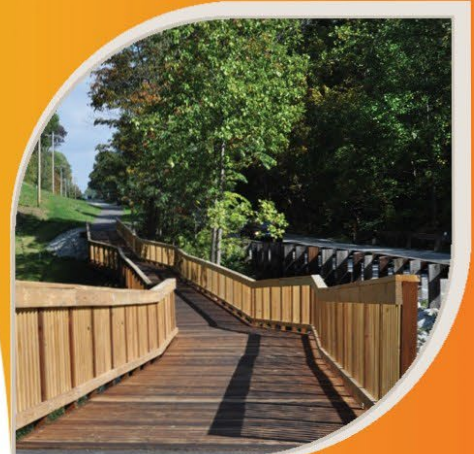


# Town of McCordsville

Request for Quotes:  
Old School Park Improvements – Phase I



Submitted: August 1, 2023



Thank you for the opportunity to submit our response to the Request for Quotes by the Town of McCordsville. A&F Engineering is pleased to provide our proposal with our highly qualified team of design professionals for this important project.

Our team is lead by A&F Engineering as the prime consultant responsible for the site design and grading, utility design, stormwater and erosion control, permitting, specifications, and bid documents for the final design services of the Phase I – Old School Park Improvements. Our estimated fee for final design services and bid documents is **\$85,700**. The allocation of work between our team and the anticipated fee percentage breakdown is as follows:

ALLOCATION OF WORK		
FIRM	DESIGN ROLE	% OF ESTIMATED FEE
A&F Engineering (Prime Consultant)	Stormwater, Utility, Street Design	50%
Context Design (Sub Consultant)	Landscape and Recreational Amenities Design	36%
Central State Consultants (Sub Consultant)	Topographical Survey	9%
One Atlas (Sub Consultant)	Geotechnical Investigation	5%

A&F Engineering has been pleased to serve the Town of McCordsville on past projects and welcomes the opportunity to provide innovative and practical approaches of site and stormwater design for this project. Our firm has an excellent track record of providing engineering solutions that reduce costs, increase sustainability, and facilitate project success. With A&F Engineering, the Town of McCordsville can be confident that they have a highly experienced team that is proactive, organized, and committed to a successful project outcome.

We thank you for your consideration of our qualifications.

Sincerely,

Karen Collins, P.E

Vice President, Site Division

### Office responsible for performed work

#### A&F Engineering Co., LLC

8365 Keystone Crossing, Suite 201  
Indianapolis, Indiana 46240  
(317) 202-0864

#### Authorized negotiator:

Karen Collins, P.E.  
Vice President, Site Division Manager  
kcollins@af-eng.com

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[www.af-eng.com](http://www.af-eng.com)

## IDENTIFICATIONS AND QUALIFICATIONS

### OUR HISTORY

For 57 years, A&F Engineering has provided high quality civil engineering and construction inspection services to local government agencies and private developers. In that time, we have seen communities grow and develop. Our team is proud to have played a part in accommodating that growth through projects that improve traffic flow and give residents more places to safely bike and walk. These are the kinds of projects that continue to make Indiana a great place to live and contribute to the long-term vitality of the State.

Our experience on these types of projects tells us that even with the most careful planning, unexpected issues do arise. The difference with A&F—one on which we’ve built our reputation—is our ability to expertly handle the challenges that come along with any project. Our team makes communication a priority: the Town of McCordsville will always be kept apprised of project status and issues, but in a way that is coherent, simple, and keeps the onus of management on our team. We also communicate openly and frequently with all other project stakeholders. This helps us identify challenges early and solve them before they have a chance to risk budgets and timelines. Our experience and resourcefulness gives clients the confidence to trust A&F Engineering time and again.



### A&F Engineering provides a diverse portfolio of services:

- Park design
- Streetscape design
- Trail design
- Site design
- Drainage design
- Roadway design
- Traffic signal design
- Roundabout design
- Traffic data collection
- Transportation planning
- Traffic operations & impact analyses
- Construction inspection
- Roadway sign design

### CAPACITY AND QUALIFICATIONS

A&F Engineering and our proposed sub-consultants have the capacity to complete this project in a timely and cost-effective manner. A&F has been involved in the design and development of several innovative park, multi-use path/trail, streetscape and storm water projects, as well as multiple projects that included green space design. These projects demonstrate our ability to solve complex problems with a mix of new thinking and practical approaches.

Each member of the proposed team for this project is highly experienced, with specific backgrounds in park, trail/path, streetscape, and drainage design. This team will use the latest technologies to design a project that is both aesthetically pleasing and cost-effective, accounting for existing utility and infrastructure features. The A&F Engineering team is confident that with our experience, innovation, and project management skill, we can create a very successful outcome for the Old School Park project envisioned by the Town of McCordsville.

## A&F ENGINEERING TEAM

The A&F Engineering team is ready and enthusiastic to take on this park project. The proposed team will be led by highly experienced engineers and includes designers with interdisciplinary expertise to help devise an innovative and effective solution for the Town.



**KAREN COLLINS, P.E.**  
VICE PRESIDENT, CIVIL SITE DIVISION  
PRINCIPAL

As Vice President, Karen's responsibilities include contract oversight and quality assurance/quality control of projects for municipalities, institutions, land developers, and architectural clients. Karen graduated from Purdue University with a Bachelor of Science degree in Civil Engineering in 1999. She is a licensed Professional Engineer in the State of Indiana, as well as a LEED Accredited Professional.

Karen has more than 24 years of experience in civil engineering and project management for residential, commercial, and municipal projects. Her areas of expertise include site feasibility and due diligence studies, zoning review and compliance, master planning, Stormwater management design, construction documentation, and permitting for recreational, commercial, residential, healthcare, institutional, and industrial land developments.

## JOSEPH BYRNE, P.E.

PROJECT MANAGER, CIVIL SITE DIVISION



As project manager, Joe's responsibilities include maintaining regular communication with the Town of McCordsville, to ensure that A&F Engineering is performing all project duties above expectations. Joe will gather resources, organize and lead the project team by spearheading site and drainage designs consistent with project requirements. Joe graduated from Ohio University with a Bachelor of Science Degree in 1985. In 1987, he earned a Master of Science from Ohio University. Mr. Byrne is a licensed Professional Engineer in Indiana and Michigan.

Joe has 24 years of civil engineering experience in the private and public sectors. His areas of expertise include urban hydrology and hydraulics, culvert analysis and design, storm water management using water quality BMP's and runoff detention, site design, streetscape design, master planning, permitting, and construction document preparation for residential, commercial, industrial and municipal improvement projects. **Mr. Byrne will be committed to the Old School Park Improvements project 100% of the project duration.**



## JANET STERLING, RLA

### PROJECT DESIGNER



Janet has over 30 years of experience in landscape architecture and design, with experience in grading, drainage, modeling of low impact and sustainable design elements, water quality BMP design elements, and erosion/sediment control. She has completed several large landscape design projects, including park and trail layouts. Janet's design skills are complemented by her experience in site assessment and analysis, project management, permitting, and documentation. This experience gives Janet insight into the big-picture influences of every design.

Janet earned a B.S. in landscape architecture from Purdue University and is a Registered Professional Landscape Architect in the state of Indiana. She is a Certified Professional in Erosion and Sediment (CPESC) and Certified Professional in Storm Water Quality (CPSWQ) and maintains an affiliation with the International Erosion Control Association (IECA).

## MARK MEYERHOLTZ

### PROJECT DESIGNER

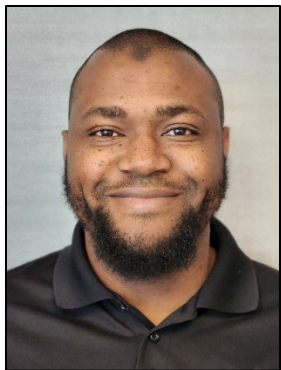


As a Project Designer, Mark's responsibilities include project design and bid document preparation/presentation, including those documents needed for schematic design through final construction documents. Effective communication with design team members and other professional practices are key to his success in this field.

Mark has more than 20 years of experience in landscape architecture, site design, project management, and administration for residential, commercial, facility, municipal projects, large estate master planning. He also has experience in recreational facility design and green roof design and installation. His area of expertise include site feasibility and due diligence studies, master planning, green roof design, and construction documentation. Mark graduated from Purdue University with a Bachelor of Science degree in Landscape Architecture in 1990.

## MUBARAK ADESINA, EIT

### DESIGN ENGINEER



Mubarak received a bachelor's degree in engineering from the Federal University of Technology, Minna, Nigeria in 2010, a master's degree in civil engineering from Idaho State University in 2016 and is currently pursuing a Doctorate degree in Civil Engineering from Lamar University, TX.

Mubarak has more than 3 years of experience working on commercial, residential, and municipal projects. Mubarak's passion for civil engineering is evident in his commitment to continuous learning and staying at the forefront of industry advancements. He has experience in site grading, storm sewer design, erosion control design, roadway/street design and bioretention swales.

## SUBCONSULTANTS

For this project, A&F Engineering will perform engineering services for preparation of final plans and specifications, obtaining all necessary permits and approvals, and utility coordination. The experienced sub-consultants listed below will serve as partners on the project:



5825 Lawton Loop E Dr. Indianapolis, IN 46216  
(317) 485-6900 || context-design.com

Since being founded in 1998, Context has grown into the largest solely-dedicated landscape architecture studio in Indiana. Our team of landscape architects is capable of handling projects at every scale. Likewise, our reputation is built on a personal, collaborative approach to design and project management that helps our clients achieve award-winning results through creative and engaging projects. As we have grown our practice to compete in a dynamic and fast-paced world, Context purposefully remains focused on the personal experience of outstanding service. Whether during the phases of master planning, project development, fund raising or implementation, we are committed to building great places to live. We value people, diversity, and loyalty and aspire to provide an uncommon level of care and attention to the diverse clients and the communities we serve. **CONTEXT, LLC is a certified Women Owned Business Entity (WBE) and INDOT pre-qualified.**

### LIZ A. MOONEY, PLA, ASLA, LEED, AP, CPSI PROFESSIONAL LANDSCAPE ARCHITECT, PROJECT LEAD

Liz's passion integrates all aspects of urban design and landscape architecture ranging from large scale master plans through complex detailing and design. She brings a diverse set of experience, including design & visual graphics, technical document production, and research & analysis. As a conscientious team member and registered landscape architect and LEED Accredited Professional, Liz adds value through both traditional and digital graphic communication skills that engage clients and consultants as part of the design process. Liz brings experience in multiple facets of design and planning work.



Liz graduated from Ball State University in 2006 with a Bachelor of Landscape Architecture and received her Master of Urban Design degree in 2011. She is a Registered Landscape Architect in Indiana, as well as a Certified Playground Safety Inspector. Her professional affiliations include:

- National Chapter / American Society of Landscape Architects
- Indiana Chapter / American Society of Landscape Architects

#### Relevant Projects Include:

- Cyntheanne Elementary School / Fishers, IN
- Deer Creek Elementary School / Noblesville, IN
- Depot Street Park / Greenfield, IN
- Hancock Health Campus Planning / Greenfield, IN
- Bellmont High School Renovations / Decatur, IN
- Franciscan Orthopedic Hospital / Carmel, IN
- McCordsville Downtown Plan / McCordsville, IN
- Finch Creek Park / Noblesville, IN
- Wabash Inclusive Playground / Wabash, IN
- Brookville Comprehensive Plan / Brookville, IN
- South Harrison Park Concept Design / Harrison County, IN
- Market Street Park / Huntingburg, IN
- Huntingburg Stellar Projects: / Huntingburg, IN
- Medical District Master Plan / Warrick County, IN



7988 Centerpoint Drive, Suite 100 Indianapolis, IN 46256  
317-849-4990 || [oneatlas.com](http://oneatlas.com)

Atlas provides professional testing, inspection, engineering, environmental and consulting services from more than 100 locations nationwide. We deliver solutions to both public and private sector clients in the transportation, commercial, water, government, education and industrial markets. With a legacy of providing consistent quality and results, Atlas creates a better experience at every stage of an infrastructure project. We connect the best experts in the industry to deliver value from concept to completion and beyond. This means doing everything our clients expect and then raising the expectations in a way that only our people can.



13 West Pearl Street  
North Salem, IN 46165  
(317) 858-8662

Central States Consulting, LLC (CSC) is owned and operated by Donald R. Mosson, L.S.. Don is responsible for all phases of the surveying practice for the company with over forty-three years of experience in providing surveying service to both private and public-sector clients around the Midwestern United States. He formally worked for the Indiana Department of Transportation and in the private-sector consulting industry. Responsibilities include office survey, as well as field survey preparation of ALTA/NSPS Land Title Surveys, topographic surveys, construction staking, and road, bridge, utility and route surveys. He also has extensive experience in commercial development projects.

## DAVID MCILWAINE, P.E.

SENIOR PROJECT ENGINEER



David has over 15 years of experience in his field. He has performed geotechnical analyses for various types of projects including large hotel projects, industrial facilities, educational facilities, recreation/entertainment facilities, roadways, highways and bridges and managed construction and materials testing projects consisting of large warehouses, parking lots, commercial buildings as well as rock anchor and rammed aggregate pier installation projects.

David graduated from Rose-Hulman Institute of Technology in 2007 with a Bachelors of Science degree in Civil Engineering. He is affiliated with American Society of Engineers and Geo-Institute.

## JOSEE MOSSON

SURVEYOR IN TRAINING



Josee graduated from Purdue University in 2019 with a Bachelors of Civil Engineering and has been a valued team member of Sentral States Consulting LLC since May 2019. She is affiliated with Indiana Society of Professional Land Surveyors.

Josee's relevant projects include:

- Survey and Plat for McCord Square
- Two Replats for McCord Square
- Survey for property at 5401 W. CR 700, McCordsville, IN



## PROJECT UNDERSTANDING

The Town of McCordsville is seeking engineering services to provide final design and bid documents for Phase I of the Old School Park Improvements project. The project is located at the northwest corner of CR 600W (Mt. Comfort Road) and CR 750N. There are two project phases proposed that combined comprise an area of approximately 3 acres. The project is outside of the 1% floodplain elevation of 852.0. The Stansbury Ditch runs along the east and north perimeter of the site and is a regulated drain. The site is located within the Stansbury and Shultz watershed. Future traffic plans will incorporate a roundabout at the intersection of CR 600W and CR 750N.

- Engineering design for selective demolition to facilitate Phase I improvements.
- Engineering design of on-street parking along Hannah, and the associated drainage improvements.
- Engineering design for sidewalks along the added parking and the pedestrian connections into the park (sidewalk/trail along the south and east perimeters will not be included in Phase I).
- Engineering design for reconfiguration of the basketball court.
- Engineering design for playground enhancements including, but not limited to, new swings, new playground equipment, fencing, and new playground surface.
- Engineering design for site lighting/photometrics – to include streetlighting along Hanna Street and site lighting of the playground area.
- Engineering design for stormwater and erosion control improvements.
- Limited landscape design, anticipated to include screening of parking and plantings around the playground area.
- Coordination of all required local and state permits.
- Planning and engineering design for underground infrastructure to serves future phases.
- Survey and topo required for the entire park.
- A&F will work with the town to relocate existing monument. An aesthetically pleasing location to honor the history of the site will be reviewed while consider cost containment.



Our team has visited the project site and has a thorough understanding of the positive impact this project will have on the community.



## PROJECT APPROACH

Upon notification to proceed, our project manager, Joe Byrne, will meet with the Town to understand the project goals, criteria, and constraints. He will organize resources and personnel consistent with the project requirements and deliverable deadline. Bi-weekly progress meetings will be scheduled with the Town to discuss the progress made in previous weeks as well as to address any concerns. This will help prevent obstacles that may delay the project. Meeting minutes will be submitted to the Town and the project team after each progress meeting, keeping all team members apprised of any project milestones or changes. By updating the Town regularly, through established communication channels, obstacles to progress are lessened.

# INITIAL DATA COLLECTION

Central State Consultants will prepare the topographic survey . A topographic utility for both phases is to be provided in Phase I inclusive of horizontal and vertical control pursuant to the Indiana Administrative Code (865 IAC 1-12). A&F will coordinate with ATLAS to investigate in-situ soils at strategic locations. A&F will conduct necessary research and data collection for design.

## PRELIMINARY DESIGN

After the initial data collection for the site, A&F and Context will develop a site plan layout to be reviewed by the Town.

Our park design will have **adaptable** spaces that can accommodate various activities and events. The park will be designed to integrate with its surroundings, considering the surrounding buildings, landscape, and urban context. Seamless integration enhances the park's overall appeal and encourages its use. The existing monument (Final Concept A Item #3), will be carefully relocated to provide an interactive feature that reflects **the local community's identity and history**.

Careful consideration of future Phase II electric connections, storm sewers, inlets, drainage swales, detention/retention/infiltration basins, water quality BMP's, and pavement parking will be engineered with consideration given to useful life, capital costs, operation and maintenance costs, and phasing for future projects. Recreational spaces for the following physical activities will be provided: a basketball court and playground enhancements that **promote physical activity and contribute to the health and well-being of park visitors.**

The park will be accessible to **people of all ages and abilities**. Wheelchair accessibility, ramps, and paths that are easy to navigate will be designed. Design facilities and amenities that cater to different demographics, such as playgrounds for children, seating areas for elderly individuals, and accommodations for individuals with disabilities, will be provided. Good visibility throughout the park will be provided to prevent potential hiding spots for illicit activities. Proper lighting, clear signage, and well-maintained pathways that are crucial to **safety** will be provided.



A variety of plants, trees, and natural elements will be incorporated into the park's design. Our goal is to create a **biodiverse environment** that supports local wildlife and contributes to the overall ecological health of the area. The park will be designed with **sustainability** in mind. Environmentally friendly materials, that incorporate **energy-efficient** lighting will be provided, and water conservation measures will be taken. Sustainable practices benefit the environment and save on maintenance costs. Design measures will be undertaken to **protect the environment from potential negative impacts.**



## PROJECT APPROACH

### CONSTRUCTION DOCUMENTS & PERMITTING

Once the preliminary design is validated, the design team will develop construction documents. Construction documents will consist of site layout and grading, street parking and sidewalks, park amenities, paths, and drainage based on conceptual site layouts. Hydrologic/hydraulic analysis and design will be performed using hydraulic software.

Our approach for drainage design is to route stormwater discharge to the Hancock County Regulated Drain at Outfall #93. This will require approval of the Hancock County Surveyor, County Drainage Board. Since the land disturbance in Phase I is estimated to be greater than 1 acre, a Construction Stormwater General Permit (CSGP) and SWPPP (water quality BMP measures) will be required by IDEM. The surface runoff can be collected via inlets, swale yard drains, conveyed to storm sewers, and ultimately a hydrodynamic separator BMP for water quality treatment prior to discharge into the regulated drain. Another option is to design vegetated swales or infiltration basins in series for water quality requirements if soil permeability permits. The most feasible option based on permitting requirements and cost considerations will be recommended to the Town.

In addition to the plan sheets, a Drainage Summary Report will be prepared to secure development plan approvals. Calculations will include the existing and proposed runoff to the outfall located in Regulated County Drain #93 (Thomas Vailarm-Stansbury Regulated Drain) north of the site near Hanna Street. Allowable release rates during required storm events will be met using vegetated swales or infiltration basins using a control structure if necessary.

The drainage summary will also show the storm sewer calculations for the proposed park which will include flow rates, capacities, velocities, and the 10-year hydraulic grade line. A&F will work with the Hancock County Surveyor to provide linework any drainage easements that are required.



**REGULATED DRAIN**

### BID DOCUMENTS

Upon approval of 95% construction documents, A&F will proceed with preparation of final plans, details, specification and estimated required for bidding the project. A&F will prepare addenda, answer questions, and evaluation of bid submissions.

### CONSTRUCTION ADMINISTRATION

Once construction contract has been awarded, A&F will attend the construction meeting. A&F observe construction activities and report on construction progress to the Town of a bi-weekly basis. We will participate in construction progress meeting.

## SIMILAR PROJECT EXAMPLES

**Project:** Nickel Plate Trail

**Client:** City of Fishers

### AT A GLANCE:

- Multi-faceted project utilized planning, design, and engineering services from A&F
- Special design features included railroad-themed aesthetics
- Allows for future development of 3+ mile trail system



The City of Fishers entrusted A&F Engineering with primary planning and design responsibility for its downtown revitalization project branded the Nickel Plate District in celebration of the City's railroading heritage. In addition to new curbs, walks, rain gardens, amenity areas, and lighting, a major component of the infrastructure enhancements will include a planned 3+ mile trail system through and from downtown out to various parks and places of interest including Ritchey Woods Park. For this new path, The Nickel Plate Trail, A&F assisted the Town in selecting materials to incorporate railroad themed elements along its route including crosswalk patterns replicating a bridge truss and seating/amenity areas based on a railroad switch pattern. Phase one of the project included construction of a trail system within the Town's municipal complex together with the new amphitheater and outdoor lawn seating area that serves the City's popular Summer Concert Series on the Lawn. Phase one construction cost was approximately \$600,000.

**Project:** Geist Waterfront Park

**Client:** City of Fishers

The City of Fishers wished to redevelop the parcels at Geist Waterfront Park. The project is a phased development. Phase 1A consists of the construction entrance, sanitary sewer with a pump station, and storm sewer pipes that run under the entrance. Phase 1B will be a beach, infrastructure in the form of roadways, a bathroom building, and storm sewers with infiltration basins and vegetative swales.



All of Phase 1 is west of the low-lying central area that runs north-south, which is referred to as the central aisle channel way. In Phase 2, the land east of the central aisle channel way is proposed to be developed. A&F Engineering is responsible for the grading, stormwater quantity and water quality design, utilities, and vehicular pavement design.





## Parks, Trails, and Pedestrian Systems Experience

**Project:** Fort Ben Cultural Campus

**Client:** City of Indianapolis

Context collaborated with Arts for Lawrence to turn a dilapidated parking lot into an art experience. This campus stimulates all senses, while expressing the history of the park's surroundings. A military marching cadence intermixes with the melody of musical chords and laughter as children of all ages play on the Musical Swings. Engraved limestone benches march park visitors to the amphitheater that is home to outdoor concerts, children's theater events, and celebrations of special occasions. A sloped lawn, which is bisected with crisscrossing walks, invites outdoor play and lawn seating and creates opportunities for outdoor programmed events. Artist rooms provide quiet space for creating and selling of beautiful creations.



**Project:** Indiana School for the Deaf Grant Henry Courtyard

**Client:** Indiana Department of Administration

The Indiana School for the Deaf commissioned CONTEXT in 2000 to develop a new vision for a campus playground that had become antiquated and unsafe. The resulting master plan addressed a challenging program that called for three separate age-specific play areas, outdoor learning opportunities, a dining terrace, open space for both recreation and gathering, native gardens, art exhibits, and a performance stage.



Today the courtyard is a beacon for learning and fun, and invites students, teachers, and parents alike to enjoy a space devoted purely to the imagination. The project received a Monumental Affair Merit Award for landscape architecture from Keep Indianapolis Beautiful Inc. in 2005 and a Merit Award for design from the Indiana chapter of ASLA in 2006.