



Proposal for Park Master Plan for the City of Breezy Point

Attention:
Joe Zierden, Public Works Supervisor
8319 County Road 11
Breezy Point, MN 56472

Key Personnel



KEITH KINNEN, PLA | LANDSCAPE ARCHITECT/ ENVIRONMENTAL SPECIALIST

**Landscape Architecture, B.S., North Dakota State University;
Environmental Design, B.S., North Dakota State University**

Keith is a Registered Landscape Architect with broad expertise in site planning and design. His well-rounded portfolio includes city and environmental planning, park and streetscape design, stormwater management, traffic calming, recreational trails, and shoreland alteration. While his technical background is extensive—including wetland delineation, design, mitigation, and environmental assessments—Keith's greatest asset is his creativity. He consistently delivers innovative solutions and fresh design ideas, which define his work. Keith has successfully led numerous projects in northern communities, such as urban revitalizations, warming houses, parks, bike and pedestrian trails, splash pads, and master plans. His familiarity with regulatory agencies and environmental clearance processes ensures efficient planning and minimal project delays, setting a smooth course for all project disciplines.



MIKE KARVAKKO, PE | PRINCIPAL ENGINEER

Civil Engineering, B.S., Michigan Technological University

With nearly 25 years of professional experience, Mike's resume includes numerous aspects of civil engineering for a wide variety of municipal, aviation and recreational type projects primarily spread around Northern Minnesota. Mike is currently a licensed Civil Engineer in Minnesota, North Dakota, Michigan, and Wisconsin. As the Principal-in-Charge, Mike will oversee all aspects of the project. Mike currently serves as the City Engineer for the Cities of Fosston, Bagley, and Northome. Mike's involvement will include oversight of all tasks Karvakko Engineering would perform for the City. Mike is ultimately responsible for ensuring your project is served in the capacity you need.

Key Personnel



JERRY BOLIN, P.E. | CIVIL ENGINEER

Civil Engineering, B.S., North Dakota State University; Engineering, A.S., Itasca Community College

Jerry has been on our team working on municipal, aviation, and recreational projects across northern Minnesota since 2019. As a licensed Civil Engineer, his experience ranges from project formulation and funding acquisition, through design, construction, and project closeout. While at Karvakko, Jerry quickly took interest in project management, specifically in the municipal and aviation sectors. His meticulous personality, communication skills, understanding of a community's needs and desires, and passion for engineering make him an amazing asset to have on any project team. His enthusiasm to provide the utmost service to his clients make him invaluable on each project he's working on.



GRACE JOHNSON | GRANT SPECIALIST

Linguistics, B.A., University of Minnesota

Grace joined the Karvakko team in March 2025, bringing with her two years of grant management experience from the FAA. As the Grant Specialist at Karvakko, Grace deftly identifies funding opportunities, crafts compelling proposals, and ensures grant compliance from execution to closeout. Beyond her titular duties, Grace has also taken a keen interest in the community planning process and has exerted her knowledge of federal and state requirements to develop airport master plans. Her written communication abilities, attention to detail, and willingness to adapt her skills to serve a variety of projects make her an excellent asset to the team.

Experience



Movil Maze Master Plan

Client:
Beltrami County

Year Services Provided:
2016-2018

Project Description: Karvako Engineering was hired by Beltrami County to develop a master plan for Movil Maze, a popular public park known for its extensive mountain bike trail system. Key elements of the plan included schematic designs for a new lodge building to serve as a central gathering space, improved landscaping to elevate the park's natural appeal, and the addition of functional amenities such as ski and bike racks. The plan also proposed a new, visually appealing entrance sign to enhance visibility and identity. A detailed cost estimate was provided to assist the County with future budgeting and phased implementation.



South Riverview Park

Client:
City of Roseau

Year Services Provided:
2015-2017

Project Description: Karvako Engineering provided design services for the revitalization of South Riverview Park in Roseau, Minnesota. The project began with the development of a detailed master plan to guide the long-term vision and phased improvements of the park. Following the completion of the master plan, Karvako Engineering designed several key park features, including a new splash pad, playground area, decorative landscaping, and a new skateboard park. These upgrades resulted in enhanced recreational opportunities and aesthetic appeal for the community.



Red Lake Nation Family Services Center

Client:
Red Lake Band of Ojibwe

Year Services Provided:
2021-2023

Project Description: Karvako Engineering provided comprehensive landscape architecture services for the new Red Lake Family Services Center, located within the Red Lake Indian Reservation in Minnesota. The project scope included the design of a culturally responsive and family-focused outdoor space, featuring a playground area, sculptures, a fire pit, and additional site enhancements to support community use and engagement. The final design integrates natural elements and culturally significant features to foster connection, recreation, and reflection for residents and visitors alike.

Cost & Schedule



Task Name	Start	End	Price (Lump sum)
Task 1: Site visit, meeting with Park & Recreation Committee and Preliminary Master Plan	July 2025	September 2025	\$10,000
Task 2: Compiling of the Master Plan	September 2025	October 2025	\$10,000
Task 3: Identify future funding sources	July 2025	October 2025	\$4,000
Total Price			\$24,000
Task A1: Additional surveying on site (per day)			\$1,700
Task A2: Additional public input (per meeting)			\$1,200
Task A3: Additional in-person meeting with Park & Recreation Committee			\$1,200

