



**Veterans Park Renovation
RFQ No. P-202112**

**City of Angleton
1215 Velasco
Office of City Secretary
Angleton, Texas 77515**

Submitted By:



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**Civil Engineering
Landscape Architecture
Community Planning
Surveying**

25325 Borough Park Drive Suite 130 The Woodlands, TX 77380 | (832) 585-0205 | wdlandplan@landplan-pa.com | Texas Firm ID# F10756

February 1, 2022

City of Angleton
Office of City Secretary
121 South Velasco Street
Angleton, TX 77515
Attn: Frances Aguilar

Dear Ms. Aguilar:

Landplan Engineering is pleased to submit the attached Statement of Qualifications (SOQ) in response to Request for Qualifications (RFQ) P-202112: City of Angleton Veterans Park Renovation. We understand that the job goes beyond design and engineering. We must bring solutions and support, provide effective and timely communication, as well as identify and solve problems. Being responsive and responsible in these areas are just a few ways we will seek to enrich your experience with Landplan Engineering.

Landplan Engineering understands the requirements of the RFQ are to provide the City of Angleton with a comprehensive plan for upgrading the existing Veterans Memorial Park within the planned construction budget and schedule. To accomplish this, Landplan Engineering has assembled a multidisciplinary project team consisting of Landplan Engineering as the prime civil engineering consultant, Wong and Associates as the landscape architect subconsultant, I.A. Naman as the MEP subconsultant and DTS Engineering as the structural engineering subconsultant. Landplan Engineering has over 40 years of experience providing civil engineering design in support of park and recreation improvements.

Our company has extensive experience performing the project management, site design, infrastructure design, traffic impact studies, contract document preparation, bid phase management, site observation, and construction inspection on park improvement projects. Additionally, our project team possesses a wide range of experience that covers the design of roadways, water distribution systems, wastewater systems, storm water drainage, storm water mitigation and drainage analysis. Our Senior Project Manager will be Randall Siemon, PE who brings over 40 years of knowledge in civil site design and working with municipalities in the Southeast Texas region. Other team members include: Ben Scogin, PE, and Babak MandanDoost, PE. Our team of professionals interested in supporting the City of Angleton in adding the planned improvements to Veterans Memorial Park, but most of all we are interested in being involved in the future of the City of Angleton. We look forward to hearing from the City's representatives.

Please don't hesitate to contact me directly at (785) 371-4675.

Sincerely,

Philip W. Struble, PE
President & CEO of Landplan Engineering, PA
We acknowledge receipt of five (5) addenda, attached in Appendix A.

B - Project Team

Landplan Engineering, PA *Civil Engineering*

- Michelle Patton, PE – Principal-in-Charge
- Randall Siemon, PE – Senior Project Engineer
- Ben Scogin, PE – Project Engineer
- Babak MardanDoost, PE - Hydrologist



I.A. Naman

Mechanical, Electrical & Plumbing Engineering

- Thomas G. Barrow Jr., PE
- Jay Michael Thompson, PE – Project Manager
- Carlos Garza – Plumbing Design

DTS Engineering *Structural Engineering*

- John C. Gultek, MSCE, PE – President, Principal Engineer
- Bob Wilder – Vice President
- Michal J. Lewis, PE – Vice President



Wong & Associates, Inc.

Landscape Architecture & Irrigation

- Ed Wong, RLA, ASLA – Landscape Architect

Key personnel have experience in infrastructure projects in the Greater Houston area.

Landplan Engineering PA has formed a results-oriented project team led by **Michelle Patton, PE** as Principal-in-Charge. She has over 25 years of experience in the design and management of civil engineering projects in the Houston area. Her knowledge covers both private and public projects, and ranges in scope from commercial sites to roadway design. Most recently, she has managed the expansion of Harris County roads such as Cypress North Houston Road, Clay Road and Greenhouse Road, as well as been involved in the design of the 14th Street Drainage Improvements for Galveston.

Randall Siemon, PE will serve as the Senior Project Manager. He has led the design of civil infrastructure projects for more than 40 years. His local experience includes commercial site development, multifamily development, residential subdivision development, municipal utility district engineering, public roadway design, site investigation, bid phase

management and construction phase management. Some of his relevant projects include managing the design of Pecan Grove Subdivision, and the Deer Park Parking Lot Rehabilitation.

Ben Scogin, PE will be the Project Engineer as he draws on his experience designing commercial, multifamily and single-family developments. Some of his relevant project experience includes Town Bridge-The Woodlands, Crown Ranch subdivision, Cypress Creek Memorial Heights subdivision, Gosling Road and Woodlands Parkway Crosswalk, Greens Bayou Buke Trail, and the Medical Arts Building-The Woodlands.

Babak MardanDoost, PE will serve as the hydrologist for the project to provide drainage analysis as needed.

C - Firm Capabilities

Landplan Engineering – Civil Engineering


Since 1979, Landplan Engineering has been recognized as a premier multi-disciplinary design firm in the Midwest. Our professionals throughout Kansas and Texas are currently involved in some of the largest residential projects in the country, and several are part of the advisory council for Civil 3D technologically. We serve a variety of clients whose projects span residential, commercial, parks and recreation, and infrastructure planning and design. Equipped with state-of-the-art technological tools and a team of versatile, reliable, and creative problem-solvers, we maintain our 40-year legacy for effective project management, active communication, and excellence.

The Landplan Engineering team has worked on projects that incorporate all aspects of civil site design such as traffic control plans, paving, grading, storm water drainage, water and sanitary sewer lines, sidewalks and ADA ramps. Our project experience covers work for public agencies in urban areas where the most crucial design aspects are accuracy, schedule and budget. We understand the importance of a thorough site investigation in assuring that construction will not adversely affect mobility and access to the nearby businesses. Our team knows how to apply these skills while adhering to the local municipal codes and standards.

Mission/Vision

To build enduring partnerships with our clients by making their ideas into reality while creating sustainable communities.


We envision a world where communities are built with the highest quality engineering, planning and design, maximizing the use of availability technology while effectively stewarding the environment. Where new needs are realized while remaining consistent with the desires of established users, and where our efforts are met with “job well done.”

Michelle Patton, PE			
Principal-In-Charge		With Landplan Since: October, 2021	
BS Civil Engineering		Direct Line: (785) 371-4698	
Master of Business Administration		Email: michellep@landplan-pa.com	
Certified Floodplain Administrator (CFM)		Professional Engineer: Texas	

Michelle Patton brings a wide range of experience from civil site projects to roadway reconstruction projects. She has provided the design and project management on public projects for agencies in the Southeast Texas region, mainly local cities and counties such


as the City of Houston and Harris County. Her background includes commercial site design, residential subdivision design, storm water drainage analysis, storm sewer design, roadway design and sidewalk design. Her role on the project will be as principal-in-charge.

Relevant Experience		
Project Name	Location	Services Performed
14th Street Drainage Improvements	Galveston, TX	Storm Sewer Design
Cypress N Houston Rd Improvements	Harris County, TX	Project Manager
Clay Road Improvements	Harris County, TX	Project Manager
Greenhouse Road	Harris County, TX	Project Manager
Enterprise Drainage Study/Creek Crossing	Lavaca County, TX	Drainage Study
Creek View Drive Extension	Corpus Christi, TX	Civil Design
Pioneer Natural Resources Floodplain Permit Applications	Karnes County, TX	Drainage Analysis
Santa Fe Street	Corpus Christi, TX	Civil Design and Project Management
Tuloso Road	Corpus Christi, TX	Civil Design and Project Management
East Plant Parking Lot	Corpus Christi, TX	Civil Design and Project Management
East Plant Storm Water Analysis	Corpus Christi, TX	Drainage Study
County Roads 52 & 69	Corpus Christi, TX	Civil Design and Project Management
ADA Improvements, Phase 2	Corpus Christi, TX	Project Management

Randall Siemon, PE		
Senior Project Manager	With Landplan Since: April 2021	
BS Civil Engineering	Direct Line: (785) 371-4714	
Professional Engineer: Texas, New Mexico, South Carolina, North Carolina	Email: randalls@landplan-pa.com	


Randall Siemon will be the project manager for the project. His background incorporates all aspects of civil design from preliminary to construction phase. His expertise includes providing civil design of commercial sites, residential subdivisions, multifamily developments, industrial facilities, public facilities, municipal utility districts, and mixed-use developments. He will supervise the project team and manage the civil design effort at Landplan Engineering.

Relevant Experience		
Project Name	Location	Services Performed
Royal Oaks	Encino, TX	Civil Design & Project Management
Loma Verde	Dayton, TX	Civil Design & Project Management
Galveston County RV Parks	Galveston, TX	Civil Design & Project Management
Castle Court Apartments	Houston, TX	Civil Design & Project Management
Mariposa Apartment Homes of Pecan Park	Pasadena, TX	Civil Design & Project Management
2001 S. Voss Multi-Family Infill Lot	Houston, TX	Civil Design & Project Management
Razor Ranch Multi-Family 3131 Timmons, 4 Story	Denton, TX	Civil Design & Project Management
Wrap Multi-Family	Houston, TX	Civil Design & Project Management
Bush's Chicken	Multiple Locations Central TX	Civil Design & Project Management
Children's Learning Adventure	Harris County, TX	Civil Design & Project Management
Buc-ee's	Multiple Locations, Texas	Civil Design & Project Management
Floor and Décor Stores	Dallas and McKinney, TX	Civil Design & Project Management
Pecan Valley Subdivision	Waco, TX	Civil Design & Project Management
Woody Butler Subdivision	Bellmead, TX	Civil Design & Project Management
Arbor Lawn Subdivision	Fort Worth, TX	Civil Design & Project Management

Ben Scogin, PE		
Project Engineer	With Landplan Since: January 2016	
BS Civil Engineering	Direct Line: (785) 371-4703	
Professional Engineer: Texas	Email: bens@landplan-pa.com	

Ben Scogin specializes in site development, grading, stormwater and hydraulics. At Landplan Engineering, his responsibilities include planning, engineering analysis and final design for municipal, commercial and residential projects. He also regularly prepares cost estimates, and has extensive experience bidding, scheduling, permitting and offering general construction assistance on activities involving stormwater, streets, sanitary sewers and waterlines.

Relevant Experience		
Project Name	Location	Services Performed
Brownstone Office Condominiums IV	The Woodlands, TX	Civil Site Design
Budde Road Offices	The Woodlands, TX	Civil Site Design
Caribe Properties Retail Center	Conroe, TX	Civil Site Design
Clarke Springs Office Building	Houston, TX	Civil Site Design
Four Oaks Village RV Park	Conroe, TX	Civil Site Design
Fueling Station	Oak Ridge, TX	Civil Site Design
Fueling Station	Pasadena, TX	Civil Site Design
Fueling Station	Willis, TX	Civil Site Design
Hanna Road Business Park	Montgomery, TX	Civil Site Design
Humboldt Bay Generating Station	Humboldt County, CA	Civil Site Design
Mainsail Investments Retail Center	Willis, TX	Civil Site Design
Medical Arts Center III	The Woodlands, TX	Civil Site Design
Melda Road Industrial Development	Harris County, TX	Civil Site Design

Babak MardanDoost, PE		
Hydrologist	With Landplan Since: January 2017	
BS Civil Engineering	Direct Line: (785) 727-4773	
Master of Environmental Engineering	Email: babakm@landplan-pa.com	
Executive Master of Business Administration	Professional Engineer: Kansas, Texas	
Certified Envision™ Sustainability Professional (ENV SP)		

Babak MardanDoost's background in data analysis and participation as an assistant researcher for the Institute of Policy and Social Research at the University of Kansas has equipped him with a unique set of knowledge to draw upon when encountering challenges. His project portfolio includes pipeline design, green infrastructure, flood protection, urban redevelopment, economic analysis, sustainable design, water resources, and other aspects of integrated planning. He developed design reports and construction documents used to disseminate significant amounts of information with attention to detail and accuracy. His broad range of exposure and experience to several types of infrastructure projects creates a unique approach to problem solving and design, which always includes thought toward sustainability and future use of resources.

Relevant Experience		
Project Name	Location	Services Performed
3705 Clinton Parkway	Lawrence, KS	Drainage Study
502 Country Club Terrace	Lawrence, KS	Sanitary Design
Canyon Creek Apartments	Lenexa, KS	Preliminary Development Plan, Drainage Study
Fall Creek Villas	Lawrence, KS	Street/Storm/Waterline Design
Harrisonville Pond	Harrisonville, MO	Detention Pond Design
Hawker Apartments	Lawrence, KS	Drainage Study, Storm Sewer Design, Sanitary Design, NOI
Hi-Tech Site, North Lawrence	Lawrence, KS	Sanitary Design, Hydraulic Analysis, NOI
Holly Farms	Kansas City, MO	Drainage Study
Johnson Road Improvements	Glenaire, MO	Design Concepts
Naismith Creek Addition	Lawrence, KS	Street/Storm/Waterline Design
St. James Ct. Storage Facility	Lawrence, KS	Drainage Study
Stone Hawk	Lawrence, KS	SWPPP
Sweetlife of Overland Park	Overland Park, KS	Dam Inspection
Westwood Phase	Ottawa, KS	SWPPP


I.A. Naman & Associates, Inc. – MEP Engineering

Since 1947, I.A. Naman + Associates, Inc (IAN + A) has provided forward-thinking mechanical, electrical and plumbing (MEP) design to meet clients' current functional requirements while anticipating future needs — all while maintaining budget goals. IAN + A's consulting engineering services guide energy-efficient design of hospitals, universities, office buildings, data centers, garages, retail centers, hotels, airports, high-rise residential and central plants.

Advanced thinking has always been foremost in our delivery of well-conceived MEP solutions. Today, our MEP consulting engineers continue that innovation by offering an array of services that help building owners and operators maximize building performance — from easy-to-implement remodeling to cut energy consumption, to advanced systems design and retro-commissioning to achieve LEED certification and Energy Star ratings for sustainable design.


Headquartered in Houston, Texas, IAN + A is one of the region's foremost providers of

mechanical and electrical engineering services with completed projects in 23 States.

<div> <div> Thomas G. Barrow Jr., PE </div> <div>  </div> </div>	
President	Registered Professional Engineer: Texas
BS Mechanical Engineering	


Thomas Barrow has participated in the design of MEP systems for commercial, residential, institutional and industrial buildings since 1985. He has extensive experience in the design of “Class A” owner-occupied buildings for both private and public-sector organizations. On a daily basis, he directs the firm’s strategic planning and business development activities, as well as provides guidance and support to the management team.

Relevant Experience		
Project Name	Location	Services Performed
Houston Botanic Garden	Houston, TX	Mechanical Design
Sesquicentennial Park Monuments	Houston, TX	Mechanical Design
Houston Zoo African Forest Phase 1	Houston, TX	Mechanical Design
City of Houston – Fire Station 24	Houston, TX	Mechanical Design
City of Houston – Looscan Libray	Houston, TX	Mechanical Design
ConocoPhilips Woodcreek East Campus Building	Houston, TX	Mechanical Design
ConocoPhilips Woodcreek West Reception & Fitness Building	Houston, TX	Mechanical Design
Galleria One Domestic – Fire Water System Upgrade	Houston, TX	Mechanical Design
Historic U.S. Post Office and Customs House – Backup Chiller	Galveston, TX	Mechanical Design
Historic Open Gates Conference Center – UTMB	Galveston, TX	Mechanical Design
Historic U.S. Customs House – Cooling Tower Replacement	Houston, TX	Mechanical Design
Intermedics Biomedical Test Facility	Angleton, TX	Mechanical Design
Intermedics Phase I Expansion	Angleton, TX	Mechanical Design
Intermedics Service Building	Angleton, TX	Mechanical Design

Jay Michael Thompson, PE 	
Project Engineer	Registered Professional Engineer: Texas, California
BS Electrical Engineering	

Jay Thompson has been with IAN + A as a Project Engineer since 2014. Jay has worked on a variety of projects such as the ChevronPhilips Control Room, 800 Bell, and various Houston Methodist MOB projects.

Relevant Experience		
Project Name	Location	Services Performed
Sesquicentennial Park Monuments	Houston, TX	Electrical Design
Westside Tennis Club	Houston, TX	Electrical Design
Bridgeland Village Parks	Cypress, TX	Electrical Design
Amegy Bank Building	Houston, TX	Electrical Design
Baytown 911 Center	Baytown, TX	Electrical Design
Bush IAH – Consolidated Rental Car Facility Generators	Houston, TX	Electrical Design
ChevronPhilips Control Building	Channelview, TX	Electrical Design
ConocoPhilips – Airport Chiller Replacement	Houston, TX	Electrical Design
Hess Liquefaction Facility	Seminole, TX	Electrical Design
Houston Center Repositioning	Houston, TX	Electrical Design
Houston Center – Central Plant Privatizations	Houston, TX	Electrical Design
Rice University – New Sid Richardson College	Houston, TX	Electrical Design
Rice University – School of Social Sciences	Houston, TX	Electrical Design
Smith Tower Cooling Tower Replacement	Houston, TX	Electrical Design
Travis Place – Main Switchboard Replacement	Houston, TX	Electrical Design

Carlos Garza 	
Plumbing Designer	Texas State Plumbing Apprentice Program

Carlos Garza has been with IAN + A since 2001 performing as a plumber designer on numerous projects. Examples include the Houston Museum of Natural Science Marconi Building, Houston Fire Department Fire Station 24, many HISD schools, METRO Headquarters, and Hilton Americas Houston.

Relevant Experience		
Project Name	Location	Services Performed
Houston Botanic Garden	Houston, TX	Plumbing Design
717 Texas – Burlington Resources	Houston, TX	Plumbing Design
2000 St. James – Weatherford	Houston, TX	Plumbing Design
4600 Gulf Freeway Medical Office Building	Houston, TX	Plumbing Design
Amegy Bank Headquarters	Houston, TX	Plumbing Design
BG Group Place – BG Group	Houston, TX	Plumbing Design
BJ Services Headquarters	Houston, TX	Plumbing Design
Boulevard Place – Phase 1	Houston, TX	Plumbing Design
BP Amoco Westlake 1 Renovation	Houston, TX	Plumbing Design
BP Helins Plaza	Houston, TX	Plumbing Design
Chasewood III	Houston, TX	Plumbing Design
City of Houston – Fire Station 24	Houston, TX	Plumbing Design
CityCentre One	Houston, TX	Plumbing Design
ConocoPhilips Woodcreek East Campus Building	Houston, TX	Plumbing Design
Conoco Philips Woodcreek West Reception & Fitness Building	Houston, TX	Plumbing Design
Eldridge Green	Houston, TX	Plumbing Design


DTS Engineering – Structural Engineering

Established in 2000 by John C. Gultek, P.E., Draftex Services Incorporated dba DTS Engineering, Inc. is a well-diversed consulting engineering firm specializing in civil and structural engineering design, construction administration, and multifaceted development projects. While initially started serving in petrochemical and oil related industries, DTS has quickly started its design and CA administration portfolio by expanding in the areas of residential, commercial, institutional, multi-family, hospitality, healthcare and special designs including precast and prestressed concrete and other specialty fields.

In more than 19 years of its existence DTS Engineering has been able to put its signature on thousands of projects in vastly diversified fields. Today, DTS continues to invest in its infrastructure and most importantly in its people as the world of engineering continues to be excitingly challenging.


Mission

To continue to lead in providing quality, efficient, and on-time delivery design & project/construction administration services in commercial, residential, industrial, education, institutional and other sectors by utilizing the latest technology and tools but more importantly by continuing to invest in our people.

John C. Gultek, MSCE, PE		
President – Principal Engineer	Registered Professional Engineer: Texas	
BS CMI Structural Engineering	MS Civil Structural Engineering	

John Gultek has a Bachelor and Master of Science in Civil/Structural Engineering. He is a registered PE in the state of Texas, and has more than 12 years of experience in field and design, engineering in reinforced concrete design, precast and prestressed concrete design, multi-story commercial building design, single family residential building design, wood design, and structural steel design. He is well versed in client interaction, on-site presentations, cost estimating, budgeting and scheduling, and general management.


Relevant Experience		
Project Name	Location	Services Performed
Brazoria County Museum Roof Load Analysis	Angleton, TX	Structural Design
Channelview ISD Stadium	Channelview, TX	Structural Design
Silverlake Family & Cosmetic Dental	Pearland, TX	Structural Design
Brazosport High School Stadium	Freeport, TX	Structural Design
Conroe ISD High School Stadium	Conroe, TX	Structural Design
Aldine ISD Auditorium	Houston, TX	Structural Design
Westside Park	Katy, TX	Structural Design
City of Houston Parks Improvement Program	Houston, TX	Structural Design
Scholes International Airport	Galveston, TX	Structural Design

Bob Wilder	
Vice President	

Bob Wilder has more than 42 years' experience in design and detailing of reinforced

concrete design, precast and prestressed concrete design, multi-story commercial building design (steel and concrete), single family residential building design, multi-family design, wood design, structural steel design, client interaction, site inspections, and general management of projects and office.

Relevant Experience		
Project Name	Location	Services Performed
Brazoria County Museum Roof Load Analysis	Angleton, TX	Structural Design
Channelview ISD Stadium	Channelview, TX	Structural Design
Silverlake Family & Cosmetic Dental	Pearland, TX	Structural Design
Brazosport High School Stadium	Freeport, TX	Structural Design
Conroe ISD High School Stadium	Conroe, TX	Structural Design
Aldine ISD Auditorium	Houston, TX	Structural Design
Westside Park	Katy, TX	Structural Design
City of Houston Parks Improvement Program	Houston, TX	Structural Design
Scholes International Airport	Galveston, TX	Structural Design

<div> <div>Michael J. Lewis, PE</div> <div>  </div> </div>	
Vice President – Civil Engineering Department	Registered Professional Engineer: Texas
BS Civil Engineering	Master of Engineering Administration

Michael Lewis has a Bachelor of Civil Engineering, a Master of Engineering Administration, PE registration in the state of Texas, and a broad range of experience dealing with management of diverse engineering projects, deferments, and personnel. He has practiced engineering for over 27 years, the last 12 in the Houston/Harris Count, Texas area. His design experience covers commercial, industrial, institutional, and residential development, as well as highway, roadway and utility design. He has managed projects varying in size up to \$15 million and departments with project budgets of over \$80 million. His international project experience includes being a department manager in Germany and doing construction management in South Korea. Hi broad range of experience gives Mr. Lewis a strong understanding of client-centered service.

Relevant Experience		
Project Name	Location	Services Performed
Brazoria County Museum Roof Load Analysis	Angleton, TX	Structural Design
Channelview ISD Stadium	Channelview, TX	Structural Design
Silverlake Family & Cosmetic Dental	Pearland, TX	Structural Design
Brazosport High School Stadium	Freeport, TX	Structural Design
Conroe ISD High School Stadium	Conroe, TX	Structural Design
Aldine ISD Auditorium	Houston, TX	Structural Design
Westside Park	Katy, TX	Structural Design
City of Houston Parks Improvement Program	Houston, TX	Structural Design
Scholes International Airport	Galveston, TX	Structural Design

Wong and Associates, Inc. – Landscape Architecture

Edward Wong, RLA, ASLA	
Landscape Architect/Irrigation	Bachelor Landscape Architecture
Registered Landscape Architect: Texas, Louisiana, Georgia	

Edward Wong is the founder and principal of Wong and Associates, Inc. He is responsible for the daily activities for the firm which includes client contact and marketing, office management and finances; project design and project administration. Mr. Wong has been registered to practice landscape architecture in the state of Texas since 1979, and started Wong and Associates, Inc. in 1982. The firm has been certified as a Historically Under-utilized Business Enterprise since the late 80's with the City of Houston and also with the state of Texas.

Wong & Associates, Inc. has served on design teams for nearly 800 projects since 1982. A majority of the firm's experience includes commercial/retail projects, educational/institutional projects, banking facilities, office buildings for commercial and medical purposes, industrial developments and governmental and federal projects.

Relevant Experience		
Project Name	Location	Services Performed
Precinct One Administration and Service Center Facilities	Houston, TX	Landscape Architecture and Irrigation
Vineyard Summer Retreat	Hempstead, TX	LA & Irrigation

Mathis Fishery @ Lake Corpus Christi	Mathis, TX	LA & Irrigation
Project Anchor @ Houston Spaceport	Houston, TX	LA & Irrigation
Intuitive Machines @ Houston Spaceport	Houston, TX	LA & Irrigation
San Jacinto College @ Generation Park	Houston, TX	LA & Irrigation
Webster Medical Office Building	Webster, TX	LA & Irrigation
Kelsey Seybold @ North Grand Parkway	Spring, TX	LA & Irrigation
MDA Shuttle Parking Lot Expansion	Houston, TX	LA & Irrigation
Kelsey Seybold @ Ft. Bend County	Sugarland, TX	LA & Irrigation
Kelsey Seybold @ The Grid	Stafford, TX	LA & Irrigation
Round Top Christmas Market	Round Top, TX	LA & Irrigation

D - Prior Experience



Dalton Tract, Liberty County, Texas			
Project Owner:	Colony Ridge Land	Landplan Fees:	\$110 K
Contact Person:	Trey Harris	Construction Fees:	\$23 M
Contact Phone:	(281) 399-5263	(Drainage Fees):	\$4.8 M
Project Start:	September 2017	Project End	Ongoing
Change Orders:	None	Schedule:	Met All Deadlines
Key Personnel:	Babak MardanDoost	Litigation:	None

Dalton Tract: Due to flooding occurring along Maple Branch, Landplan Engineering is currently completing analysis to shift drainage to Orange Branch (both flow into the East Fork San Jacinto River). To avoid merely shifting the problem, analysis of alternatives includes pipeline, road crossings, and multiple detention ponds. This effort has been led by Ryne Jackson on our proposed team. One challenge he faces is that Maple Branch has a number of inadequate road crossings that are not located well for quick replacement, while Orange Branch offers current projects underway that can be modified to handle the extra drainage.

Hill & Dale, Montgomery County, Texas			
Project Owner:	Hill and Dale Investment Group	Landplan Fees:	\$180 K
Contact Person:	Scott Lambert	Construction Fees:	Unknown
Contact Phone:	(713) 791-3325	(Drainage Fees):	\$4.5 M
Project Start:	August 2018	Project End	Ongoing
Change Orders:	None	Schedule:	Met All Deadlines
Key Personnel:	Babak MardanDoost	Litigation:	None

Hill & Dale: Landplan Engineering was engaged to design the Hill & Dale subdivision in Montgomery County that borders a natural channel. The County had been planning to address both flooding along that channel, as well as replacement of damaged culverts under Hill and Dale Road. Landplan Engineering was asked to review the situation and provide alternatives. The primary improvement was clearing, widening, and deepening the drainage way by excavation of the channel which is now underway, and also involves excavation of approximately fifty-nine-acre feet of soil as well as re-establishing vegetation.

Two of our alternatives are currently under review by the County that both involve replacing multiple pipes under the road. One would utilize a concrete structure to redirect the flow across a neighboring property for which the County is working to obtain an easement. The other would be to put three pipes along the back of lots in the new subdivision. Both alternatives lead to the new channel. The County and the developer are currently weighing both the time needed for obtaining the easements and the costs, as well as capacity for future development anticipated north of Hill and Dale Road.

Camino Real Subdivision, Liberty County, Texas			
Project Owner:	Colony Ridge Land	Landplan Fees:	\$700 K
Contact Person:	Trey Harris	Construction Fees:	\$32 M
Contact Phone:	(281) 399-5263	(Drainage Fees):	\$4.5 M
Project Start:	July 2014	Project End	February 2017
Change Orders:	None	Schedule:	Met All Deadlines
Key Personnel:		Litigation:	None

Camino Real: Design of this 1,700-acre, 2,966-lot subdivision includes over 26 miles of roadway (1.7 miles of collector and 3.79 miles of arterial streets) and 56 miles of drainage. Additionally, it includes an extension of two thoroughfares that will intersect with a future third ring road around metro Houston.

Villa Nueva Subdivision, Liberty County, Texas			
Project Owner:	Manny Marques	Landplan Fees:	\$120 K
Contact Person:	Manny Marques	Construction Fees:	\$4 M
Contact:	Mmarques201@yahoo.com	(Drainage Fees):	\$400 K
Project Start:	November 2013	Project End	October 2019
Change Orders:	None	Schedule:	Met All Deadlines
Key Personnel:		Litigation:	None

Villa Nueva: Landplan Engineering designed 2.25 miles of roadway (0.84 miles of collector street), and 9 miles of drainage for this 137-acre subdivision in Liberty County, Texas.

E - Project Approach

Current trends demand more from recreational facilities like parks while funding sources often are limited. Landplan Engineering has a history of working on parks projects and assisting recreation professionals to realize their goals within finite budgets. Likewise, Landplan Engineering understands that the City of Angleton has similar budget and schedule expectations for the planned Veterans Park improvements that limit the construction budget to \$2,000,000 and the construction start date to May, 2023. The planned improvements are to upgrade the existing Veterans Park by demolishing existing parking, replacing existing seating, replacing monumentation, improving green space, adding vegetation, improving signage, adding a lighted pavilion, adding restrooms, and adding storage.

Our approach to meeting these goals is to put together a project team of highly skilled and experienced professionals capable of providing comprehensive design and management services. Our plan for achieving the City's schedule and budget involve the key elements of creativity, innovation, quality, and communication. We will establish a partnership with the City that will allow us to develop a plan and design that truly reflects the project objectives.

Methodology

Landplan Engineering will be prepared to start work on the preliminary planning phase once we're awarded the project. Our project team will provide our preliminary 50% design opinion of probable cost (OPC) for the park improvements as described in the RFQ. At this time, we will also provide our opinion of the project schedule with critical path items highlighted. The referenced source materials will be considered when preparing the preliminary site assessment.

Our team will consider all aspects of the current site and relevant regulations when preparing the preliminary OPC and schedule. Some of the items that will be evaluated are features such as the topography, property boundary verification, drainage patterns, existing public utilities, existing private utilities, existing structures, existing pavement, accessibility, existing landscaping, vegetation, site drainage, roadway access, government jurisdictions and government regulations. Government regulations include city, state and federal regulations that could affect the design. Agencies that may influence the project design are the City of Angleton, Brazoria County, Angleton Drainage District, ADA, and Windstorm requirements.

Landplan Engineering will also incorporate the results of public meetings and communications with stakeholders. Landplan Engineering utilizes surveys, public forums, and focus groups to gather input. We typically meet with adjacent property owners, citizen groups, and City staff early in the planning process to gain information and insight on each stakeholder's ideas, visions and concerns. As design concepts unfold, we modify exhibits to show the current understanding of the project scope. We will coordinate with the City on planning and implementing at least one public meeting to help evaluate the

recommendations shown in the schematic design. These public meetings will be used to help confirm the compatibility of the park amenities and the needs of the citizens of Angleton.

Budget

We will then discuss our preliminary budget and schedule at the Kick Off Meeting, while also providing a summary of recommended modifications to the plan if we notice any areas that may negatively affect the budget or schedule. For example, regulations and ordinances that have minimum design requirements which would change the original scope of the design. A revised design scope, budget and schedule will be prepared after the Kick Off Meeting to capture any changes that were decided. After approval of the revised scope a schematic design and updated OPC will be prepared.

The OPC will be updated as the conceptual design progresses through the 30%, 60% and 90% review stages. At each stage in the design process, Landplan Engineering will employ an internal quality control process to assure that the contract documents reflect the current design scope. An updated quantity take off will be generated for each submittal using Auto CAD Civil 3D. Cost data will be generated using the bid data for projects in Brazoria County within the past five years adjusted for inflation. We will focus on bid items that have recently seen fluctuations in prices such as concrete and steel. If necessary, we will recommend reduction in scope due to volatile bid items negatively affecting the construction budget. Some proposed park features that will be evaluated for this are the proposed walkways, parking lot, and pavilion.

Schedule Management


Landplan Engineering will assure that the projected May, 2023 construction start date will be met through the combination of current design technology and extensive design experience. Our design team uses Auto CAD Civil 3D to efficiently produce conceptual drawings and design plans. In many cases, the actual design can be performed while using the software which allow the Project Engineer and Project Managers to focus on more complex design issues such as utility conflicts or poor site drainage.


The City's desired park improvements will call for a coordinated effort between Landplan Engineering and it's subconsultants in blending the paving, drainage, landscaping, irrigation, electrical, structural and plumbing all work together seamlessly. In order to achieve this ambitious schedule, we will maintain regular weekly meetings with the subconsultants to gauge the project design status. We see communication as the first step in guaranteeing a coordinated design process. The project schedule will be made available for review by the subconsultants via a project folder on our cloud server. This will also act as the location for all project files as the job progresses.


We will also identify and recommend reduction in scope due to design elements that may result in slow approvals or slow construction. For example, if a construction material will require a longer lead time before installation, we will recommend an alternative that will

help to meet the desired construction start date. We will take responsibility of the project schedule which means that Landplan Engineering will also alert the City to delays due to the design effort or scope creep before it happens so a resolution can be discussed ahead of time.

F - References

Name	Company	 THE WOODLANDS TOWNSHIP
Michelle Betcher	The Woodlands Township	
Phone	Email	Project
281-210-3800	mbetcher@thewoodlandstownship-tx.gov	Town Bridge

Name	Company	 ARTISAN AMERICAN
Gary Davis	Artisan American Corp	
Phone	Email	Project
713-626-1400	development@artisanamerican.com	Artisan-El Campo

Name	Company	 IRONMAN
Greg Pennington	Ironman Triathlon	
Phone	Email	Project
713-816-5060	Greg.pennington@ironman.com	Ironman Triathlon

Name	Company	 Utilities Investment Company Inc.
Shannon Marsh	Utilities Investment Co.	
Phone	Email	Project
936-344-8017	marshwaterman@aol.com	Longstreet

Name	Company	
Tom Johnson	N/A	
Phone	Email	Project
281-432-7922	tom@encinoandscapeinc.com	Royal Oaks

**Thank you for your consideration for the City of Angleton
Veterans Park Renovation Project.
We look forward to assisting you in shaping the future of our community.**



Appendix A - Addenda



ADDENDUM NO. 1

January 4, 2022

**City of Angleton – Veterans Park Renovation RFQ. NO. P-202112
Angleton, TX 77515**

TO: ALL INTERESTED FIRMS OF RECORD

This addendum clarifies the Request for Qualification requirements for the solicitation referenced above with a termination date of February 1, 2022. This addendum clarifies that the term "architecture" found under Schematic Design A. 10., Design Development B.1. and B.2., and Construction Document A. 6. was mentioned as a catchall to include other forms of architecture like sustainable/green solutions, but structural engineering and landscape architecture will be the primary focus in the Request for Qualification responses.

You may contact the Director of Parks & Recreation with any questions you may have with the contact information below.

Megan Mainer
901 S. Velasco
Angleton, TX 77515
979.849.4364, EXT 4101
mmainer@angleton.tx.us



ADDENDUM NO. 2

January 13, 2022

**City of Angleton – Veterans Park Renovation RFQ. NO. P-202112
Angleton, TX 77515**

TO: ALL INTERESTED FIRMS OF RECORD

This addendum clarifies the Request for Qualification requirements for the solicitation referenced above with a termination date of February 1, 2022. This addendum clarifies the following questions:

1) Is there a page limit for the SOQ submittals?

ANSWER: Please keep all submittals to no more than twenty (20) pages.

2) Will you need both architectural and structural work?

ANSWER: We may need both architectural and structural work to address both design and safety but this will depend on solidified park components.

3) Page 12 references using "tables" that correspond to the outline provided. Does this mean a Table of Contents? If not, how would you like to see tables used?

ANSWER: Yes, we're referring to a Table of Contents.

You may contact the Director of Parks & Recreation with any questions you may have with the contact information below.

Megan Mainer
901 S. Velasco
Angleton, TX 77515
979.849.4364, EXT 4101
mmainer@angleton.tx.us



ADDENDUM NO. 3

January 19, 2022

**City of Angleton – Veterans Park Renovation RFQ. NO. P-202112
Angleton, TX 77515**

TO: ALL INTERESTED FIRMS OF RECORD

This addendum clarifies the Request for Qualification requirements for the solicitation referenced above with a termination date of February 1, 2022. This addendum clarifies the following questions:

1) *What will not be counted* in the 20-page limit?

ANSWER:

Cover Page-Back Page
Transmittal Letter
Table of Contents
Divider Tabs
Required Forms
Resumes

You may contact the Director of Parks & Recreation with any questions you may have with the contact information below.

Megan Mainer
901 S. Velasco
Angleton, TX 77515
979.849.4364, EXT 4101
mmainer@angleton.tx.us



ADDENDUM NO. 4

January 25, 2022

City of Angleton – Veterans Park Renovation RFQ. NO. P-202112
Angleton, TX 77515

TO: ALL INTERESTED FIRMS OF RECORD

This addendum clarifies the Request for Qualification requirements for the solicitation referenced above with a termination date of February 1, 2022. This addendum clarifies the following questions:

1) Is the conceptual plan that was included in the RFQ the direction the City of Angleton will want the successful bidder to follow or was this included as an example of the elements that are to be considered for the design? We want to confirm that the design team will have the latitude to develop conceptual plan options and not be already locked in on this concept.

ANSWER: The conceptual plan included in the RFQ was included as an example of the elements that are to be considered for the design. The selected firm and design team will have the latitude to develop conceptual plan options for this project

2) Pages 12 and 13 list Items A through F as sections to be included in our response. Page 13 has the Evaluation and Selection Process matrix that only has Items A through E. Item E is labeled References while in the text above the matrix on page 13 states that Item E is the Project Approach. Can you confirm if the list of Items A through F are the items required for submission? Will the Evaluation and Selection Process matrix be updated to include all six (6) of the items with corresponding evaluation percentages?

ANSWER: Yes, items A through F will be required for firm submissions to be considered. The Evaluations and Selection Process matrix has been updated as follows:

A – Cover Letter	5%
B – Project Team	15%
C – Firm Capabilities	20%
D – Prior Experience	25%
E – Project Approach	30%
F – References	5%
TOTAL	100%



ADDENDUM NO. 5

January 26, 2022

**City of Angleton – Veterans Park Renovation RFQ, NO. P-202112
Angleton, TX 77515**

TO: ALL INTERESTED FIRMS OF RECORD

This addendum clarifies the Request for Qualification requirements for the solicitation referenced above with a termination date of February 1, 2022. This addendum clarifies the following questions:

1) Page 2 of the RFQ says that 7 copies and one electronic version must be submitted. Page 11 says that one original copy and one pdf (electronic) version must be submitted, and that the original must be manually signed by an officer of the company. If you can clarify the requirements for submission, it would be appreciated.

ANSWER: Please submit one original copy and one pdf (electronic) version. The original must be manually signed by an officer of the company.

You may contact the Director of Parks & Recreation with any questions you may have with the contact information below.

Megan Mainer
901 S. Velasco
Angleton, TX 77515
979.849.4364, EXT 4101
mmainer@angleton.tx.us



Appendix B – Resumes



Team Member Profile:

Michelle Patton, PE, CFM

Texas Office Manager, Senior Project Engineer
Professional Engineer Texas
Bachelor of Science in Civil Engineering
Master of Business Administration
Certified Floodplain Manager

With Landplan: Since October 2021
Total Experience: 25 years

Direct Line: (785) 371-4698
Email: michellep@landplan-pa.com

Michelle Patton brings a wide range of experience from civil site projects to roadway reconstruction projects. She has provided the design and project management on public projects for agencies in the Southeast Texas region, mainly local cities and counties such as the City of Houston and Harris County. Her background includes commercial site design, residential subdivision design, storm water drainage analysis, storm sewer design, roadway design and sidewalk design. Michelle has brought her project management and business development experience to Landplan Engineering to manage the projects and people of the Texas office, and grow our contributions to the surrounding communities.

- **US 380, TXDOT 2020-2021***

Expansion of US 380 that included additional lanes, storm drains, retaining walls and sidewalks. Provided engineering design support as sub-consultant to Prime on project.

- **14th Street Drainage Improvements, City of Galveston, 2020-2021***

Reconstruction of existing storm sewer system to improve drainage impacts to the area between Harborside and Seawall. Improvements included installation of dual box culvert storm sewer trunkline, curb inlets, storm sewer pump station, outfall control gate, new water distribution line, sanitary sewer siphon, new service lines, sidewalk and ADA ramps.

- **Cypress North Houston Road Improvements-Phases 1 and 2, Harris County, 2017-2020***

Roadway expansion of existing 2 lane concrete road to a 4-lane boulevard with underground storm sewer. Acted as County project manager in charge of design consultant.

- **Clay Road Improvements-Phases 1, 2, 3 and 4, Harris County, 2017-2020***

Roadway expansion of existing 2 lane concrete road to a 4-lane road with underground storm sewer. Acted as County project manager in charge of design consultant.

- **Greenhouse Road-Phases 1 and 2, Harris County, 2017-2020***

Roadway expansion of existing 2 lane concrete road to a 4-lane boulevard with underground storm sewer. Acted as County project manager in charge of design consultant.

- **Enterprise Drainage Study/Creek Crossings, Lavaca County, 2016***

Currently managing the design of three creek crossings for Enterprise Natural Resources. Design involves hydraulic analysis of creeks to determine effects on base flood elevations. Delineated drainage area maps for site and estimated peak discharges from watersheds. Analysis also evaluates shear stress and erosion of creek due to proposed improvements. Design includes culvert crossing, headwall and paved driving surface.

- Creek View Drive Extension, City of Corpus Christi, 2015***
 Project manager of approximately 500 feet long extension of residential asphalt, two-lane roadway. Project included concrete curb and gutter, storm sewer, inlets, new 8-inch water line, new gas line, concrete sidewalk, concrete driveways and site grading to improve drainage.
- Pioneer Natural Resources, Floodplain Permit Applications, Karnes County, 2014***
 Lead hydraulic analysis of over 30 existing and proposed oil well pad sites for Pioneer Natural Resources. Performed hydrologic analysis of area to establish existing base flood elevations using FEMA data and surveyed data. Prepared HEC-RAS model for hydraulic analysis and provided technical memorandum of results for submittal with floodplain permit application to County.
- Santa Fe Street (Elizabeth Street to Hancock Avenue), City of Corpus Christi, 2014 ***
 Project Manager in charge of urban road project preliminary phase, design phase, bid phase, and construction phase. Roadway reconstruction of 0.3 miles of asphalt three lane roadway as a two-lane asphalt roadway with curb and gutter. Design included pavement design, roadway profile, alignment, pedestrian sidewalk, ADA accessible ramps, storm water drainage, water, wastewater, gas, storm water pollution prevention plan, traffic control plan, traffic signing & striping, details, topographic boundary survey and cost estimate.
- Tuloso Road (Leopard St. to IH 37), City of Corpus Christi, 2013***
 Project Manager in charge of urban road project preliminary phase, design phase, bid phase, and construction phase. Roadway reconstruction of 0.5 miles of asphalt two lane roadway as a concrete three lane roadway with a continuous left turn lane. Design included pavement design, roadway profile, alignment, concrete curb, pedestrian sidewalks, ADA accessible ramps, storm water drainage, water, wastewater, gas, storm water pollution prevention plan, traffic control plan, traffic signing & striping, details, topographic & boundary survey, specifications, and cost estimate.
- East Plant Parking Lot, Flint Hills Resources, 2012***
 Project Manager in charge of new construction of approximately 4 acres of asphalt parking lot for private use, according to City of Corpus Christi standards. Project scope also included pavement design, geometry, storm water drainage analysis, storm water detention pond, concrete sidewalks, storm water pollution prevention plan, water installation, signing & striping, perimeter fencing, and site lighting.
- East Plant Storm Water Analysis, Flint Hills Resources, 2013***
 Project Manager in charge of hydraulic Analysis of existing storm water drainage system. Analysis included estimating peak flow for extreme event, evacuation of existing gravity system, and pressure system. Provided recommendation for force main replacement.
- Fire Water Rehabilitation, Port of Corpus Christi Authority, 2013***
 Project Manager in charge of design of piping, replacement and rehabilitation of existing pipe for fire protection and potable water pipelines at the Port of Corpus Christi Authority Oil Docks 1, 2, 6, 12, and Cargo Docks 1 & 2. Other improvements included a coating application under the slab for Cargo Docks 1 & 2.

- County Rd 52 and County Rd 69 (FM 624 to US 77), City of Corpus Christi, 2011-2012***
 Project Manager in charge of managing the project from the preliminary phase, design phase, bid phase, and construction phase. Roadway reconstruction and widening as a two-lane asphalt roadway with shoulders and a continuous left turn lane. Design included pavement design, roadway profile, alignment, storm water drainage, drainage ditch design, driveway box culverts, storm water pollution prevention plan, water line adjustment, ADA ramps, traffic control plan, traffic signing & striping, topographic survey, and cost estimate.
- ADA Improvements Group 2, City of Corpus Christi, 2012***
 Project Manager in charge of design of sidewalk, wheelchair ramp, and bus stop pad improvements throughout the City. Provided supervision of civil engineering design and construction management.
- City of Houston NSR 462-Enid and Azalea Dell Lane, City of Houston, 2008***
 Roadway reconstruction of two residential roadways within existing city right of way as two-lane, concrete road with curb & gutter, and storm sewer. Design included roadway profile, alignment & geometry, water & wastewater adjustments, storm sewer design, hydraulic analysis, storm water pollution prevention plan.
- Hirsch Road (Crosstimbers to IH 610), City of Houston, 2005—2008***
 Roadway reconstruction of 1 mile segment of two-lane asphalt residential roadways within existing city right of way as four-lane, concrete road with curb & gutter, and storm sewer. Design included roadway profile, alignment & geometry, water & wastewater adjustments, storm sewer design, hydraulic analysis, detention analysis, and storm water pollution prevention plan.
- Parker Road (Airline to Hardy Toll Road), City of Houston, 2005—2008***
 Roadway reconstruction of 1 mile segment of two-lane asphalt residential roadways within existing city right of way as four-lane, concrete road with curb & gutter, and storm sewer. Design included roadway profile, alignment & geometry, water & wastewater adjustments, storm sewer design, detention analysis, hydraulic analysis, and storm water pollution prevention plan.
- Fuqua Road Overpass over Mykawa, City of Houston, 2008***
 Reconstruction of two lane asphalt roadway within existing city right of way to widen roadway and add railroad overpass. Design included roadway profile, alignment & geometry, water & wastewater adjustments, storm sewer design, detention analysis, hydraulic analysis, flood plain fill mitigation, storm water pollution prevention plan, estimated quantities, and cost estimate.
- TC Jester Boulevard (Spring Cypress to Center Court), Harris County, 2005—2007***
 New construction of 1 mile extension of existing TC Jester to Spring Cypress as four lane, concrete road with curb & gutter, and storm sewer. Design included roadway profile, alignment & geometry, water & wastewater adjustments, storm sewer design, detention analysis, hydraulic analysis, storm water pollution prevention plan, estimated quantities, and cost estimate.
- Barry Rose Road, City of Pearland, 2003—2005***
 Roadway reconstruction of asphalt roadway as concrete boulevard section. Design

included hydraulic analysis of storm Michelle Patton Project List Page 3 of 3 water drainage system. Also included upgrade of storm sewer to accommodate increased flows from wider roadway. Storm sewer design replaced roadside ditches with reinforced concrete pipe, City of Houston standard curb inlets, linear detention, and outfall to existing drainage channel.

- **Barker Cypress Road, Harris County, 2003—2005***

Roadway reconstruction of 1 mile of asphalt roadway. New roadway was two-lane asphalt roadway with left turn lanes and concrete medians. Design included asphalt overlay, regrading of existing roadside ditches, hydraulic analysis of existing drainage system, restriping, concrete/asphalt transition, traffic control plans, and storm water pollution prevention plan.

- **State Highway 130 Toll Road, TXDOT Austin District, 2003—2005***

92 miles of new toll way in Austin area, using design –build method. Lead design of toll plazas from preliminary engineering phase to final design phase. Design included paving grading, storm water drainage system, roadside ditch regrading and underground utility adjustments where necessary. Also provided hydraulic analysis for roadside ditches for frontage roads along toll way. Delineated drainage areas, estimated peak flows, laid out ditch alignments and grades, and analyzed shear stress on ditch for erosion control. Used Winstorm to perform hydraulic analysis of storm sewer pipe systems.

- **Grand Parkway, TXDOT Houston District, 2002***

Preliminary design effort for proposed extension of existing highway through southern part of Houston. Design included hydraulic analysis of existing and proposed drainage system, as well as detention storage estimate of proposed ditches. Provided TXDOT with design that would offset additional pavement from the proposed roadway through the use of oversized roadside ditches as storm water storage facilities. Performed hydrologic analysis of project area that delineated drainage areas and sub systems. Prepared spreadsheet to perform storage calculations for entire system.

- **City of Houston Safe Sidewalk Program 1996-1997***

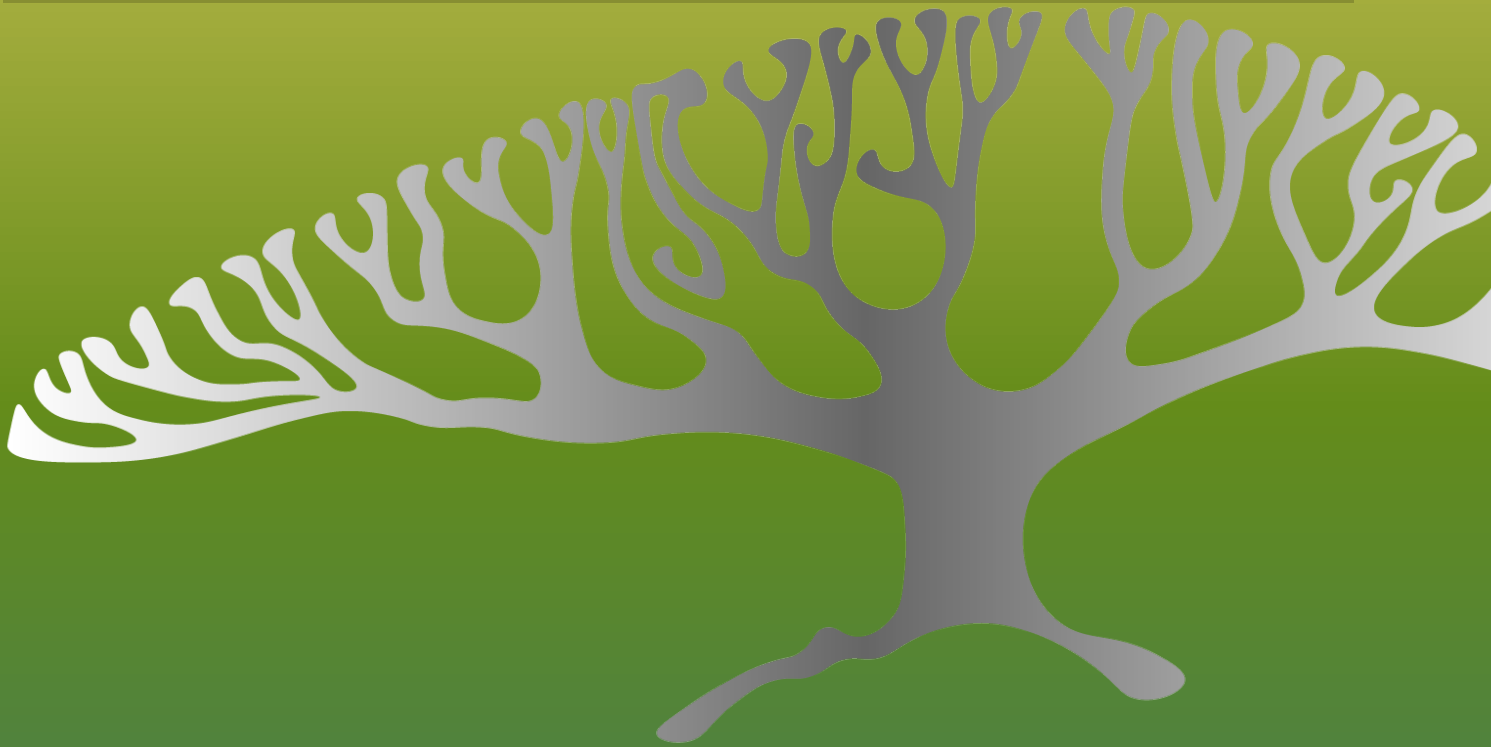
Lead design on two City sidewalk projects for the 1996 and 1997, from preliminary engineering phase to construction phase. Design included identifying locations for proposed sidewalk, grading for sidewalk as per ADA requirements, drainage improvements to roadside ditches or culverts, a retaining wall, storm water pollution prevention plan. Work also included cost estimates, contract documents, bid forms, and construction administration.

****Denotes Work Done While at Other Firms***

Additional Representative Landplan Experience

Project	Location	Services Performed
• 65 Acres Longstreet	Montgomery County, TX	Office & Department Oversight
• 42-Acre Encino Tract	Liberty County, TX	Office & Department Oversight
• Timber Creek Estates	Montgomery County, TX	Office & Department Oversight
• White Oak Trails Section 7	Liberty County, TX	Office & Department Oversight
• Pearland, TX Residential Development	Pearland, TX	Office & Department Oversight

• 2021 YMCA Race	Liberty County, TX	Office & Department Oversight
• 17-Acre Charter School Site in Santa Fe	Liberty County, TX	Office & Department Oversight
• 9000 Ft. Waterline Expansion - Tarkington SUD	Liberty County, TX	Office & Department Oversight
• White Oak Trails Section 5	Liberty County, TX	Office & Department Oversight
• 11-Acre Residential Development	Pearland, TX	Office & Department Oversight
• Glen Park Addition, Cleveland, TX	Cleveland, TX	Office & Department Oversight
• 19443 Deer Glen Drive	Montgomery County, TX	Office & Department Oversight
• LV Dayton Addition SH 321 N of UPPR ROW	Dayton, TX	Office & Department Oversight
• 2022 4 th of July Parade Township	The Woodlands, TX	Office & Department Oversight





Team Member Profile: Randall Siemon, PE

Senior Project Engineer

Professional Engineer Texas, New Mexico, South Carolina, North Carolina

Bachelor of Science in Civil Engineering

Randall Siemon is a Senior Level Project Manager responsible for Commercial and Industrial Site Development projects in the states of Texas and New Mexico. His experience includes client development, proposal preparation, budget management, project design criteria assembly, serving as a project team leader, permit review management, and project performance assessment. He is proficient in performing site investigations and obtaining Site Development Permits in the Houston, DFW, and Central Texas metropolitan areas.

With Landplan: Since April 2021

Total Experience: 42 years

Direct Line: (785) 371-4714

Email: randalls@landplan-pa.com

- **US 380, TXDOT 2020-2021***

Expansion of US 380 that included additional lanes, storm drains, retaining walls and sidewalks. Provided engineering design support as sub-consultant to Prime on project.

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• 17-Acre Charter School Santa Fe	Liberty County, TX	Civil Design & Project Management
• 19443 Deer Glen Drive	Montgomery County, TX	Civil Design & Project Management
• 2022 4 th of July Parade	The Woodlands, TX	Civil Design & Project Management
• 42-Acre Encino Tract	Liberty County, TX	Civil Design & Project Management
• 65 Acres Longstreet	Montgomery County, TX	Civil Design & Project Management
• 9000 Ft. Waterline Expansion for Tarkington SUD	Liberty County, TX	Civil Design & Project Management

A stylized, light-colored tree graphic with a thick trunk and several branching limbs, positioned on the left side of the page, partially overlapping the green gradient background.

• Glen Park Addition	Cleveland, TX	Civil Design & Project Management
• LV Dayton Addition SH 321 N of the UPPR ROW	Dayton, TX	Civil Design & Project Management
• Pearland, TX Residential Development	Pearland, TX	Civil Design & Project Management
• Timber Creek Estates	Montgomery County, TX	Civil Design & Project Management
• White Oak Trails Section 5	Liberty County, TX	Civil Design & Project Management
• White Oak Trails Section 7	Liberty County, TX	Civil Design & Project Management



Team Member Profile:

Ben Scogin, PE

Senior Engineer
BS Civil Engineering
Professional Engineer: Texas

With Landplan: 6 years

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Ben Scogin specializes in site development, grading, stormwater and hydraulics. At Landplan Engineering. His responsibilities include planning, engineering analysis, and final design for municipal, commercial, and residential projects. He also regularly prepares cost estimates and has extensive experience bidding, scheduling, permitting and offering general construction assistance on activities involving stormwater, streets, sanitary sewers and waterlines.

Representative Landplan Project Experience

- Crown Ranch Section III
- 10 Acres on FM 1960 Humble, TX
- 10 for Texas
- 100 Acre Development (Scheffler)
- 10822 Chimney Rock Road
- 120 ac Hempstead - Mixed Use
- 13519 Sundale
- 137 Acre Subdivision, Liberty County
- 1488 and Panther Branch Creek
- 1898 League Line Road
- 1902 League Line Road
- 1906 League Line Road
- 2012 Texas Ironman
- 2013 Texas Ironman
- 2016 CB&I Triathlon
- 2016 Texas Iron Man
- 2017 Benders Landing 5K
- 2017 CB&I Triathlon
- 2017 Texas Iron Man
- 2018 CB&I Triathlon
- 2018 Kids Run for Kids
- 2018 Muddy Trails
- 2018 Ten for Texas
- 2019 Muddy Trails
- 2019 Texas Iron Man
- Cricket Pitch
- Crown Ranch Section 3 Detention
- Crown Ranch Section 6
- Crown Ranch Section V
- CVS - Willis, TX FM 1097
- DD - Cedar Hill TX 1382 & Uptown (Sheridans)
- DD Chesterfield Twp MI Mile Rd & Metzen (SWC)
- East River Industrial Park
- Fish Tales
- Flea Market
- FM 1162 - El Campo Tract
- FM1097 Retail Development
- Forest Creek
- Forest Ridge
- Fostoria Apartment Complex
- Four Oak Tiny Home Community
- Fourth of July Parade
- Glen Park
- Glen Park Addition DW Assessment
- Grand San Jacinto
- Grand San Jacinto ELOMAS
- Graystone Hills Sidewalk Improvements
- Green Hills Plaza
- Green Hills Plaza Storage Units
- Hardin County Large Lots
- Pearland, TX Residential Development
- Petroleum Wholesale Site
- Pine Forest Shopping Center
- Plaster Circle
- Plaza del Diamante Azul
- Plum Grove Residential Phase I
- Pool Wall Structure
- Post Oak Place Section 9
- Pruitt Road Hotel
- Rancho San Vincente
- River Plantation Golf Course Redevelopment
- Royal Vista Subdivision
- Santa Fe 6000
- Santa Fe 6000 8+
- Santa Fe Sections 12 & 13
- Sawdust Road (Grogans Ridge)
- Sawdust Site (Grogans Ridge)
- Scheffler Property - on Midline Road
- Southern Crossing Section 6, 7, 8
- Southern Crossings Section 5
- Splendor 117 - Hill & Dale
- Sterling Ridge and Carlton Woods
- Stripes - Baytown - NEC Redwood & SH 146
- Stripes - Houston SEC HWY 249 & Upland
- Stripes - Houston TX Fairbanks North Houston & Summertree

- 2021 Texas Iron Man - TCP
- 2021 YMCA Race - TCP
- 216 Deep Dale and 229 Boca Raton
- 220 Acre in Dayton
- 255 Northpoint Parking
- 26014 Oak Ridge Drive
- 411 Lawrence Avenue
- 42 Acre Encino Tract
- 435 Rayford Rd
- 4635 Axis Trail - Lot Drainage Plan
- 4639 Axis Trail - Lot Drainage Plan
- 5702 Capello Drive
- 65 Acres Longstreet Phase 1
- 9000 Ft Waterline Expansion Tarkington SUD
- Alden Bridge Park
- American Association Heart Walk
- Bear Branch Park Egress
- Bella Vista E-Lomas
- Black Cat Ridge
- Boudreaux Industrial Site
- Bridge Replacement
- Brownstones IV
- Brownsville 56-Acre Subdivision
- Brownsville Subdivision 210 Acre
- Budde Road Offices
- Camino Real (1700 Acres)
- Clark Springs
- Cleveland Industrial Park
- Cleveland Residential Development
- Commercial for Verron & Sparks
- Cooper Road RV Park
- Creekside Forest Drive
- Creekwood Parking Lot
- Hardy Toll & FM 1960
- HERE Kansas
- Highlands Project Improvements
- Highway 249 Office Park
- Holly Farms
- Houston Lauder Manufactured Home Community
- Humble Restaurant Strip Center
- Jackson Heights Phases 4 & 5
- Jersey Village Sanitary Boring
- Kids Running for Kids
- Kingwood Parking Lot Expansion
- Kuykendahl Townhome Development
- Lake Conroe Hills
- Liberty County Development
- Liberty County MMD No 1
- Liberty County MUD No 1
- Lots 7 & 8 Oak Lane Subdivision
- MAC III
- McGee Meadows
- Melda Road Development
- Missouri City Riverstone Site
- Mixed Use Development Along FM 1010 (70 Acres)
- Montgomery County Mobile Home Dev
- Montgomery Trace POA Dam
- Motel on West Road
- New Covenant Church
- North Kingland (4200 Acres) Santa Fe Community Development
- NW Corner FM 1488 & Country Forest
- Oasis Pointe Condos Floodplain Analysis
- Panther Bridge Inspection
- Park Ten Place
- Patel RV Park
- Pathway Bank Stabilization
- Stripes - Livingston - Hwy 190
- Stripes - Pasadena - Red Bluff
- Stripes - Pasadena NWC Red Bluff & South
- Stripes - Porter - FM1314
- Stripes - Rosenberg - Reading & FM2977
- Stripes - Spring Stuebner
- Swain Septic
- Sweetlife at Rosehill, Shawnee Kansas
- TCP for Painting Railing
- Telge Water
- Ten For Texas
- Texas Iron Man
- Texas Timber Drip Emitter
- The Grove of Cleveland
- Timber Creek Estates
- Timber Creek Estates
- Township Bridge 4
- Travel Center in Moss Hill
- Tupelo - Tennis
- Veterans Day Race
- Volk Flow Controls
- Water Treatment Plant Access Driveway
- Waters Edge
- West Benders Landing 5K
- White Oak Trails Section 5
- White Oak Trails Section 7
- Woodforest Bank Tri 2022
- Woodforest Triathlon 2020
- Woodlands Bridge
- Woodlands Crosswalk
- Woodlands Detention Pond
- Woodlands LaCrosse
- YMCA Race



Team Member Profile: Babak MardanDoost, PE

Project Engineer/Hydrologist
Professional Engineer Kansas, Texas
Bachelor of Science in Civil Engineering
Master of Business Administration
Master of Science in Environmental Engineering

With Landplan: 5 years
Total Experience: 14 years

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Babak MardanDoost provides civil engineering design support on stormwater, street, sanitary sewer, waterline, and parks and recreation projects at Landplan Engineering. He is a member of the American Society of Civil Engineers, American Water Works Association, Project Management Institute and Water Environment Fed.

- **The Grove of Cleveland / (Liberty County, TX) | Project Engineer 2021**
Performed drainage study for 42-acre residential site implementing two detention ponds which were discharged by pump stations.
- **Splendora 177 (Hill and Dale) / (Montgomery County, TX) | Stormwater Engineer 2021**
Performed on-site and off-site drainage studies showing no-rise on floodplain by H&H study covering 600-acre area.
- **Fox Ridge Phase III / (Tonganoxie, KS) | Project Engineer 2021**
Responsible for sanitary, storm, street improvements for 45-acre residential development. Designed stormwater, sanitary management system performing calculations to determine inlets and pipe sizes.
- **Lawrence Memorial Hospital Expansion / (Lawrence, KS) | Design Engineer 2017**
Following study to determine current and futures parking needs, developed storm sewer, sanitary sewer and street improvement plans and technical specifications.
- **Croco Road Storage / (Topeka, KS) | Design Engineer 2019**
Completed site drainage study according to MARC manual, sized bio-retentions and detention pond. Sized outlet structure (weir and an orifice), and calculated base flood elevation of an adjacent stream in the vicinity of the site by using HEC-RAS.
- **McGee Meadows / (Tonganoxie, KS) | Design Engineer 2019**
Designed storm sewer, sanitary sewer, and pump station.
- **Hamm Landfill Gasline Improvements / (Douglas Co., KS) | Design Engineer 2017**
Responsible for the development of as-built plans for 7-mile gas pipeline project, for which Landplan Engineering provided routing and permitting support and plan production.
- **Applied Ecological Services Greenhouse / (Baldwin City, KS) | Design Engineer 2017**
Design Engineer responsible for preparation of a hydrologic and hydraulic study as well as driveway design for new greenhouse facility.
- **St. James Court Storage Facility / (Lawrence, KS) | Design Engineer 2017**
Responsible for the preparation of a drainage study to analyze how an existing detention pond could be modified to allow expansion of the storage facility.

Additional Landplan Project Experience

- 1 Riverfront Plaza
- 1104 E 23rd Street Redevelopment
- 120 ac Hempstead – Mixed Use
- 1208 State Ave Storage Units
- 16614 LeCompton Road
- 1700 West 31st Street
- 1721 Kentucky
- 17644 182nd Street, Stranger, KS
- 220 Ac in Dayton
- 2201 St. James Ct. Storage Facility
- 23rd & Crestline
- 2525 Iowa Replat
- 3601 S. Noland Road Development
- 3705 Clinton Parkway
- 42 Acre Encino Tract
- 502 County Club Terrace
- 543 Walnut Street
- 65 Acres Longstreet
- 725 Pond
- AES Greenhouse
- Allumbaugh Pond Design
- Amoret Pond
- Aubrey Meek Pond
- Basehor Duplexes
- Batesel Lake
- Black Cat Ridge
- Bogue Road Pond Design
- Brandon Woods No. 2 Replat
- Brownsville 56-Acre Subdivision
- Canyon Creek Apartments
- Capital Belt & Supply Co
- CJ Metals
- Crimson & Blue
- Croco Road Storage
- Dalton Tract
- Deer Ridge Center
- Doug Smith Levee
- Doug Smith Pond
- Eagle Crossing
- East Southpark Townhome (Kolman)
- Ethel 56 Acres
- Eudora Farms
- Fairview Foods
- Fall Creek Villas
- Fish Tales
- Forest Creek
- Fox Ridge Phase III
- Hallmark Pond
- Hamms Gasline
- Hankel Pong 5058
- Harrisonville Pond
- Hawker 217-670
- Hawker Apartments II Sanitary Sewer
- Hawker Apartments II Storm Sewer
- Hawker II
- Hawker II NOI
- HERE @ Kansas Phase II
- Hi-Tech Site, North Lawrence
- Holly Farms
- Jackson Heights Phase 8
- Jim Lippert Pond
- Johnson Road Improvements
- Kane Famil Farm
- Kappa Kappa Gamma Parking Lot
- Lake Perry Yacht & Marina
- Lawrence Airport Hanger II
- Leavenworth County Septic Design
- LMH Parking
- Lot 1 of Leavenworth County Road 5
- Lot 18, High Prairie Pointe
- Lot 3 of Leavenworth County Road 5
- Maple Ranch Duck Lake
- McGee Meadows
- Meadows at 15th No. 1
- Mixed Use Dev Along FM 1010
- Naismith Creek Addition
- NE ¼ Section 21-13-19
- North Kingland (4200 Acres)
- North Lawrence Riverfront
- NW ¼ Section 15-12-20
- Osage Valley Pole Yard
- Patel RV Park
- Pathway Bank Stabilization
- Peterson Rd & Monterey Way
- Professional Moving & Storage West
- Richline Motorsports
- Rogers Pond
- Santa Fe 6000
- Santa Fe Section 15
- Santa Fe Section 8+
- Santa Fe Sections 12 & 13
- SE Corner SLT & Hwy 59
- Section 24-17-19 – Boundary
- Sigma Nu
- Silo Hills Farms Pond
- Smiley Road
- South Topeka Ind Plaza #3
- South Topeka Industrial Plaza No. 4
- Splendor 117 (Hill and Dale)
- Stone Hawk
- Story Hill Church
- SW ¼ SW ¼ Section 26-13-21
- Sweetlife of Overland Park
- The Grove of Cleveland
- Timber Creek Estates
- Tomahawk Valley
- Tract 1 The Harbor Section 2-11-17
- Transmission Shop
- Travel Center in Moss Hill
- Trinity Lutheran Church
- Village Cooperative
- Westwood Hills PRD
- Westwood Phase 3& 4 Ottawa, KS
- Winnelson Plumbing