



**Goodwyn Mills Cawood**

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September 12, 2025

Andrew Parker  
City Administrator  
City of Dalton

REFERENCE: PROPOSAL FOR CONCEPTUAL DESIGN SERVICES

PROJECT: HERITAGE POINT SPLOST PROJECTS & GOSP GRANT APPLICATION

Andrew,

Goodwyn Mills Cawood, LLC. (GMC) is pleased to submit this proposal for conceptual design services to develop a schematic plan with proposed improvements including a multi-use path/trail and/or roadway to connect Heritage Point Park baseball fields and soccer fields via the wooded area between the baseball complex and the soccer fields. Owner provided digital information related to boundary, topography, or environmental constraints will be utilized in developing the base file, otherwise we will use aerial images and property information available online to construct. The design team will need to make assumptions in regards to potential stream and wetland locations. Subsequent plans may need modification to better account for these features unless accurate information is provided by the owner. Please find below the understanding of project scope for the conceptual design and master planning services to be provided.

**SCOPE OF SERVICES**

The following is our understanding of the program elements that are to be provided in the master plan:

- Trail connection connecting baseball complex with soccer complex
- Heritage Point baseball complex shade improvements
- Concession building renovation to provide umpire break room space
- Budget estimates for SPLOST project items, trail, and future roadway
- GOSP cost estimate worksheet
- GOSP master plan
- Concession Stand/Restroom refresh – ADA/arch. Improvements budget
- Field Lighting (conversion to LED) budget

Roadway Feasibility Study: GMC, with the Owner, will define Owner requirements for the Project, including design objectives and constraints, flexibility, expandability, and any budgetary limitations, and identify available data, information, reports, and site evaluations.

GMC will prepare a Preliminary Engineering Report (PER) which will, as appropriate, contain schematic layouts, sketches, and conceptual design criteria with appropriate exhibits to indicate the agreed-to requirements, considerations involved, and Architect/Engineer's recommended solution(s). Identify



alternative solutions potentially available to Owner. For the recommended solution Architect/Engineer will provide the following, which will be separately itemized: opinion of probable Construction Cost; proposed allowances for contingencies; the estimated total costs of design, professional, and related services to be provided by Architect/Engineer and its Consultants; and a tabulation of Total Project Costs.

Conceptual Site Design:

We will produce an overall hand sketched masterplan incorporating proposed improvements with one or more options for your review. We will meet with you and others and obtain input for the proposed concepts.

Based on your comments and input we can finalize the master plan. All recommendations will be presented on a masterplan illustrating what the proposed conditions will look like. Deliverable will include the following:

- o Illustrated Color Master Plan
- o Baseball Shade Concept

We will provide you with a pdf/electronic version suitable for reproduction and use in GOSP grant applications.

Umpire Break Room:

We will prepare a preliminary floor plan, improvement narrative, and associated budget for a new umpire break room on the second floor of the existing concession building. The scope will also include budget estimates for bathroom renovations and preliminary measurements of the space. If the project moves forward with construction documents, additional measurements and/or as-built drawings will be required.

Cost Estimate:

We will provide a cost estimate for all proposed improvements in addition to completing the GOSP grant application cost estimate.

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# Exhibit B

## COMPENSATION

Based on the scope of work listed above we are proposing a fee as provided below.

Phase	Fee Structure		Fee
Roadway Feasibility Study	Lump Sum	\$	16,000
Conceptual Site Design	Lump Sum	\$	18,800
Umpire Break Room	Lump Sum	\$	10,400
Cost Estimate	Lump Sum	\$	3,500
Total Fee	Lump Sum	\$	48,700

## SCHEDULE

GMC is prepared to begin these services immediately upon notice. It is anticipated that these services will require 4 to 5 weeks to generate a Preliminary Master Plan Design prior to our first review meeting.



If this proposal meets your approval, please signify by adding your signature below and sending back to me. We look forward to working with you on this project.

Sincerely,

GOODWYN MILLS CAWOOD, LLC

Matt Mitchell, PLA, LEED AP  
VP, Georgia Landscape Architecture

AGREED:

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Signed

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By

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Date