a more economical outcome.
7. Upon the approval of the general design by Stakeholders, the design team will begin proceeding into Design Development and then Construction Document phases of the design process.

PROJECT

APPROACH

8. As the team is nearing completion of the design process, the team will begin to assemble front end specifications for the bidding and construction processes.
9. The team will then work with the Town to understand the desired project schedule and navigate the bidding process along side the Town.
10. As the Town is awaiting the receipt of bids, the design team will complete any remaining local or state permitting processes.
11. After the receipt of bids, the team will conduct a post bid interview with the apparent most responsive bidder.
12. Upon the commencement of construction the team will provide construction administration services as well as assist the Town in the procurement of any items that may fall outside of the plans, specifications, or bid packages.
13. As an added benefit to the Town, The Veridus Group will collaborate with members of the Owner's representative group to understand market conditions and pricing that they are experiencing on other projects throughout the design of this project.



TESTIMONIAL

"While I rely on Veridus' technical knowledge and ability to organize a team to successfully execute projects on time, they have proven valuable in their ability to see the big picture and provide solutions that advance our long-term goals on a variety of projects. Veridus understands the owner's needs and puts them first when making tough decisions."

Bryan J. Moll, LS - JQOL

Town of McCordsville

PROJECT

APPROACH

The previous pages indicate the general process that we will navigate as a team. When it comes to understanding your goals and vision for the project, the design approach navigates a much more intentional process.



Park Planning and Design

Program Development – What do you need? What do you want? Initial brainstorming sessions identify and prioritize relevant issues. From these sessions, CONTEXT organizes and quantifies program goals and objectives.

Site Analysis – Land is not a blank canvas. Existing conditions such as topography and soils, storm water runoff and drainage, vegetation, views, climate, circulation, land use and cultural history will ultimately influence the design solution. CONTEXT applies this understanding to develop and diagram site opportunities and constraints affecting the program goals.

Master Planning – CONTEXT uses the compiled opportunities and constraints combined with the facility program as the criteria for the development of the Master Plan. This plan communicates proposed site or system improvements as a holistic vision to stakeholders, the public, governmental groups and funding sources. Depending on your needs, this plan can take many forms, from detailed stand-alone illustrations to bound documents that encapsulate the entire planning process.

Schematic Design – Whether designing a site, a street corridor, or an entrance monument, the visualization process gives form to your goals and objectives. CONTEXT uses sketches, diagrams and computer-generated 3D models to illustrate the complex relationships between site elements.

Design Development – Identity is in the details. Conceptual plans are refined to more accurately depict spatial relationships, grading and drainage, and planting. Materials and finishes are explored for site furnishings, monuments, equipment, and hardscape elements such as paved walkways and drives, steps and retaining walls.

Grading & Drainage Design – When we manipulate topography to define a space, to accommodate a structure or activity, or to maximize safety and accessibility we invariably change how water moves across or within a site. CONTEXT promotes ecologically sound planning to balance storm water management, design intent and environmental stewardship.

Planting Design – New demands in today's built environment have expanded planting design beyond its traditional role in creating beautiful gardens and accenting architectural elements. Rain gardens and bio-retention swales filter and reduce storm water runoff; fast-growing, deep-rooted native plants stabilize steep slopes; street trees and green roofs reduce the urban heat island effect; and planted courtyards incorporate nature into school curriculums and hospital therapies.

Grant Writing – Unfortunately, projects do not get built without money. CONTEXT can assist in your efforts to fund your project by researching grant opportunities and preparing the grant application.

Construction Documentation & Administration – From concept to reality, we create the necessary drawings and specifications to communicate your vision to the contractors and tradesmen who will build it. CONTEXT facilitates communication and decision-making throughout the construction process to ensure the highest quality product on budget.

PROJECT

UNDERSTANDING

Our Team's collective understanding of the project captures what has been stated in the Request for Quote, but also extends from previous interactions about this specific project, site investigations, due diligence, and personal experiences.

RFQ INFORMATION

Old School Park is located at the northwest corner of CR 600W and CR 750 N and is approximately 3 acres in size. The Town anticipates to the project being delivered over 2 phases. The Town contracted with Context Design for a Master Plan of the project, but will required additional design meetings to bring the master plan to fruition. Phase one is the current objective and focuses on improvements to the South half of the property which includes playground spaces, a basketball court, and site and parking improvements.

PREVIOUS INTERACTION

Our collaboration with Context Design gives us a jump start to the design process and allows us to hit the ground running.

SITE INVESTIGATION

Our Team has visited the site and assembled over 100 pictures documenting the current site conditions including the current location of the monument that is to be relocated. These photos will help our team assess the site while assembling preliminary information and further due diligence.

PRELIMINARY DUE DILIGENCE

It is our Teams understanding that the Town anticipates the development of a roundabout located at the intersection of CR 600W and CR750N. This has the potential to impact site design and may then also impact surrounding utilities and will require further collaboration with the Town and other engineering parties.

PERSONAL EXPERIENCE

Fred Prazeau was involved in the original design of Old School Park and the park holds a special place for his family as they frequented the park and attended softball games with his daughter.



TESTIMONIAL

VERIDUS IS COMPLETELY HANDS ON AND IN THE TRENCHES...THEY HAVE THE EXPERTISE AND PERSONALITY TO WORK WITH ALL TYPES OF PEOPLE AND GAIN THEIR TRUST (WHETHER FOR OR AGAINST THE PROJECT) **BECAUSE OF THEIR TREMENDOUS INTEGRITY.**

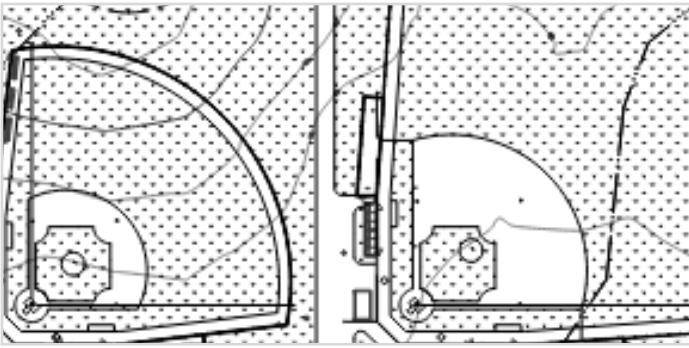
Lisa Lee, Partner
Ice Miller



PROJECT

EXPERIENCE

The projects shown here are an example of our team's most relevant projects and/or those most similar in type and complexity to this project.



NEW AVON MIDDLE SCHOOL

Veridus has been providing civil engineering services for Performance Services on the New Avon Middle School in Avon Indiana. Site improvements include new baseball, softball, tennis, soccer, and football facilities. The existing site conditions were challenging, but through innovative design, the Civil engineering team provided economical and responsible design options to the client.

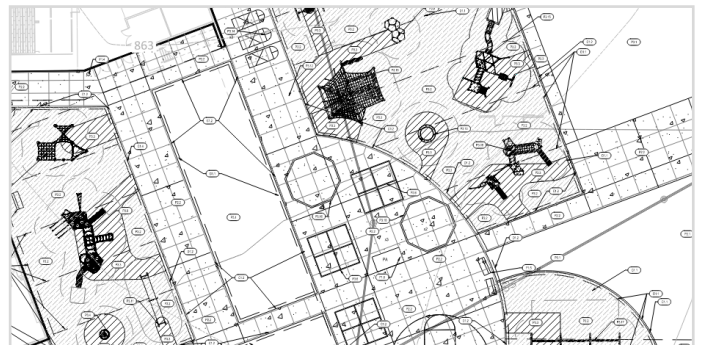


OAKLEY PLAYGROUND

Terre Haute Parks and Recreation hired Context to design the beautiful Oakley Playground in Demming Park. The park has become one of Terre Haute's largest, and most popular parks. The project was honored with an IPRA Outstanding Park Development award as well as a Merit Award for design from the Indiana Chapter of ASLA.

MARTIN LUTHER KING PARK

Context Design was selected for the development of a Master Plan for Martin Luther King Park by Indy Parks. Context lead the master planning process of the aging park which is located at the heart of a significant neighborhood urban renewal initiative by the City. The plan consolidates active family-oriented facilities while creating open multi-purpose green space for neighborhood events and passive, reflective, and educational spaces surrounding the King/Kennedy Memorial.



MOUNT VERNON ELEMENTARY

Veridus has been providing civil engineering services for Ratio/Beebe Architects for the new Fortville Elementary School for the Mt. Vernon Community School Corporation. The project includes a new playground as well as other site improvements.

PROJECT

FEE ESTIMATE

For every project, we take a careful approach to our fee estimate. We want to be sure we are providing value to our clients without putting extra burden on them. Below you will find a breakdown of our fee estimate which is based off of our understanding of the project, visits to the site, and preliminary collaboration and discussion with team members. We would be happy to sit down with you to verify scope and cater our proposal to your needs.

Compensation for services rendered will be lump sum and invoiced monthly on a percent-complete basis. Full payment of invoices is due within 30 days from invoice date. The anticipated fee amounts are as follows.

Topographic Survey (Included in Overall Topographic Survey).....	\$6,850
Engineering Master Plan	\$7,500
Site Civil Construction Documents and Approvals	
Design Development.....	\$5,000
Construction Drawings	\$21,600
Permitting and Approvals	\$3,200
Bidding and Construction Administration	<u>\$4,500</u>
Sub-Total Civil:	
	\$48,650
Landscape Architecture Documents and Approvals	
Site Plan Refinement.....	\$6,000
Technical Details and Specifications.....	\$17,500
Meetings and Coordination.....	\$3,500
Construction Support.....	<u>\$3,500</u>
Sub-Total Landscape:	
	\$30,500
Estimated Fee Total:	
	\$79,150

We request payment within 30 days of the date when the payment is due. If payment is not made within 30 days of the date when the payment is due, we may, at our option, and effective upon the delivery of written notice of our intention to do so, terminate the contract or suspend further performance of our services under the contract, and we shall have no liability for delay or damage that results from the termination of the contract or suspension of services.

REIMBURSABLE EXPENSES:

The following expenses will be considered reimbursable and will be invoiced at their direct cost on the monthly invoices.

- Reproduction services for plans and specifications other than for normal in-house coordination
- Overnight postage, certified mail, and delivery services
- Mileage, at the current federal rate, for project related travel
- Permit or application fees as paid by Veridus