

CENTRAL PARK SPLASH PAD

Bel Aire, KS

Due | 04.11.2023



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April 11, 2023

TO

Ty Lasher - City Manager
City Hall - 7651 E. Central Park Ave.
Bel Aire, Kansas 67226



RE

City of Bel Aire - Central Park Splash Pad RFP

Dear Ty and Selection Committee,

We understand that there will be unique considerations and challenges in the construction of your new splash pad. This means you need proven experts in delivering a project. Dondlinger Construction, Waters Edge, and Landworks Studios will provide you with the knowledge, communication, project safety, and expertise that your project demands.

In reviewing the project requirements, the most important objectives are going to be the Budget and Schedule. Our Pre-Construction/Design and Construction processes are collaborative and open which are conducive to executing projects on schedule and within budget. We believe the core principles listed below are critical to your project and are areas where our team strives for excellence ensuring project success.

COMMUNICATION

We present a team Dondlinger Construction & Waters Edge with the expertise, credentials, and experience required to bring the splash pad to fruition. Our team leverages the capabilities of industry experts, benefiting Bel Aire through creativity, compressed schedules, reduced costs, knowledge, and higher quality.

TEAMWORK

At the core of any construction project is the safety of the job site and neighborhood citizens. We will ensure that we have a project team that promotes safety for all individuals in and around the job site including city staff, citizens of Bel Aire, visitors, and job site workers.

EXPERIENCE

The team members assigned to this project are committed to supporting the City of Bel Aire and their community's success. Our team has successfully worked with owners on Design/Build aquatics facilities of all sizes. We recently completed several splash pad projects for the City of Wichita and working on a new Aquatics Facility for the City of Pratt, KS.

We are committed to completing every project safely, on time, and within your budget and we can't wait to get started. Thank you for your consideration.

Sincerely,


Eric Swenson
Vice President
Dondlinger Construction


Brian Hill
Aquatics Consultant
Waters Edge Aquatic Design


Carisa McMullen
Principal
Landworks Studio

COMPANY PROFILES



2656 S. Sheridan Wichita, KS 67217

Dondlinger & Son's roots can be traced back to 1898, when N.L. Dondlinger built the foundation for what would become one of the largest and most diversified construction companies in Kansas. In 1925, N.L. moved his wife and four sons from Claflin, Kansas to Wichita and began building small commercial and residential projects. The beginning of World War II, coupled with Kansas' growth, launched the company into larger commercial projects such as schools and hospitals. In the postwar boom, commercial building exploded and allowed the company to thrive, expand and diversify.

In our 125 year history, we continue to add key competencies that increase the range of services we are able to provide to our clients. This increase in services includes earthwork, underground utilities, bridges and highways, pre-engineered metal buildings (PEMB), a crane rental company, and facility maintenance services. These added competencies allow us to self-perform fundamental scopes of work. This enables us to set the tone and pace for construction, helps to control project costs, and establishes standards for quality and safety.

Dondlinger has built structures of nearly every size, function, and configuration. Whether the project is a renovation, a new addition to an existing facility or a new facility, our formula is the same, and we make it work: complete the job safely, on time, within cost, with no compromises to quality.

125

Years in Business

270+

Employee-Owners



1153 Southwest Blvd. Ste. 202 Kansas City, KS 66102

Waters Edge Aquatic Design is an aquatic engineering firm with decades of award-winning aquatic planning and design experience. We specialize in the evaluation, planning, and design of aquatic centers, natatoriums, water parks, spray grounds, and fountains. We focus on creating visually stunning, energy efficient, sustainable aquatic facilities that are also functional and easy to operate.

With a diverse team of licensed engineers, experienced designers, knowledgeable project managers, former aquatics directors, program administrator and lifeguard, we can provide a distinct insight and a properly executed plan. Our expertise and experience allow us to review every concept with a detailed approach and an operator's perspective. This provides the opportunity for each facility to become more efficient and strategically planned.

We believe that every project is unique to its community and site; therefore, we understand each aquatic project deserves an equally unique solution. We do not approach projects with a one-size-fits-all model. Instead, we incorporate community history and preferences, user-group and programming needs, budget, and the goals of the city to create a project that is individually tailored.

To us, water is a form of art that adds excitement to life, which is why we are in the aquatic business. Since its founding, our firm's portfolio has grown to encompass every type of project imaginable, but our philosophy remains the same: a commitment to helping communities grow and prosper through the unique design of tailored, dream-like aquatic features and facilities.

AQUATIC PROJECTS



824



AQUATIC AWARDS

37



102 S. Cherry Street, Olathe, KS, 66061

For over 20 years, **Landworks Studio** has been serving municipal agencies in the Kansas City metro area and beyond in the fields of planning, urban design, and landscape architecture. Founded in the year 2000 by Carisa McMullen, who started her own career in the municipal park and recreation sector, the business has grown from providing specialized landscape design for small public places to servicing entire cities with the master planning and design of their parks, trails, and green spaces.

We sum up our philosophy of practice in three words. We rigorously **ENGAGE** with our clients and the public who will use the spaces we design. We seek to **ELEVATE** all spaces, even the most unassuming, and enrich the lives of those who will use them. And we strive to **INSPIRE** those visitors who will come to use the spaces we create. On the following pages, we provide full profiles of our business, as well as those of our partners: Water Technology Inc., CFS Engineers, and SFS Architecture.

Landworks Expertise Includes

- Master Planning + Design
- Natural Resource Management
- Inclusive Community Engagement
- Community Planning
- Transportation + Streetscape
- BMP & Green Infrastructure
- Signage + Wayfinding
- Strategic Planning
- Visioning + Branding
- Commercial + Mixed Used Development
- Multi-Family Housing



PROJECT APPROACH

PLANNING & STUDY

Along with concept plan drawings, we develop the magnitude of total project and construction costs to serve as the basis for funding and contractor bidding purposes. We can also provide an operation projection for revenue and expenditures and have the capability to develop a business plan using your local costs for wages, utilities, and chemicals, and an income projection using your specific ticket and program pricing.

DESIGN

Our project team will meet with key stakeholders including city staff, council members, and community members to identify your goals and preferences. Using this information, we create multiple concept plans of your future aquatic facility that encompasses any desired key features, while incorporating an income projection using your specific ticket and program pricing.

CONSTRUCTION ADMINISTRATION

We will review contractor submittals and ensure conformance with the design concept. This includes site visits and progress reports, and assessing equipment and supply needs.

POST OCCUPANCY

As construction nears completion, we coordinate facility start-up services and the staff training in operation and maintenance. Our Certified Pool Operator Instructor is available for training on filling the pool, filtering the water, backwashing the filters, adjusting chemicals, and draining and winterizing the pool water treatment facilities. Our team also serves as a valuable resource after completion and we are available at any time to address your questions and concerns. From simple inquiries about maintaining chemical levels to more complex questions regarding mechanical issues, our team will be there to support you and your facility.



DESIGN CONCEPT

Our team brings several key assets to your community:

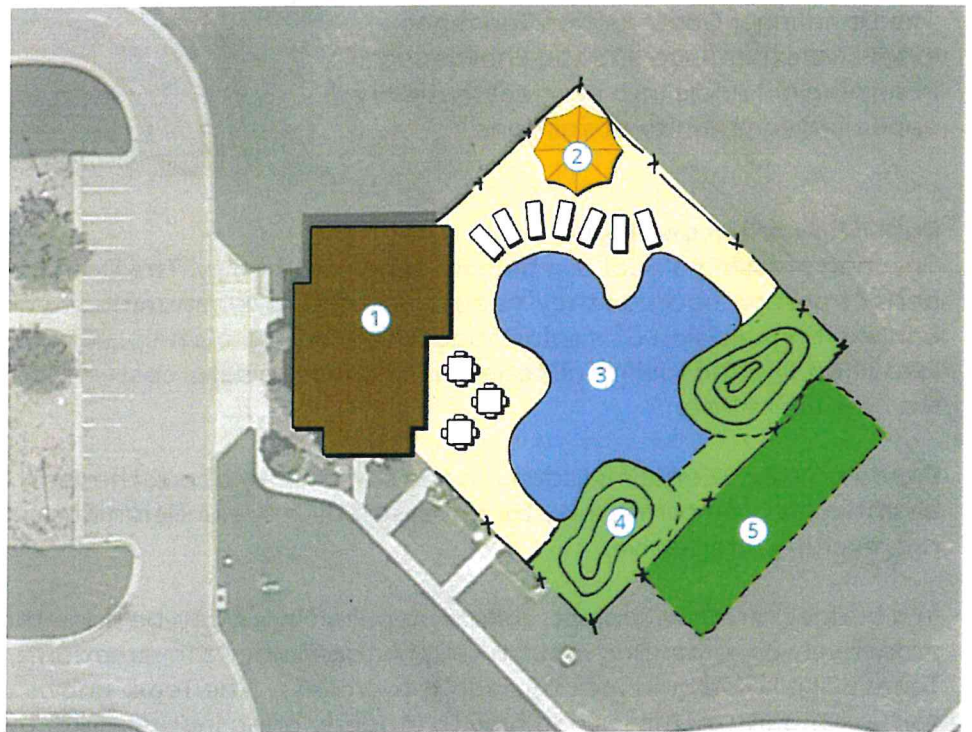
1. As a team, we have collaborated to complete projects just like this one.
2. Landworks Studio is currently in the process of evaluating and master planning Central Park.
3. With access to completed community surveys, our team is hearing what the citizens are currently thinking regarding amenities in Bel Aire.

With a site analysis of Central Park completed, the idea of combining wet and dry play has value. We know parents enjoy the lounge chairs and spending the day at the park. With some destination attractions, this amenity can become a place where families can spend significant time. Having the existing restrooms and covered picnic area supports this idea. Having wet and dry play in one place provides multiple benefits:

- Year round activity/use
- Variety of play extends use time
- Longer use time mimics, as best as possible, a day at the pool

The concept shared is part of a puzzle piece. This first phase would add the splash elements, along with some turf berms for free play. Later, if there is support, the puzzle piece can expand to relocate the park's existing play elements and add a feature or two. Pickleball courts could possibly be located where the existing playground is currently.

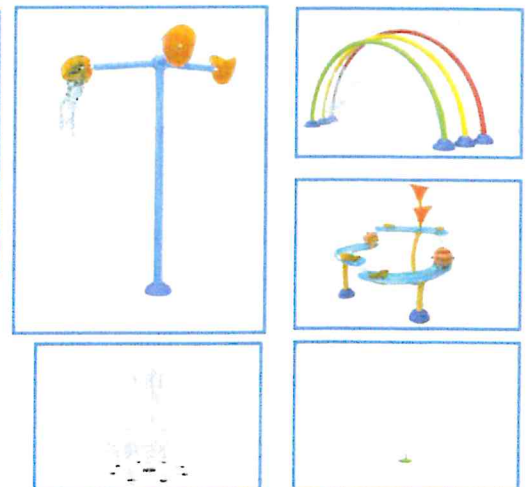
PUZZLE PIECE CONCEPT



CONCEPT ELEMENTS

- 1 | SHELTER/RESTROOMS
- 2 | SHADE STRUCTURE
- 3 | SPLASH PAD
- 4 | TURF BERMS
- 5 | FUTURE DRY PLAY

SPLASH PAD ELEMENTS



UNDERSTANDING AQUATICS

Pool to Splash Pad Conversions

Converting aged pools to splash pads are an innovative way to continue to offer aquatic facilities to residents. This strategy is often used by communities to address the challenges of operating a swimming pool facility. To begin with, a splash pad will address the raising costs of both maintenance and staff of a swimming pool. Additionally, it is employed to address a reduced available lifeguarding staff and offer the possibility of an extended aquatic season.

The Dondlinger Construction Team has extensive experience and the knowledge in turning old pools into new, aesthetically appealing community attractions.



Public Education and Input

The idea of losing a pool can be hard for a community. The Dondlinger Construction Team is the perfect partner because they've successfully led communities to embrace the economically efficient and exciting decision of a splash pad. With the Team's help, communities have gone from risking the loss of an aquatic facility all together to having a safe, cost-effective, and enjoyable aquatic facility that residents love.

Providing educational messages to the community about the reasons a pool is costly to maintain will be critical for the community for understanding the underlining reasons to why a splashpad makes a fun, exciting alternative.

In a budget sensitive project, collecting public input can be done through free online surveys and proactively documenting input through stakeholder conversations. The Dondlinger Construction Team will provide guidance through this process. The Team knows questions that are vital to ask community members and how to properly bring input results to fruition through design and construction.

Splash Pad Design

When designing a splash pad, there are important factors to consider.

- The users of the facility. It is important to think about accessibility and providing a variety of experiences, including areas for both young and old.
- The type and level of security needed to keep the facility safe for families and from crimes. This may include the location of the splashpad, fencing and security cameras.
- The layout of the area so that it has access to plenty of parking, restrooms and a location of a pump room if using a recirculation system.

When a community makes the decision to convert from a pool to splash pad, it is often because of costs. It is important to also think through the resources of the current pool that can be utilized in the design of a splashpad to maximize costs and to look for programming opportunities at the new site.

City of Wichita Splash Pad Conversions

The Waters Edge Aquatic Design team, including LandWorks Studio, conducted a multi-site pool planning and improvements project on the City of Wichita's aging pool system. Completed in 2021, a portion of the project resulted in the conversion of four swimming pools to splash pads.

The pool to splash pad conversion utilized the existing bathhouses and recirculation systems. The splash pads are a fenced-in park of a surface square foot area ranging from 15,975 to 26,014, and construction cost ranging from \$917,000 to \$1.5 million.

waters edge
AQUATIC DESIGN

Client Reference

Shawn Mellies
Chief Design Engineer
(316) 268-4632
smellies@wichita.gov

BEFORE - LINWOOD POOL



AFTER



BEFORE - BOSTON POOL



AFTER



BEFORE - EDMOOR POOL



AFTER



BEFORE - EVERGREEN POOL



AFTER





WICHITA AQUATICS

master plan + design

The City of Wichita selected a team led by Water Edge Aquatic Design to renovate and redesign 12 of their aging aquatics facilities across the city. The scope entailed make-overs of 6 existing swimming pools, the conversion of 4 pools into spray grounds, and the construction of 2 brand new spray grounds into existing parks. Landworks Studio took the lead on the design of all 6 spray grounds. Working with both surrounding neighborhoods and City staff, Landworks Studio developed unique themes for each of the 6 locations which built off of the local history or culture of the place. Landworks and Waters Edge worked closely with City staff each step of the way, first establishing a strong conceptual design for each spray ground; then selecting aquatic equipment site furnishings and shade structures; then assembling a full set of design documents for review by City staff and the City of Wichita Design Council. While each spray ground is unique Landworks sought for each to provide a mix of both aquatic and dry play features, play value for park users of all ages, shade through both trees and fabric structures, a variety of textures and tactile surfaces, and a water experience found no where else in the region. Presently, four of the spray grounds have been built at Evergreen, Edgemoor Park, Boston, and Linwood Parks. The last two spray grounds at Planeview and Harrison Parks are designed and scheduled for construction during the spring of 2022.

Location

Wichita, Kansas

Project Size

5.8 Acres

Contract Value

\$5.2 million

Design Services

Landscape Architect + Planting Design
+ Playground Design + Splash Pad
Design

Project Schedule

2022







HYDE PARK

In 2017, Landworks Studio created a new master plan for this 57-acre legacy park and made the recommendation to convert an aging and dilapidated swimming pool into a splash park. Landworks and Waters Edge Aquatic Design were also selected to prepare construction documents for this unique splash park, which would be the first in the city of St. Joseph. The design inspiration from a state champion oak tree that once sat on the property. This new aquatic park features a bathhouse, an oak leaf shaped ground plane pattern, custom above-ground water features, a variety of in-ground nozzles, dry play structures, improved pedestrian circulation, and additional parking. This splash park includes a number of different elements for kids of a broad age range, making it accessible to families.

Location

So. Joseph, MO

Contract Value

\$1.2 million

Design Services

Master Planning + Destination
Activities + Splash Pad Design +
Construction Documents + Custom
Water Features

Project Schedule

2020





EWERT POOL STUDY

This study was performed to determine the best future use of the Ewert Aquatic Center due to its age, increasing maintenance and decreasing attendance within the last five years. Landworks Studio worked closely with Waters Edge, an aquatic design firm, to develop several options for the City that looked at replacing Ewert Aquatic Center with an aquatic amenity instead. After completing public engagement and developing costs for several ideas for future uses, the study recommended development of a Splash Park to best fit the needs of the community and the City. This option allows for an extended season and hours and it is not expected to charge admission fees for use, which allows for easy and accessible use to the community. Additionally, the character of the Splash Park would ensure this would be a destination facility that would also attract users from outside of Joplin and offers the option for special events and year-round activity.

Location

Joplin, MO

Project Size

1 Acre

Design Services

Landscape Architecture + Aquatics
+ Splash Pad Design + Public
Engagement

Project Schedule

2021





RIVERSIDE AQUATICS STUDY

Landworks Studio worked closely with Waters Edge Aquatic Design and SFS Architecture to develop a splash pad concept plan as an addition to the existing City of Riverside public pool. Staff developed several conceptual layouts and cost estimates for the City and their stakeholders to evaluate based on their current needs, desires, and budget. The proposed splash pad and site improvements include a renovated entry and admissions area, a new seating area near concessions, an expanded pool area with new shade structures, and new fencing. The splash pad takes on a natural aesthetic with boulder spray features, a water table, tall water buckets, a toddler spray area and a stream feature. The proposed layout and circulation allows for the splash pad to be operational for extended hours even when the pool is closed. Landworks Studio created plan graphics and 3D renderings for the City of Riverside to use for grant applications to secure additional funding.

Location

Riverside, MO

Project Size

0.5 Acre

Project Budget

\$2.7 million

Design Services

Master Planning + Splash Pad Design

Project Schedule

2023



OLESON PARK SPRAY GROUND

The previous wading pool was in poor physical condition and lacked the modern play value for the neighborhood. To address the need and as part of the park master plan, a spray ground was chosen to replace the pool at Oleson Park.

The existing bathhouse was reused and some of the existing equipment. Integrated into the space are benches along the perimeter, and a slightly raised edge to help control water loss from wind, directing water back to a drain system.

Three distinct areas are incorporated into the design, which are geared towards different age groups. The three areas are connected by a spiral pattern in the concrete creating pathways to each area, increasing the creative play potential.

In addition to the spray ground, a dry playground was also constructed adjacent to the spray park.

Location

Fort Dodge, Iowa

Project Size

26,650 SF Splash Pad Area

Project Budget

\$600K

Project Schedule

2008

waters edge
AQUATIC DESIGN



NEWTON COMMUNITY POOL

The City of Newton partnered with Dondlinger Construction for their pool house renovation and pool replacement project. This project consists of replacing the existing pool with a six-lane lap pool with a 12-foot deep end. There is also a zero-depth entry area, lazy river, 19-foot run out slide, family slide and new diving boards, inflatables and climbing wall, spray features and tumble buckets. Shade structures are also surrounding the pool.

The bathhouse was renovated with new men's and women's restrooms, a new family restroom and an upgraded concession area.

Location

Newton, Kansas

Project Size

SF of Pool: 7,347

Water Volume: 293,952

Depth: 12'8"

Project Budget

\$2.5 million

Project Schedule

2021





LINWOOD SPLASH PAD

The Linwood pool was filled in to create a new spray ground/splash pad. This included new concrete, spray features, play features, shade structures, filter equipment and piping, pool house roof modifications, and landscaping.

Other features include artificial turf, a rubberized surface, climbing features, and stone bench seating.

Location

Wichita, Kansas

Project Size

18,945 SF of Wet Deck

Project Budget

\$2.0 million

Project Schedule

2021





CITY OF GODDARD SPLASH PARK

The City of Goddard has added a new amenity for residents to enjoy in addition to their pool; a splash park and pavilion. The interactive splash park has 20 water features.

- A Mega Water Bucket fills up with water before dumping onto the platform roof and then onto anyone below
- Two Aim N Sprays
- A Rotating Mister that swivels to mist everyone around.
- The Rotating Water Arch Bar emits streams of water from a low bar
- A Sit N Soaker that streams an arc of water from the top of the bench onto users
- A Shower Water Dome that spreads water over the outside of the dome before showering users below
- Two Water Bugs emit streams from a low cap on the ground
- The park also features a playground, two separate shade sail covered seating areas and a wooden pavilion structure.

Location

Goddard, Kansas

Project Size

10,500 SF

Project Budget

\$895K

Project Schedule

2028

RESUMES



ERIC SWENSON

VICE PRESIDENT

Eric is a seasoned construction professional with over 30 years of experience managing complex construction projects, this success led to his appointment as Vice-President of the Commercial Building Division in 2016. Eric is responsible for leading teams in the execution of commercial construction projects while ensuring the Owner's vision on the project is achieved. He oversees all construction phases your project, coordinates with the preconstruction team to maintain cost and schedule efficiencies, and collaborates with the project team to ensure your vision is achieved. His broad background and diverse experience aids his ability to offer creative solutions that benefit the client.

RELEVANT PROJECT EXPERIENCE

Education

B.S. Business Administration
Wichita State University

Professional Qualifications

OSHA 30-HR
LEED AP
ACI Certified
ICRA Certified

Municipal Swimming Pool
Pratt, Kansas

Aquatics Master Plan Phase I, II, III
Wichita, Kansas

Community Swimming Pool
Newton, Kansas

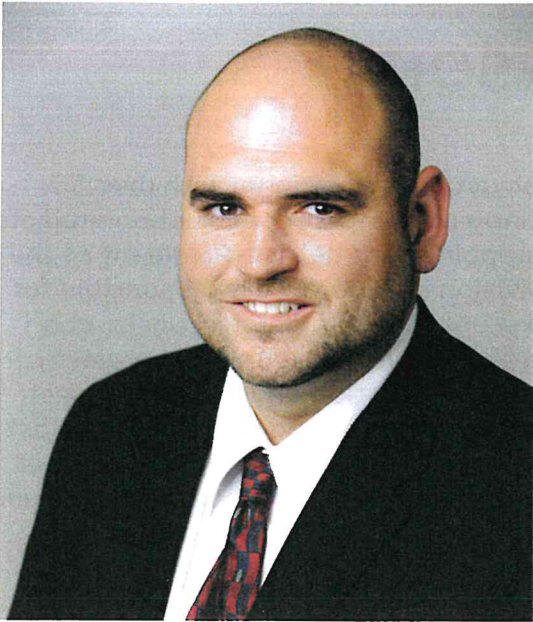
Community Swimming Pool
Conway Springs, Kansas

Field Station Dinosaur Park
Derby, Kansas

Wichita Country Club Pool
Wichita, Kansas

Splash Pad & Pavillion
Goddard, Kansas

The Alley Entertainment Center
Wichita, Hutchinson, Salina, Kansas



ADAM DOLL

PROJECT MANAGER

As a Project Manager, Adam has been involved with some of our most challenging projects over the past several years and also has a rich history in aquatic construction. His responsibilities include controlling budgets, negotiating subcontracts, project scheduling, cost control and providing day-to-day communication with the project team to ensure the project remains on schedule and within budget.

RELEVANT PROJECT EXPERIENCE

Education

B.S. Construction Science & Management
Kansas State University

Professional Qualifications

OSHA 30-HR
ICRA Trained
MSHA Trained

Municipal Swimming Pool
Pratt, Kansas

Aquatics Master Plan Phase I, II, III
Wichita, Kansas

Community Swimming Pool
Newton, Kansas

Community Swimming Pool
Conway Springs, Kansas

Field Station Dinosaur Park
Derby, Kansas

Wichita Country Club Pool
Wichita, Kansas



BRIAN HILL, AFO CPRP

AQUATICS CONSULTANT

Brian has nearly 20 years of experience in the public sector of the aquatics industry; providing him with extensive experience in managing facilities, staffing, special events, and understanding the day-to-day maintenance that is necessary to keep a facility running effectively. Specializing in pool chemistry and physical operations and maintenance, Brian brings a unique element to Waters Edge Aquatic Design's team. He thrives in understanding the functionality of a facility, and what it takes to keep the pool itself running, while also understanding and incorporating community needs. Brian's experience equips him with what is needed for guaranteed success both operationally, and structurally, for any project he works on.

RELEVANT PROJECT EXPERIENCE

Education

B.A. General Studies
Fort Hays State University

Professional Qualifications

Aquatics Facility Operator
Instructor (AFO-I)

Certified Pool Operator (CPO)

Certified Parks and Recreation
Professional (CPRP)

NRPA Splash Pad Certificate

Trainer for First Aid and
CPR (Professional Rescuer)*

Water Safety Instructor*

Lifeguard Instructor*

Pool Operator Certification*

*American Red Cross

Pool Concept Planning

Outdoor Pool
Garden Plain, KS

Pool Restoration and Remodel

Outdoor Waterpark
Andover, KS

Commissioning Services

Indoor Waterpark
Goddard, KS

Pool Renovation and Operational Consulting

Outdoor Pool
Valley Center, KS

Aquatics Master Plan

Aquatic Facilities
Assessments
Kansas City, MO

Pool Operational Consulting

Outdoor Aquatics
Roeland Park, KS

Pool Feasibility Study

Outdoor Pool
Mount Vernon, IA

Aquatics Study and Planning

Outdoor Pool
North Platte, NE

Aquatics Master Plan*

Aquatic Facilities
Assessments
City of Wichita, KS

Pool Improvements Planning*

Multiple outdoor pools and
splash pad conversions
City of Wichita, KS

*Project completed while with
the City of Wichita.



KYLE McCAWLEY, P.E.

SENIOR PROJECT MANAGER

Through Project Management excellence, Kyle directs his clients through the complexity of their specific project to meet objectives and ensure satisfaction. Motivated by a creative spirit, attention to detail and customer support, Kyle McCawley P.E., brings 20 years of a deep understanding of the Architectural, Engineering and Construction industry.

RELEVANT PROJECT EXPERIENCE

Education

B.S. Mechanical Engineering
Kansas State University

Professional Qualifications

Model Aquatic Health Code
Technical Support Committee

Registrations

Professional Engineer (PE):
Nebraska, Kansas, Missouri,
Illinois, Oklahoma, Iowa,
Arkansas

National Council of Examiners
for Engineering and Surveying
(N.C.E.E.S.)

Indoor Pool Study

Indoor Aquatic Center
Derby, KS

Pool Restoration and Remodel

Outdoor Waterpark
Andover, KS

Pool Renovation and Operational Consulting

Outdoor Pool
Valley Center, KS

Study and Planning

Outdoor and Indoor Pool
Olathe, KS

Evaluation and Master Plan

Outdoor Aquatics
Grand Island, NE

McCook YMCA

Indoor Pools
McCook, NE

Valley Center Aquatic

Indoor Pools
Valley Center, KS

Feasibility Study

Outdoor Pools
Des Moines, IA

Feasibility Study

Outdoor Aquatic Center
Nevada, MO

New Aquatic Center

Indoor Pools
Ames, IA

The Landing*

Indoor Pools
Papillion, NE

Newton Swimming Pool*

Outdoor Aquatic Center
2021 Dream Design Award
Newton, KS

The CREW Center*

Indoor Pools
Woodbine, IA

*Project completed while with
another firm



CARISA MCMULLEN, PLA, ENV SP

PRINCIPAL

Carisa is the principal of Landworks Studio. Her past positions in both the municipal and private sectors helped to shape her career prior to launching Landworks Studio in 2000. Carisa understands the importance of listening to clients to ensure designs meet the needs of the project and exceed expectations. While bringing an approach steeped in midwest sensibility is how she operates, providing engaging and comfortable outdoor places for everyone is what motivates her. Carisa appreciates the variety of viewpoints clients, stakeholders and the public bring to every project and enjoys facilitating these opportunities early in every project. When creating legacy projects, Carisa believes early engagement and strong design leadership throughout the project is the key to success.

RELEVANT PROJECT EXPERIENCE

Education

Bachelors of Landscape
Architecture
Kansas State University, 1993

Professional Qualifications

CLARB | National #1015

CLARB | International Committee on
Nominations 2017-2020

PUBLIC ART ADV. BOARD | Olathe 2015

PUBLIC ART COMMITTEE | Olathe 2017-
2020

ENV SP | Inst. For Sustainable Infrast.

ECA | Vice-Chair of the Board

ENVISION OLATHE | Steering
Committee | 2017

DOBA | Founding Member | 2017

SBA REGULATORY FAIRNESS BOARD |
2010-2017

KSBTP | 2015 - 2019, Secretary, 2018-19

APWA | Kansas City Chapter

PGASLA | Vice President | 2000

PGASLA | Exec. Committee | 2002

- + Wichita Aquatic Conversions Wichita, Ks
- + Jerry Ivey Pond Renovation Salina, Ks
- + Liberty Oak Splash Pad St. Joseph, Mo
- + Family Pool | Paola, Ks
- + Parks and Recreation Master Plan El Dorado, Ks
- + Kathryn Lyon Flora Park Fairway, Ks
- + Stoneridge at Cedar Niles Park Olathe, Ks
- + Smith's Fork Park Master Plan Smithville, Mo
- + Heritage Park Master Plan Smithville, Mo
- + County Square Olathe, Ks
- + 8th and Main Civic Park Grandview, Mo
- + Chi Omega Pedestrian Corridor Design Lawrence, Ks



BRIAN STURM, PLA, ASLA, LEED AP

PRINCIPAL

Brian's background in urban American history coupled with his more than a decade of experience in community planning, site analysis and landscape design make him an invaluable player on any project team. Brian seeks out the stories being told by our landscapes and develops designs which bring them boldly forward for the public to enjoy. With extensive professional experience, his work includes: master planning for residential, senior living and mixed-use communities, parks and trail design, monument design, and planting plans to meet city ordinances to gain necessary permits. While his final designs ultimately specify materials such as pavement, pipes, and plants, it is people which are his favorite element in the landscape and which inspire his work.

RELEVANT PROJECT EXPERIENCE

- + Lyons Spray Park Lawrence, KS
- + KC Zoo Alligator Koi Pond Kansas City, MO
- + Liberty Oak Splash Park St. Joseph, MO
- + Ashland Square Splash Pad Kansas City, MO
- + Wichita Aquatic Conversions Wichita, KS
- + Kathryn Lyon Flora Park Fairway, KS
- + Meadowbrook Park All-Inclusive Playground Prairie Village, KS
- + Multiple Water Playgrounds Wichita, KS
- + Family Park Master Plan Topeka, KS
- + Cedar Station Park Lenexa, KS
- + Parks and Recreation Master Plan Andover, KS
- + Parks and Recreation Master Plan Joplin, MO
- + Parks and Recreation Master Plan Lansing, KS
- + Community Park Jefferson City, MO

Education

Master of Landscape
Architecture
University of Georgia, 2005

Bachelor of Arts in History
University of North Carolina, 2000

Professional Qualifications

PLA | Kansas

LEED AP | Accreditation

CLARB | Certification

PGASLA | Member



ERICA FLAD, PLA, LEED GA

SENIOR LANDSCAPE ARCHITECT

With more than seventeen years experience working in multi-disciplinary firms and the public sector, Erica has created and developed a variety of public spaces for communities to engage with and enjoy for years to come. She has considerable experience in dealing with all facets of project management, beginning with conceptual design to seeing a project through construction close-out.

Erica's background working in both the private and public sectors, has driven her passion for solving complex design problems and bringing satisfaction to clients by exceeding their expectations with visually attractive landscapes.

Education

Bachelor of Landscape
Architecture
North Dakota State University, 2004

Professional Qualifications

PLA | Missouri

LEED GREEN ASSOCIATE | 2012

MODOT | LPA Certified | 2019

RELEVANT PROJECT EXPERIENCE

- + Francois Chouteau & Native American Heritage Fountain Kansas City, MO
- + Ewert Pool Study Joplin, MO
- + Aquatic Center Splash Pad Riverside, MO
- + Francois Chouteau & Native American Heritage Fountain, Kansas City, MO
- + Tomahawk Park Leawood, KS
- + Martin Luther King Jr. Square Park Playground Kansas City, MO
- + 10 Citywide Playgrounds Kansas City, MO
- + Stoneridge at Cedar Niles Master Plan Olathe, KS
- + Family Park Master Plan Topeka, KS
- + Pleasant Lea Park Master Plan Lee's Summit, MO
- + County Square Master Plan Olathe, KS

REFERENCES

Delivering great customer service is a cornerstone of our business. We are proud of our company's high rate of customer satisfaction as demonstrated by repeat business and client referrals. We encourage you to contact the following design professionals and owners from our previous projects regarding our qualifications for your project.



BRIAN BASCUE

Newton Recreation Commission
316-283-7330 | bbascue@newtonrec.org

PROJECT: Newton Community Pool

SHAWN MELLIES

City of Wichita Engineer
316-268-4632 | smellies@wichita.gov

PROJECTS: City of Wichita Pools and Splash Pads - Phase I, II, III

DARYLE SMITH

Mayor Conway Springs, KS
620-456-2345 | d.smith@conwayspringsks.com

PROJECT: City of Conway Springs Pool



PAUL BLOOMBERG

Parks Director, Joplin, MO
417-625-4750 | pbloomberg@joplinmo.org

PROJECT: Ewert Outdoor Pool Study



CHUCK KEMPF

Director of Parks, Recreation & Civil Facilities, St. Joseph MO
816-271-5500 | ckempf@stjoemo.org

PROJECT: Hyde Park

SHAWN MELLIES

Chief Design Engineer
316-268-4632 | smellies@wichita.gov

PROJECTS: City of Wichita Pools and Splash Pads - Phase I, II, III

NOEL BENNION

Parks Manager, Riverside, MO
816-741-3993 | nbennion@riversidemo.com

PROJECTS: Riverside Aquatics Study

RICHARD KLIMES

Parks & Rec Director, Muscatine, Iowa
563-263-0241 | rklimes@muscatineiowa.gov

PROJECT: Taylor Park Splashpad

PAUL BLOOMBERG

Parks Director, Joplin, MO
417-625-4750 | pbloomberg@joplinmo.org

PROJECT: Ewert Outdoor Pool Study



RE: City of Bel Aire -Design/Build Splash Pad

SCOPES OF WORK:

1. Design and Construction of Splash Pad:
2. Removal of current pool:
 - a. Remove the existing swimming pool and associated drain, supply and return piping.
 - b. Disconnect any electrical associated with the swimming pool.
 - c. Backfill existing swimming pool with engineered fill dirt and grade for new splash pad.
 - d. Independent testing for earthwork: proctors and density testing.
3. Renovation of pool house:
 - a. Interior demolition
 - b. Replace existing aluminum entry doors with coils overhead doors.
 - c. Install urethane epoxy coating on the existing concrete floors.
 - d. Replace the existing plumbing fixtures and laboratories with commercial grade fixtures.
 - e. Paint exterior Hardiboard siding
 - f. Interior restroom modifications
4. Removal of berm:
 - a. Remove 430 lineal feet of existing fill dirt berm in order to review new splash pad from East Central Park Avenue
5. Landscaping:
 - a. Modify the existing irrigation system to establish new zone control around the new splash pad.
 - b. Install fescue seed and fertilizer to areas disturbed by construction.

CLARIFICATIONS AND QUALIFICATIONS:

1. The fees listed on the Fee Proposal Form are budget estimates based on our preliminary understanding of the project scope. The Dondlinger/Waters Edge team will work closely with the City of Bel Aire to set project goals and expectations for design, budget, and schedule. Our team will develop a schematic, design development, construction documents, and budget to develop a firm GMP that fits within the City of Bel Aire's goals and expectations.
2. We assumed that dirt from the demolition of the existing berms would be used for back-filling the existing pool structure. If the existing dirt isn't suitable then we'd request additional compensation.
3. Our plan is to use the existing soils on site for any topsoil needs. If shredded topsoil is required or the existing dirt from the berms doesn't satisfy this need hauling additional topsoil in will be an additional cost.

ITEMS EXCLUDED BUT NOT LIMITED TO ARE:

1. Liquidated damages.
2. Performance and payment bonds.
3. Bid bond

BEL AIRE, KANSAS
Splash Pad Design and Construction

Bel Aire City Manager
7651 E. Central Park
Bel Aire, KS 67226

Proposal date: April 10, 2023

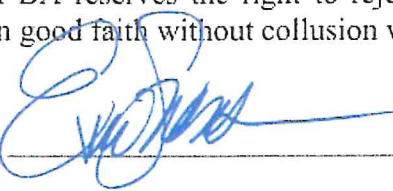
Name of firm: Dondlinger & Sons Const. Co., Inc.

Our proposed fee for a period extending through December 15, 2023 is as follows:

Design and construction of splash pad: (Specific features will be decided by city.)	\$ <u>700,000</u>
Removal of current pool:	\$ <u>35,000</u>
Renovation of pool house: (Details to be determined by city.)	\$ <u>150,000</u>
Removal of berm	\$ <u>40,000</u>
Landscaping <u>Irrigation Repair/Modifications/Seeding</u>	\$ <u>50,000</u>

All costs incurred by the firm to perform services specified in this proposal will be borne by the firm without compensation other than the agreed upon fees. The city reserves the right to accept one or any number bid services listed above.

The undersigned is familiar with the conditions surrounding this request for proposal, is aware that BA reserves the right to reject any and all proposals and is submitting this proposal in good faith without collusion with any other person, individual or corporation.

Signature:  Printed Name: Eric Swenson

Title: Vice-President Name of Firm: Dondlinger & Sons Const. Co., Inc.

Address: 2656 S. Sheridan

Wichita, Kansas 67217

Telephone: 316-945-0555

Fax: 316-945-9009

E-mail: eswenson@dondlingerconst.com