



May 2, 2025
2530253.01

EXHIBIT - A

Mike Elkins
City of Green
Parks Planning & Development Administrator
1755 Town Park Blvd
Uniontown, OH 44685
melkins@cityofgreen.org

Letter of Proposal & Commitment

Dear Mr. Elkins,

GPD Group (GPD) is pleased to submit our proposal for the development of a concept plan and construction drawings for Rayl Family Park, located in the City of Green. Having completed many similar projects, we have seen firsthand how critical comprehensive planning and community engagement are essential to the success of park development initiatives.

We believe success will be achieved by:

Committing the leadership of Ivan Valentic, PLA, ASLA as Project Manager. Ivan is familiar with the City of Green, having led the design of park improvements at East Liberty Park and Greensburg Park. He also brings extensive experience in landscape architecture, park and recreation planning, and public participation. The team's expertise will contribute to the development and delivery of the project in a manner that benefits the community while remaining mindful to budget and schedule constraints. A more detailed breakdown of staff availability and commitment can be seen on page 2.13.

Providing an experienced, knowledgeable design team to support your project. Our team's broad experience in park design, ecological restoration, and community engagement has resulted in numerous successful projects. GPD provides a variety of landscape architecture services to numerous municipalities as their city landscape architect and engineer. We routinely partner with municipalities and their key stakeholders to create parks that enhance community experience, protect and enhance natural resources, along with enhancing opportunities for education.

Resourcing a local, full service in-house team. This project is in our backyard. We have over 20 employees that live in Green and the surrounding region, all dedicated to enhancing our communities and their park amenities. Through these efforts, we aim to create a sense of place and purpose where people can gather, recreate, and celebrate.

Thank you for the opportunity to submit our proposal. We look forward to continuing our relationship with the City of Green and supporting your park development efforts. Should you have any questions regarding this submittal, please feel free to contact Ivan Valentic at 216.927.8684 or ivalentic@gpdgroup.com.

Sincerely,

GPD Group

GPD Group

A handwritten signature in black ink, appearing to read "Ivan Valentic".

Ivan Valentic, PLA, ASLA
Project Manager & Public Engagement

A handwritten signature in black ink, appearing to read "Jim Hewitt".

Jim Hewitt, PE
Project Principal

Methodology & Approach

Project Understanding

GPD Group (GPD) understands the City of Green (City) would like to collaborate closely with a design team to develop alternatives, a conceptual plan, design development plans, and opinion of probable cost for the Rayl Family Park with the intent of optimizing the park space, limiting disturbance of the natural environment, while also incorporating public input. The park property located in the underserved southwest corner of the City was donated to the City in 2018. Since the City has acquired the property, the only improvement in that time has been the demolition of existing structures. With the structures removed, the City is now ready to engage in design and implementation of what the Rayl Family envisioned — a community park that will remain as public open space for the residents of the City, protect the natural resources of the property including large trees, understory shrubs, wetlands, and floodplain, provide passive improvements to allow residents to access and enjoy the property, connect to the neighborhoods nearby, and promote natural resource and wildlife educational opportunities. The development of the conceptual plan and design development plans for the first phase of the Rayl Family Park will enhance the quality of life and park experience for current and future City residents.



Project Approach

Our team embraces every planning project by creating an engaging process whereby the client, steering committee, and its stakeholders become authors of the project vision and advocates of the plan. We initiate each project by meeting with the client and representatives who will serve as the steering committee to set goals for this planning effort, confirm available resources, review the work plan and project timeline, and discuss the purpose and logistics of the process.

Inventory and Analysis

The planning process will begin with data collection and analyzing the data starting with a limited site survey collecting topography, trees, vegetation, the gravel drive, culverts, and any above ground features. We have recently implemented our approach by conducting a limited site survey for the design and construction of trails at Lions Park in the Village of Mogadore. The first step in this approach is a "walk and talk" with the City, stakeholders, key design team members, along with a GPS unit. During the "walk and talk", the discussion will revolve around trail alignments, areas for parking, optimal viewing areas, potential restroom and pavilion locations, and key natural resources to protect or highlight. Once the data from the "walk and talk" is

collected, the survey team will return to the site to collect the detailed data for the limited survey area. This approach allows for reduced field time and costs for data collection.

The next step is to conduct an ecological inventory of the entire 15.4-acre project area covering all three parcels. The ecological inventory will delineate the existing wetlands, categorize wetlands, identify invasive species along with limits of the invasive species, identify any unique or rare species, and delineate the stream and aquatic features. The ecological inventory will be completed by EnviroScience and added to the limited survey.

The completed survey will serve as the base plan which is the framework for the planning, mapping, alternative development, and final conceptual plan. This planning process will include the entire local and regional data available outside of the project area which allows the design team to take a holistic planning approach.

We believe that it will be important to evaluate and analyze several existing conditions for the concept planning effort, including existing vegetation, natural resources such as streams and wetlands, infrastructure, slopes, grading and drainage, existing property ownership, existing walks, and land use.

The inventory and analysis will be synthesized into several maps including but not limited to land use, connectivity, natural resources, infrastructure and drainage, and property ownership. This then becomes the frame work for developing alternatives and proposed solutions in the next steps.

Conceptual Planning

After the inventory and analysis is completed, we begin to collaborate on developing the project vision for the park concept plan. This is the most exciting part of the process where the design team, steering committee and stake holders begin to shape the vision of the Rayl Family Park. The City has seen a lot of change and growth in the 90s and early 2000s but continues to see steady growth. Currently more people look to take advantage of the parks and have limited access in the southwest portion of the City. Parks that provide passive recreation and embrace nature are also limited within the City while most have been focused on active recreation. The park has its many unique attractions along with many challenges such as adjacent residential properties, limited parking area, natural resources to protect, and gradients not optimal for trails. The collected data, mapping, meetings, workshops, and close collaboration with the steering committee will inform the evaluation of alternatives throughout the park to address the opportunities and challenges. The evaluation of alternatives and park conceptual planning will include:

- Developing various distinct trail alignments and connections to the neighborhood
- Identifying optimal viewing areas
- Taking advantage of educational opportunities
- Enhancements to restore the stream and wetland
- Improve water quality and habitat
- Evaluating material options for pavement and structures
- Discussing innovative ideas to enhance the park experience
- Providing gateway options

The design team will then work with the steering committee to understand the pros and cons of the different options, collect comments at review meetings, incorporate public input, evaluate costs, and develop a preferred solution to advance the park conceptual plan through further refinement. The conceptual plan will be provided for the entire Rayl Family Park but will be broken into potential phases and areas to better define and demonstrate the proposed improvements.

We have found that most people have a difficult time visualizing the proposed improvements. So throughout the planning process while engaging the public,



developing alternatives, and presenting concepts, we include the development of high quality photo realistic 3D renderings to build community consensus, similar to the rendering pictured above.

The final conceptual plan is a document that assembles all of the documents, recommendations, plans, sketches, concepts, renderings, rendered site plan, opinion of probable cost, and phasing into one document.

Public Engagement

The design team will collaborate closely with the City to develop a plan for implementation of a public engagement strategy. We recognize the importance of engaging the community throughout the design process and beginning the process very early on. We envision an inclusive process that is transparent involving, park users, community leaders, and the project partners. It is critical to manage their expectations, address concerns, and providing an understanding of the project benefits. The meetings are intended to develop support for the conceptual plan and future phases which in the end helps gain momentum for implementation.



Public engagement is a fundamental part of our team's community-based planning and design approach. The success of the visioning process is a critical step in building understanding, support, and ownership of focus areas that will ultimately lead to effective implementation over time. We view the early stages of the project as a time for learning and collaboration. It is here that we invite the steering committee and stakeholders to share with us the issues and considerations important within the park. This knowledge, and the relationships built through this process, guides our planning and design efforts as we develop ideas and strategies to address project issues.

The testing of those ideas through further engagement, such as the design charrettes, ultimately provides us with a consensus-based direction. Our goal is to form a shared vision. To reach this goal, we attempt to cast a wide net, which often includes park users, residents, business interests, development community members, key stakeholders, key officials, and public agencies. Our team will collaborate closely with the City to develop an engagement strategy to reach the most residents. Below is a summary of tasks and strategies to consider for the public engagement process.



Public Meetings

Public meetings can be virtual, in person, or hybrid, depending on the selected approach. We recommend a public meeting early in the process to collect feedback and later in the process to present design ideas and concepts. The City may consider conducting each of the meetings twice, depending on the selected engagement strategy below, in two different regional locations to address various parks in one meeting.

1. **Open House** – We will prepare boards for an evening meeting that will be attended in person by staff from the City and the design team. The materials will be duplicated and in two separate areas of the meeting room to allow viewing and attention from the team to answer questions.
2. **Public Forum** – We will prepare presentation materials for a virtual or in person public forum which would include a presentation and Q&A session. This option could also be a hybrid engagement opportunity where the public forum is recorded and posted on a website. A brief online comment/question form would be made available for those participating in the recorded session.

Pop Ups

Pop Ups take advantage of popular existing park or community events such as festivals, neighborhood block meetings, and sporting events. They can include the following:

- A design selection of potential park amenities
- Providing flyers that explain the project benefits, virtual links to the project website, handout yard signs to promote the project, and notify residents of upcoming meetings
- A short interview of ten questions or less to collect responses and allow for follow up questions from participants

Surveys

An interactive survey will be developed that will allow anyone to engage in the project at any time during the public input window. The survey will be developed using Survey Monkey, or similar online software, and will be linked from the City's website. The survey will ask parallel questions to those used as discussion topics in the public meetings, public forums. It will include a mix of visual material to explore, bubble questions, open-ended questions, and demographic questions. The survey will be open for 2-3 weeks. Once closed, the team will analyze the survey results, and compile the feedback (both quantitative and qualitative) into a graphic report.

Design Development Plans

After the public meeting to present the final conceptual plan, the design team will continue to develop and refine the final conceptual plan into design development documents. Design development documents are approximately 50% stage and anticipated to include the following: title sheet, general notes, demolition/clearing plan, existing conditions, site plan, grading plans, utility plans, landscape plans, and limited site details.

The design development phase of the project will be accompanied with an Opinion of Probable Cost (OPC). Materials will be selected carefully taking aesthetics, cost, long term maintenance, and sustainability into consideration. Constructability will also be evaluated by the design team. GPD is experienced in similar projects and understands the requirements for construction. Lastly, the long-term maintenance of the site needs to be taken into account. The availability of maintenance staff, sustainability, and low-maintenance park development should both be considered when choosing materials, vegetation, and programming.

Effective communication is essential for the success of any project. The design team will establish monthly progress meetings with the City to address any questions or concerns and maintain open communication between the teams at review meetings, which will be scheduled to evaluate the documents.

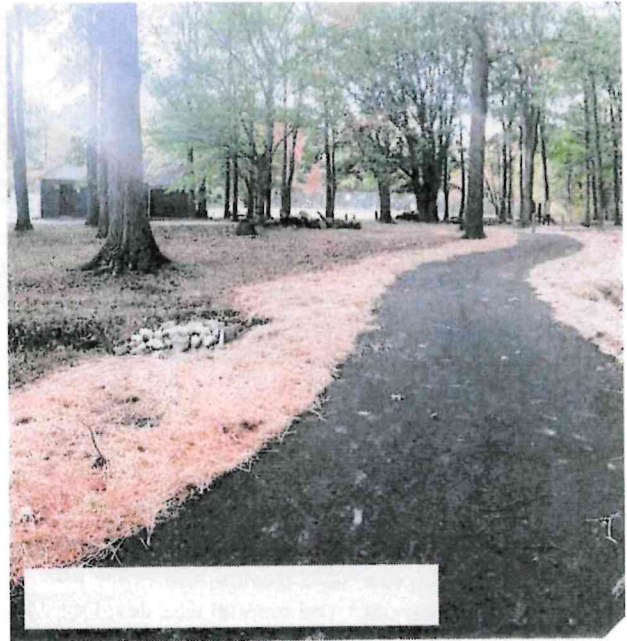
Implementation

Maintaining momentum and support is important to implementing the final conceptual plan as the design development documents. Our driving philosophy is to develop a strategy that can be funded. The implementation plan will be dynamic and multifaceted, prioritizing improvements based on a series of defining criteria, phasing improvements into fundable segments based on preliminary cost estimates, pairing those segments with the most relevant funding sources and/or strategies and providing a timeline for when improvements are expected to be constructed. We will use that knowledge along with our design background to provide accurate preliminary opinion of probable

cost estimates and “right size” future project phases to improve the opportunity to secure grant funding.

We recently implemented this strategy by assisting the Village of Mogadore to obtain a 2022 ODNR Natureworks Grant for \$34,367 to partially fund a new 0.25 mile 8 foot wide asphalt trail at Lions Park. Then in 2023, we supported the Village in obtaining a \$150,000 grant from the ODNR Recreational Trails Program to expand the accessible trail system at Lions Community Park. The 0.75 miles of asphalt trail was installed, providing continuous loops ranging from ½ to 1 mile in length, which met ADA standards and open access to a portion of the park previously unavailable for all users.

More recently GPD assisted the Village of Cardington in acquiring a 2024 ODNR Natureworks Grant to install a new shelter at a community park. The \$39,344 grant will go towards a new timber shelter, concrete pad and connecting sidewalks, shelter lights and outlets, charcoal grill and a water fountain providing significant enhancements to Heimlich Park.





Additional Items

Quality Control

Our quality assurance and quality control procedures are documented in the "GPD Quality Assurance and Quality Control Manual." The manual was developed as the basis for us to professionally evaluate our design prior to construction and implementation of our design solutions.

GPD's quality control function is managed by the chief architect and chief engineers of the various disciplines involved under the coordination of the quality control manager. This formal system of checks and balances reviews projects at inception and at milestone intervals to confirm project objectives are being met, continuity is maintained, and that the appropriate design approach has been taken.

Our quality control program addresses these key elements in meeting our clients' project requirements: cost control procedures and budget maintenance, construction feasibility, and the project schedule.

Cost Control Procedures and Budget Maintenance

Cost control reviews are built into each of the phases of design — from project requirement analysis through construction coordination. At the end of each phase, a cost estimate is normally performed. Initial estimates are budgetary, based solely on estimated unit costs. Subsequent estimates are based on specific unit prices and finally culminate with a construction manpower, equipment and material estimate. Each stage of estimation is more refined as the scope of work is more thoroughly defined. Cost adjustments, reflecting more refined scope, are reviewed with the client prior to proceeding with the next phase of the project.

Construction Feasibility

The project's construction feasibility is reviewed during the Schematic, Design Development and Contract Document phases. This review reflects a contractor's point of view in order to maximize the constructability of the project to reduce costly change orders and construction delays. To this end, we have the unique ability to utilize the experience and expertise of the personnel in our sister corporation, GPD Services, a general construction and management company.

Project Schedule

During the initial stages of the project, a project schedule is developed. This schedule is updated during each stage of the project to identify long-lead items and potential construction sequence conflicts. This allows for clear analysis of design options to facilitate meeting the construction schedule and to provide cost control coordination.

With regard to plan development and maintaining project schedule, GPD will develop a detailed scope of work and project plan for compliance monitoring. This project plan divides the broad conceptual goals of the project into manageable tasks that can be performed in relatively short periods of time and thus quantifies our understanding of the project requirements. The same breakdown of project tasks is then used to formulate the remaining plan components. This plan prepares a task list that encapsulates the contractual scope of work in a brief easy-to-understand manner, and then assigns responsibilities to team leaders.

Our quality control program addresses cost control, budget maintenance, construction feasibility, and the project schedule.



Using the same task list, the plan develops a realistic project schedule and estimates the staffing needs for successfully executing the project within the time frame.

Deadline Adherence

To achieve the project goals, GPD assigns the most qualified personnel to the design team, utilizes the latest technology in the field and office, and implements an effective quality control and assurance program. Project progress is monitored by comparing progress on each task activity with the project schedule and budget. If and when problems arise, the manpower allocations are adjusted to alleviate the problem and restore the project to schedule. Improving or shortening the design schedule is always considered as part of the monitoring system.

The plan also enables us to complete each task without back-tracking or duplication of efforts. Furthermore, it allows us to assess the impact of changes to the scope of work upon the design development costs and schedule.

Project control forms showing budget and actual man hours, labor costs and fees for individual task items are updated every two weeks. This information is computer generated directly from our accounting program and is accessible to the project manager.

Client Relations

Our management philosophy revolves around the principle of participating, hands-on managers. Under this system, the client's needs are analyzed to determine which principal of the firm is suited to manage the client's project.

Once chosen, the principal is responsible for the project throughout its duration and becomes the client's single, direct point of contact.

The project manager selects a multi discipline team of GPD personnel to form the project team. Team members are chosen for their experience, ability to perform the project tasks and availability to complete the tasks within the schedule. Should project circumstances at any time require additional personnel, GPD is well staffed with qualified professionals. Throughout all phases of a project's development, the project manager adheres to established quality assurance/quality control Program. This highly developed program incorporates chief architect and engineers reviews as well as review by the quality assurance/quality control manager prior to client review. At the various stages, the project is reviewed for functional and aesthetic considerations, material/system selection, cost control, construction feasibility, and adherence to the project schedule.

Through our management philosophy, we are able to provide each client with highly personalized service with clarity of communication and responsibility. The result is a better project solution for each of our clients.

To confirm client satisfaction, the project is overseen by two principals of the firm. The day-to-day development of a project is directly supervised by the project manager. Ensuring that client goals are being achieved by the project manager and the design team, the principal-in-charge monitors client satisfaction and the project manager.

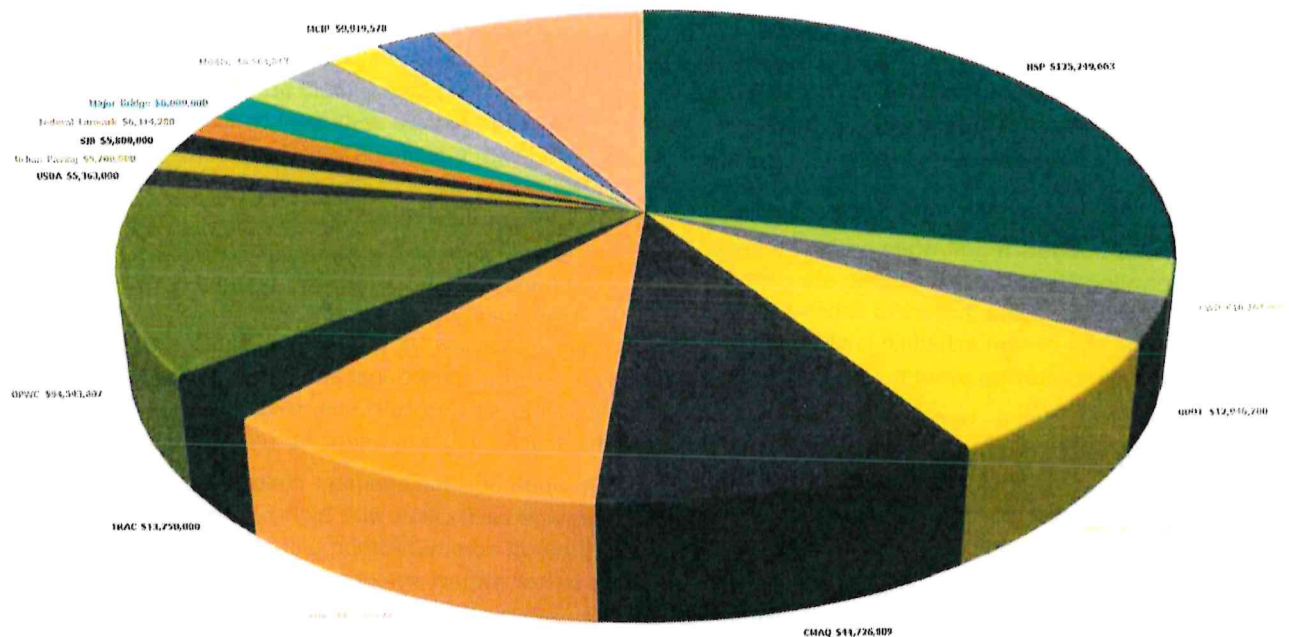
Funding Experience

Helping Communities Maximize Improvement Dollars

GPD's core funding team has developed an extensive knowledge of municipal grant administration and reporting, past and present. Team members have decades of experience planning, researching, and supporting critical federal NOFO components, in addition to writing compelling project narratives and developing comprehensive benefit-cost analysis calculations. Multiple communities, contractors and consultants have collaborated with our inside team to secure federal grant dollars through BUILD, TIGER, and other discretionary programs. These "pre-RAISE" awards provided many GPD communities the opportunity to develop complex community investments outside the scope of traditional DOT programs. Post-award, GPD will continue to work with municipal leaders and support teams to make certain their RAISE project is constructed, operated, and reported to meet all Federal laws, regulations, and policies outlined by US DOT and FHWA administrators. All expectations, deadlines, and detailed reporting requirements will be outlined to meet the grant agreement, updated in real time, and documented through regular team meetings and follow-up.

Project Highlight

GPD assisted the City of Mogadore in securing a grant for the development of Lions Park. The grant, amounting to \$34,370, enabled the city to enhance the park's infrastructure and amenities, providing a better recreational space for the community. Our team's expertise in matching projects with appropriate funding sources ensured that the project met all criteria and maximized the available resources for the city's benefit.



TOTAL COST **\$657,274,197** / **\$442,173,481** AWARDED ASSISTANCE

Rate Schedule

September 18, 2025

TASK	FEE
Inventory and Analysis	
Limited Survey	\$5,400
Plat Consolidation	\$9,700
Ecological Inventory	Not Included
Invasive Species Inventory	Not Included
Analysis Summary	\$2,500
Conceptual Planning	\$12,500
Public Engagement	\$1,500
Design Development Plans	\$23,500
TOTAL	\$55,100
If Authorized	
Additional Survey (Plat Consolidation Not Included)	\$6,900
Geotechnical Investigations	\$6,500
Additional Public Meeting	\$2,000

