

CONSENT AGENDA ITEM SUMMARY
April 2, 2026, City Council Workshop
Item Number: 6A



Presented by: Brian Linton, Director

Technology Services

ITEM SUMMARY:

Request for approval to pay Placer.ai invoice in the amount of \$25,358.00.

SPECIAL CONSIDERATIONS OR CONCERNS:

This is the Annual Maintenance Renewal for Placer.ai software, which tracks the movement of the patrons coming and going to the City Square.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

This is budgeted and approved in the FY 25 – 26 budget.

FUNDING SOURCE:

Line 100-5.1535.52.1301

ATTACHMENTS:

Placer.ai invoice

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

Finance

Invoice #INUS07902
Date: 1/22/2026
Term Start Date: 1/22/2026
Term End Date: 1/21/2027**Bill To:**
City of McDonough, Georgia
136 Keys Ferry Street
McDonough Georgia 30253
United States**Due Date: 2/21/2026**
Terms: Net 30

Item	Description	
Platform Access	Location Based Services & Analytics	
Advanced Market Report	Advanced version of the Market Report	
Chains Report Expanded	Chains Report Expanded	
Void Analysis	Placer - Void Analysis	
Events	Events	
Subtotal		25,358.00
Tax Total		0.00
Total		USD 25,358.00

IMPORTANT: Protect against payment phishing! For any Placer bank change requests, please confirm telephonically with the billing team at [415-228-2444](tel:415-228-2444) ext:806 to prevent fraudulent transactions.**Our preferred payment method is via Stripe. Click [HERE](#) for Stripe payment link.****Wire/ACH to:**
Banc of California
To the Credit of: Placer Labs, Inc.
Account Number: 1002153433
Routing & Transit Number: 122238200
SWIFT Code: SQARUS33**Send Check to:**
Placer Labs, Inc.
440 N Barranca Ave #1277
Covina, CA 91723Click [HERE](#) to Download our W9

CONSENT AGENDA ITEM SUMMARY
April 02, 2026, City Council Workshop
Item Number: 6B



Presented by: William VonDenBosch, Director

Public Works Department

ITEM SUMMARY:

Request for approval to authorize Current Edge Solutions to install a 104-amp transfer switch in the IT computer room at Public Works.

SPECIAL CONSIDERATIONS OR CONCERNS:

This transfer switch will accommodate IT's computer room at Public Works in case of power loss.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$34,106.00

FUNDING SOURCE:

326 5.1535.54.2599 SPLOST V - Project 11

ATTACHMENTS:

Proposal attached

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

X Finance



CURRENT EDGE
S O L U T I O N S

1 Diamond Causeway #21-225
Savannah, Georgia 31406
912-659-3277

February 20, 2025



City of McDonough
Public Works

136 Keys Ferry Street
McDonough, GA 30253

Greg Moore

Cell (770) 280-5498

gmoore@McDonoughga.org

Re: Public Works Generator & ATS Installation

Attn: Mr. Moore,

Current Edge Solutions is pleased to offer our proposal to install a (1) new 104-amp transfer switch, isolate loads to server room, install subpanel and wire in existing generator.

General Scope

Current Edge Solutions is pleased to offer our proposal to provide all labor, materials, equipment, and supervision to Install (1) new Asco 104-amp industrial automatic transfer switch, install (1) new 100-amp subpanel inside electrical room fed by a 100-amp breaker in existing panel. Reroute server room loads to new emergency subpanel. Core drill hole through wall and run new conduits from the ats to the existing generator for feeders, control wires, and 120-amp circuits feeding battery charger and block heater. Once install is complete gen will be started up and load tested under building load.

Pricing

Total: \$34,106.00

Exceptions/Clarifications

1. Proposal is based on project specifications, project electrical system sheets, site visits, and/or communications with Current Edge Solutions; any alterations to quantities and/or functions by the Owner, Architect, Engineer, Local and/or State Fire Marshal's Office shall incur a change in the quoted price.
2. Payment Terms:
 - a. 50% due upon contract execution.
 - b. 25% due upon major equipment delivery.
 - c. 25% due at completion of project.
3. The quoted price **does not** include the following at this time.
 - a. Bid bond, performance or payment bond.
 - b. Overtime or accelerated schedule.
 - c. Spare parts.
 - d. Generator repairs

Warranty

We shall provide the manufacturer's standard warranty on all new equipment beginning at equipment start up. We shall also provide a one-year warranty covering material furnished by Current Edge Solutions, LLC excluding Acts of God, fire, theft, vandalism or tampering by unauthorized personnel. All warranty work shall be completed during normal working hours. If warranty work is requested for after hours or on holidays it will be billed based on our after hours and holiday work service rates.

Terms

If applicable, we will ship and install all items according to the commercial packaging recommendations no later than 120 calendar days after receipt of order. Current Edge Solutions, LLC shall have title to and the right to possession of the equipment as outlined above until receipt of total payment.

Due to current market volatility of material pricing and/or shortages, until further notice, Current Edge Solutions reserves the right to update quoted pricing and lead times at the time of order acceptance and/or at the time of equipment release to production. Any increase or decrease will be applied at that time. Please note that we will work hard to minimize any price increases or major changes in lead times during this time.

Thank you for the opportunity to work with you on this project. Please contact me anytime with questions or concerns.

Respectfully submitted,

David Magdanic

(912) 677-0413

Current Edge Solutions
Power Services Division



Customer Approval: _____



Nixon Power Services
 1440 Lakes Parkway
 Suite 600
 Lawrenceville, GA 30043
 P: 770-448-6687
 F: 770-448-6535

Job Name: City of McDonough Public Utilities Building
 Quote Number: 0027288802
 Quote Submitted: 01-23-2026
 Valid Through: 02-22-2026
 Version 1.00
 Page: 1

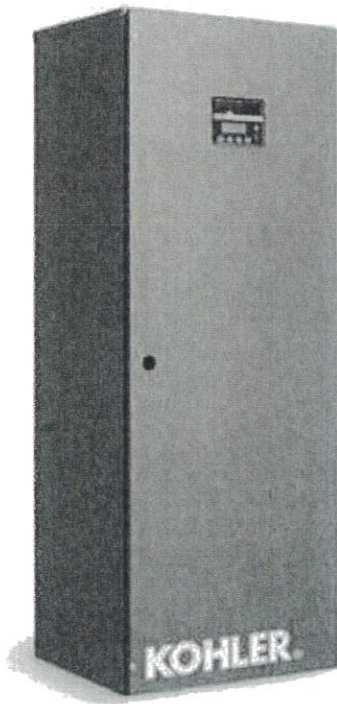
To: Bidding Contractor

 City of McDonough Public
 Utilities Building

From: **Zack Floyd**
Power Systems Sales Specialist

 1440 Lakes Parkway
 Suite 600
 Lawrenceville, GA 30043
 Phone: 770-448-6687 ext. 2443 Direct: 770-453-4104
 Mobile: 770-335-3154
zfloyd@nixonpower.com

Automatic Transfer Switch



Rehiko Model: KSS-AFNC-0150S
 2 Pole, 3 Wire, Solid Neutral, 150 amp,
 Rehiko Specific Breaker rated Standard automatic
 transfer switch, Model KSS-AFNC-0150S, rated 240V,
 60 Hz complete with all standard equipment and
 housed in a NEMA Type 3R enclosure.

Qty	Description
1	ATS KSSB Transfer Switch System KSS-AFNC-0150S Includes the following: Literature Languages English



AGENDA ITEM SUMMARY
April 02, 2026, City Council Workshop
Item Number: 6C



Presented by: William VonDenBosch, Director

Public Works Department

ITEM SUMMARY:

Request for approval to authorize Troy Customer Builders LLC to make repairs to 32 Jonesboro St building (Veterans Affairs building).

SPECIAL CONSIDERATIONS OR CONCERNS:

These repairs are needed to stabilize the flooring and make the building safe.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$18,200.00

FUNDING SOURCE:

327 5.6180.54.1000

ATTACHMENTS:

Estimate from Troy Custom Builders, LLC

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

X Finance

Troy Custom Builders, LLC

38 MACON STREET
MCDONOUGH, GA 30253

Estimate

Date	Estimate #
3/18/2026	7

Name / Address
CITY OF MCDONOUGH ATTN: WILLIAM VONDENBOSCH 136 KEYS FERRY STREET MCDONOUGH, GA 30253

Project

Description	Qty	Rate	Total
VETERANS BUILDING ON JONESBORO STREET - DEMO EXISTING TILE FLOOR, PREP FLOOR WITH LEVELER ETC. INSTALL APPROX. 900 SQ. FEET OF LUXURY VINYL FLOOR. .20 MIN. WEAR LAYER - FLOORING INCLUDED		8,700.00	8,700.00
REPAIR FOUNDATION WHERE NEEDED. ADD SUPPORTS, JACKS, ETC.		6,500.00	6,500.00
REPAIR DRYWALL - CEILING		1,200.00	1,200.00
Doors & Trim - MISC. TRIM REPAIR FOR REPLACEMENT FLOOR. IE. BASEBOARDS.		1,200.00	1,200.00
SMALL DUMPSTER		600.00	600.00
		Total	\$18,200.00

Phone # 7706395160

DAVIDTROY@TROYLOGISTICS.COM

AGENDA ITEM SUMMARY
April 02, 2026, City Council Workshop
Item Number: 9



Presented by: William VonDenBosch, Director

Public Works Department

ITEM SUMMARY:

Request for approval to purchase hoses and fitting for diesel bypass pump from Xylem at a cost of \$27,738.37.

SPECIAL CONSIDERATIONS OR CONCERNS:

The hoses are needed to make sewer repairs throughout the City of McDonough. This will also allow us to bypass pump stations in the event of a power/pump failure. Without these hoses and fittings, the bypass pump cannot be utilized.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$27,738.37

FUNDING SOURCE:

327-5.4335.54.2148 SPLOST VI

ATTACHMENTS:

XYLEM Quote#111030481

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

X Finance

SALE QUOTATION

ITEM	QTY	DESCRIPTION	UNIT PRICE	SALE TOTAL
A	1	8" x 6" Steel 150# Flange Eccentric Adapter	\$ 722.95	\$ 722.95
B	1	8" Female Godwin QD x 8" 150# Flange Adapter	693.90	693.90
C	1	8" Male Godwin QD x 8" 150# Flange Adapter • By Pass Screen	687.00	687.00
D	2	8" x 20' Light Weight Helix Hose with Godwin QD Fittings	1,512.00	3,024.00
E	1	8" Cast Iron 125# Flange x 6" 125# Flange Concentric Adapter	932.35	932.35
F	3	8" X 20' Composite Hose with 150# Flange Fittings	3,640.50	10,921.50
G	1	8" Check Valve with 150# Flange	1,667.70	1,667.70
H	2	3/8" Bronze Ball Valve W/NPT	11.26	22.52
I	2	Liquid Filled vac and pressure gauges.	21.00	42.00
J	6	6" x 50' Heavy Duty Orange Layflat Hose with Godwin QD Fittings	1,302.30	7,813.80
K	1	6" 90 Degree Godwin QD Bend	423.90	423.90
L	1	8" Male Godwin QD x 8" 150# Flange Adapter	618.30	618.30
M	15	3/4" x 8" Stud and Nut Kit	11.23	168.45

THE PRICE PROVIDED IS BASED UPON XYLEM'S REVIEW OF THE APPLICABLE PLAN DRAWINGS AND RELEVANT TECHNICAL SPECIFICATION SECTIONS BEARING ON THE EQUIPMENT DESCRIBED IN THIS QUOTATION. SUBMISSION OF THIS QUOTATION SHOULD NOT BE MISCONSTRUED AS XYLEM'S ACCEPTANCE OF ANY OTHER PROVISIONS OF THE PRIME CONTRACT BETWEEN CONTRACTOR AND PROJECT OWNER (HOWSOEVER REFERENCED) AND ATTEMPTS IN ANY SUBSEQUENT SUBCONTRACT TO BIND XYLEM TO SUCH OWNER DOCUMENTS ARE HEREBY REJECTED AND SHALL BE OF NO FORCE AND EFFECT, IRRESPECTIVE OF ANYTHING STATED ELSEWHERE TO THE CONTRARY.

Please note all sale pricing is in U.S. Dollars. The price does not include freight, export boxing, duties, taxes, or any other items not specifically mentioned.

This pricing information is for internal use only. We ask that these items and terms be kept confidential. All applicable tax and freight charges will be added to invoices. All quotations are subject to credit approval. All quotations are valid for 30 days. All prices quoted in US dollars.

This order is subject to the Standard Terms and Conditions of Sale - Xylem Americas effective on the date the order is accepted which terms are available at <https://www.xylem.com/en-US/support/xylem-americas-standard-terms-and-conditions/> and incorporated herein by reference and made a part of the agreement between the parties.

SALE QUOTATION

ITEM	QTY	DESCRIPTION	UNIT PRICE	SALE TOTAL
------	-----	-------------	------------	------------

A signed copy of this Quotation is acceptable as a binding contract.

Signature:	Name: (PLEASE PRINT)
Company/Utility:	Reference #:
Address:	Date:
	Phone:
	Email:
	Fax:

NET SALE TOTAL

\$ 27,738.37

THE PRICE PROVIDED IS BASED UPON XYLEM'S REVIEW OF THE APPLICABLE PLAN DRAWINGS AND RELEVANT TECHNICAL SPECIFICATION SECTIONS BEARING ON THE EQUIPMENT DESCRIBED IN THIS QUOTATION. SUBMISSION OF THIS QUOTATION SHOULD NOT BE MISCONSTRUED AS XYLEM'S ACCEPTANCE OF ANY OTHER PROVISIONS OF THE PRIME CONTRACT BETWEEN CONTRACTOR AND PROJECT OWNER (HOWSOEVER REFERENCED) AND ATTEMPTS IN ANY SUBSEQUENT SUBCONTRACT TO BIND XYLEM TO SUCH OWNER DOCUMENTS ARE HEREBY REJECTED AND SHALL BE OF NO FORCE AND EFFECT, IRRESPECTIVE OF ANYTHING STATED ELSEWHERE TO THE CONTRARY.

Please note all sale pricing is in U.S. Dollars. The price does not include freight, export boxing, duties, taxes, or any other items not specifically mentioned.

This pricing information is for internal use only. We ask that these items and terms be kept confidential. All applicable tax and freight charges will be added to invoices. All quotations are subject to credit approval. All quotations are valid for 30 days. All prices quoted in US dollars.

This order is subject to the Standard Terms and Conditions of Sale - Xylem Americas effective on the date the order is accepted which terms are available at <https://www.xylem.com/en-US/support/xylem-americas-standard-terms-and-conditions/> and incorporated herein by reference and made a part of the agreement between the parties.

AGENDA ITEM SUMMARY
April 02, 2026, City Council Workshop
Item Number: 10



Presented by: William VonDenBosch

Public Works Department

ITEM SUMMARY:

Request to purchase and install 15 speed bumps on Lakemont Drive going to the Southern Crescent College.

SPECIAL CONSIDERATIONS OR CONCERNS:

This is due to heavy traffic and speeding along Lakemont Drive going to Southern Crescent College.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

Material: \$ 3,000

Labor : \$ 6,000

FUNDING SOURCE:

100 5.4210.54.1406

ATTACHMENTS:

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

OTHER DEPARTMENTAL REVIEW

X Finance

AGENDA ITEM SUMMARY
April 02, 2026, City Council Workshop
Item Number: 11



Presented by: Keith Dickerson, City Administrator

Main Street McDonough

ITEM SUMMARY:

Request for the review and approval of two proposed murals to be installed within the downtown Main Street District. The first mural is planned near 20 Macon Street, along the side of the New Sole Running building. The second mural is near 45 Macon Street.

SPECIAL CONSIDERATIONS OR CONCERNS:

Considerations for these projects include ensuring proper approvals from the property owner, and compliance with any applicable city ordinances or design guidelines.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

20 Macon Street Mural - \$32,700.00
45 Macon Street Mural - \$10,000.00
\$42,700.00

FUNDING SOURCE:

Main Street Program GL Code 100-5.7540.53.3325

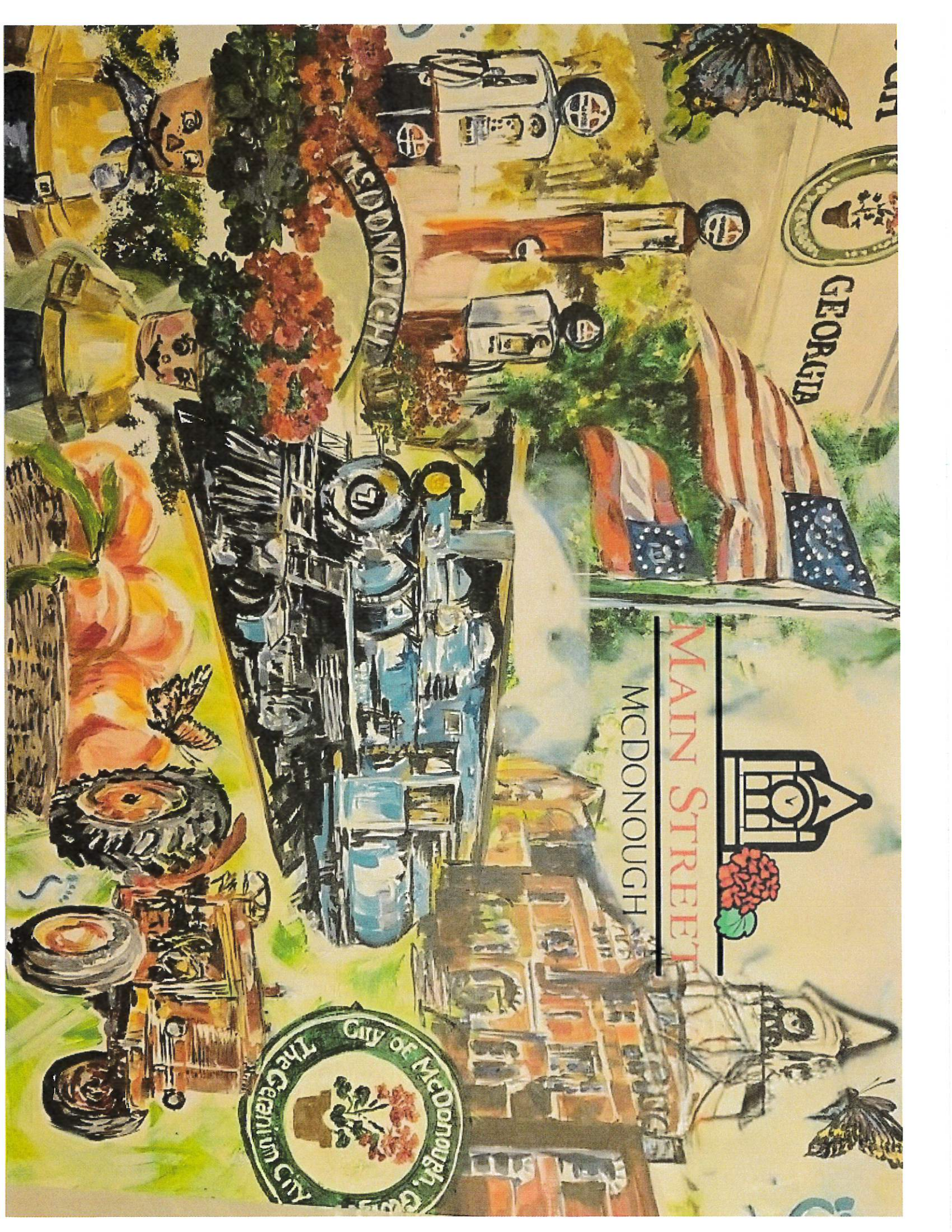
ATTACHMENTS:

2 Proposed mural renderings

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No



GEORGIA

MAIN STREET
MCDONOUGH

The City of McDonough, Georgia
The Geranium City

MCDONOUGH

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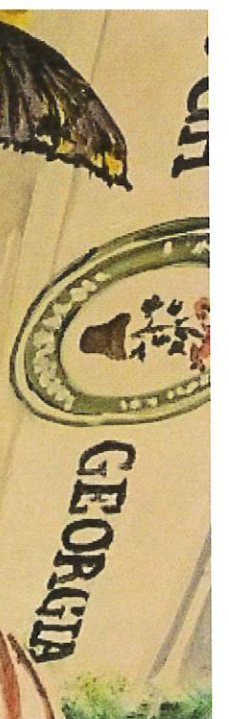
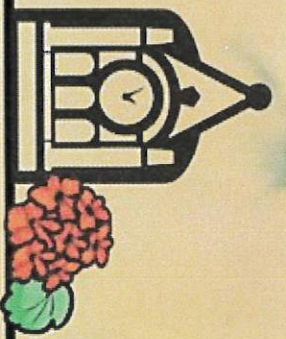
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AGENDA ITEM SUMMARY
April 02, 2026, City Council Workshop
Item Number: 12



Presented by: Sylvia Smith, Community & Economic Development Department
Mark Aniadaga, Senior Planner

ITEM SUMMARY:

The request for **Case #260204 (Griffin St. & Highland Ave. Mixed Use)** is for a rezoning from RM-75 (Multi-Family Residential) and M-1 (Light Industrial) to a PUD (Planned Unit Development) consisting of single family residential and office/commercial uses. The subject property is located at 175 & 199 Griffin St. & Highland Ave., and further recognized as Tax Parcel ID's M09-08002000 (Tract 1), M10-04004000 (Tract 2), M10-04002000 (Tract 3), M10-04001000 (Tract 4) and M09-08020000 (Tract 5) and lies within District 1 (Xavier Johnson).

SPECIAL CONSIDERATIONS OR CONCERNS:

Said application is to be processed following schedule herein:

- 3/10/2026 Municipal Planning Commission Workshop
- **4/2/2026 City Council Workshop**
- 4/14/2026 Municipal Planning Commission Public Review
- 4/20/2026 City Council Public Hearing & Vote

STAFF RECOMMENDATION:

PENDING FINAL STAFF REPORT and Planning Commission Public Review

FINANCIAL IMPACT: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

- P/Z Initial Staff Report

OTHER DEPARTMENTAL REVIEW NEEDED:


Yes, comments are pending.



City of McDonough
Community & Economic Development Department
136 Keys Ferry Street, 3rd Floor
McDonough, GA 30253
Phone (678) 432-4622
Fax (678) 432-4665

MEMORANDUM

March 6, 2026

TO: City and County Reviewing Agencies
CC: Municipal Planning Commission Members
FROM: Tina Tebo, Planning Tech 
SUBJECT: Initial Review of Proposed Petition(s) Request – Case #260204

Please see the information below along with the attached supporting documents for your review and comments. Please contact me with any questions.

Applicant: Bryan Flint of Flintrock, LLC for Griffin St. & Highland Avenue Mixed Use.

Request: To rezone properties to a PUD (Planned Unit Development) consisting of single family residential and office/commercial uses.

Zoning History: RM-75 (Multi-Family Residential) and M-1 (Light Industrial)

Tax-Parcel ID#: Tract 1 (M09-08002000), Tract 2 (M10-04004000),
Tract 3 (M10-04002000), Tract 4 (M10-04001000),
Tract 5 (M09-08020000)

Address: 175 & 199 Griffin St. and Highland Ave

Tract Size: Tract 1 (1.769 +/- acres), Tract 2 (1.1 +/- acres), Tract 3 (5.93 +/- acres),
Tract 4 (0.29 +/- acres), Tract 5 (1.067 +/- acres) = **Total = 10 +/- acres**

Location: Land Lot(s) 133 of the 7th District

Infrastructure: Water & Sewer Service: City of McDonough
Electrical Service: Georgia Power
Telephone: AT & T
Cable: Spectrum/AT & T

MEETING DATES

MPC Workshop (3/10/26)

MCC Workshop (4/14/26)

MPC Public Review (4/2/26)

MCC Public Hearing & Vote (4/20/26)



**Planners & Engineers
Collaborative+**



2/4/2026

Re: **Letter of Intent – PUD Rezoning
Griffin Street (+/- 10.01 acres)
PEC+ Project No. 22029.00**

Dear Community Development Officials,

This application seeks to rezone the approximately 10-acre site near the southern intersection of Griffin Street and Highland Avenue (the “Subject Property,” PIDs M09-08002000, M10-04004000, M10-04002000, M10-04001000, M09-08020000, and M09-08019000) from RM-75 and M-1 to PUD. The change would allow for the development of a new, 47-lot residential development with approximately 3,500 square feet of renovated local retail and/or office uses.

Site and Proposal

The Subject Property is located at 197 and 199 Griffin Street in the City of McDonough. The site is made up of six parcels that total approximately 10-acres. There are no easements on the site.

The zoning actions requested include:

- An amendment to the City of McDonough zoning map for parcels M09-08002000, M10-04004000, M10-04002000, M10-04001000, M09-08020000, and M09-08019000 to change the zoning from RM-75 AND M-1 to PUD.

The proposed development would consist of single-family detached homes, and 3,500 square feet of renovated office/commercial use. The site has frontage along both Highland Avenue and Griffin Street.

The site would have a gross and net site density of 4.68 units per acre. There would be a parking ratio of 4 spaces per unit plus ten guest spaces, for a total of 188 residential spaces.

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for City of McDonough (the “Zoning Ordinance”) which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant's and property owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment

to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests:

The Property is presently suitable for PUD as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by City of McDonough and the Board of Commissioners without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by City of McDonough and the Board of Commissioners to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

Conclusion

The applicant and owner respectfully request that the City of McDonough City Council, Planning Commission and Planning Staff approve and support the Applicant's rezoning request to allow for the development of a new residential development with renovated local office retail uses. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

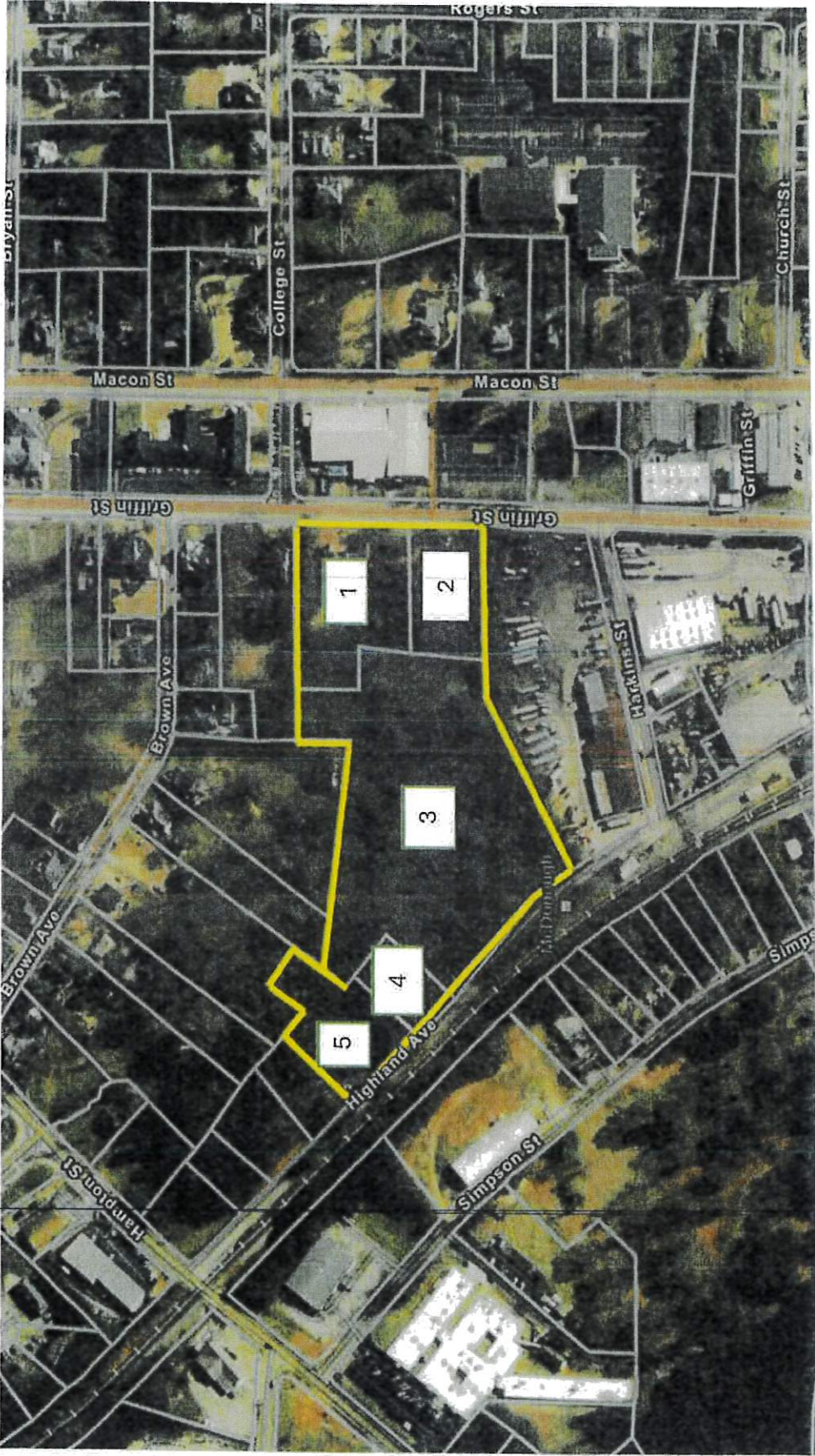
Zoning Manager, Planners and Engineers Collaborative, Inc.











STATE OF GEORGIA
CITY OF MCDONOUGH

ORDINANCE NO. _____

AN ORDINANCE UPDATING ARTICLE 1, SOLICITORS, OF TITLE 5, CHAPTER 5.36, OF THE CITY CODE OF ORDINANCES; BANNING SOLICITATION WHERE VISIBLY PROHIBITED BY RESIDENCES, BUSINESSES AND SUBDIVISIONS AND FOR OTHER LAWFUL PURPOSES

WHEREAS, the City of McDonough ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City are the Mayor and Council ("City Council") thereof;

WHEREAS, the City is authorized pursuant to Section 2.17(b) of the City Charter to adopt ordinances, resolutions, rules and regulations deemed necessary, expedient, or helpful for the good order, welfare, prosperity and well-being of the City;

WHEREAS, the City Council desires through this Ordinance to adopt soliciting regulations within the City in protection of City residents, visitors, employees and businesses; and

WHEREAS, the City Council finds this Ordinance to be in the best interest of the health, safety and welfare of the City.

THE COUNCIL OF THE CITY OF MCDONOUGH HEREBY ORDAINS, as follows:

Section 1. Article 1, Solicitors, of Title 5, Chapter 5.36, of the City of McDonough Code of Ordinances, is hereby amended to create a new Section 5.36.120, which shall read as follows:

TITLE 5 – BUSINESS LICENSES AND REGULATIONS

...

CHAPTER 5.36 - REGISTRATION AND REGULATIONS OF SOLICITORS AND PEDDLERS

ARTICLE 1 - SOLICITORS

...

5.36.120 - Soliciting unlawful where visibly prohibited by residences, businesses and subdivisions.

It shall be unlawful:

- A. For any person to enter into any business, or knock upon or ring the doorbell to any residence, for solicitation purposes, if the owner or occupant has posted a sign, with no less than 40-point font, on the front door or near the front entrance of such business or dwelling, advising that soliciting is prohibited.

- B. For any person to enter into any subdivision for solicitation purposes, where the homeowner's association, condominium association or property association for such subdivision has posted signs, with no less than 40-point font, at all entrances to such subdivision, advising that soliciting is prohibited.
- C. For any solicitor to fail to immediately and peacefully depart from any premises when requested to do so by such premises' owner or occupant.

Section 2. It is hereby declared to be the intention of the City Council that:

- (a) All sections, paragraphs, sentences and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
- (b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- (c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 3. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Ordinance for proofing and renumbering purposes.

Section 4. The effective date of this Ordinance shall be the date of adoption, unless provided otherwise by the City Charter, state and/or federal law.

BE IT SO ORDAINED, this _____ day of _____, 2026.

ATTEST:

CITY OF MCDONOUGH, GEORGIA:

Christy L. Taylor, City Clerk

Kamali Varner, Mayor

APPROVED AS TO FORM:

Emilia C. Walker, City Attorney

AGENDA ITEM SUMMARY
April 02, 2026, City Council Workshop
Item Number: 17



Presented by: Keith Dickerson, City Administrator

Administration

ITEM SUMMARY:

Request to award contract for design services to Goodwyn Mills Caywood (GMC) out of Atlanta, Georgia for Geranium Park, in the amount of \$44,000.00

SPECIAL CONSIDERATIONS OR CONCERNS:

The choice for Designer was done through an RFP issued by the City, and after review of qualifications and pricing the firm GMC was selected.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$44,000.00

FUNDING SOURCE:

327-5.6220.54.1208 SPLOST VI

ATTACHMENTS:

Proposal from GMC

OTHER DEPARTMENTAL REVIEW NEEDED:

Yes

No

X Finance

AGENDA ITEM SUMMARY
April 02, 2026, City Council Workshop
Item Number: 16



Presented by: Keith Dickerson, City Administrator

Administration

ITEM SUMMARY:

Request to award contract for design services to Goodwyn Mills Caywood (GMC) out of Atlanta, Georgia for Geranium Park, in the amount of \$44,000.00

SPECIAL CONSIDERATIONS OR CONCERNS:

The choice for Designer was done through an RFP issued by the City, and after review of qualifications and pricing the firm GMC was selected.

STAFF RECOMMENDATION:

Staff recommends approval.

FINANCIAL IMPACT:

\$44,000.00

FUNDING SOURCE:

327-5.6220.54.1208 SPLOST VI

ATTACHMENTS:

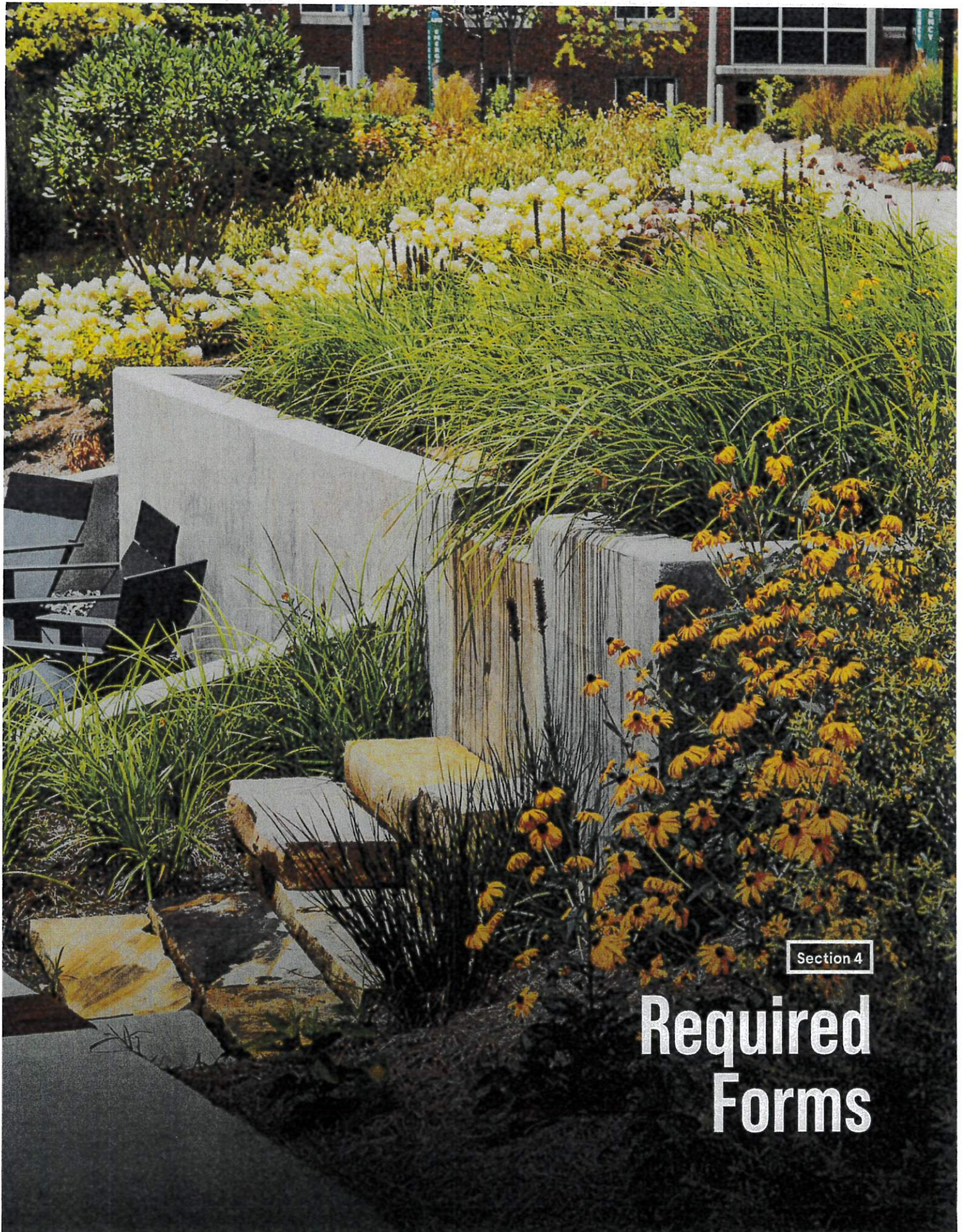
Proposal from GMC

OTHER DEPARMENTAL REVIEW NEEDED:

Yes

No

X Finance



Section 4

Required Forms



City of McDonough SPLOST VI
136 Keys Ferry Street, McDonough, GA 30253
Phone: 770-957-3915 Fax: 770-97-7231


Website: mcdonoughga.org

REQUEST FOR PROPOSAL

Sealed Envelope shall be marked with the following information:

RFP # 26-01
Architectural Design Services for Geranium Park
Due Date February 25th and Time: 3:00pm

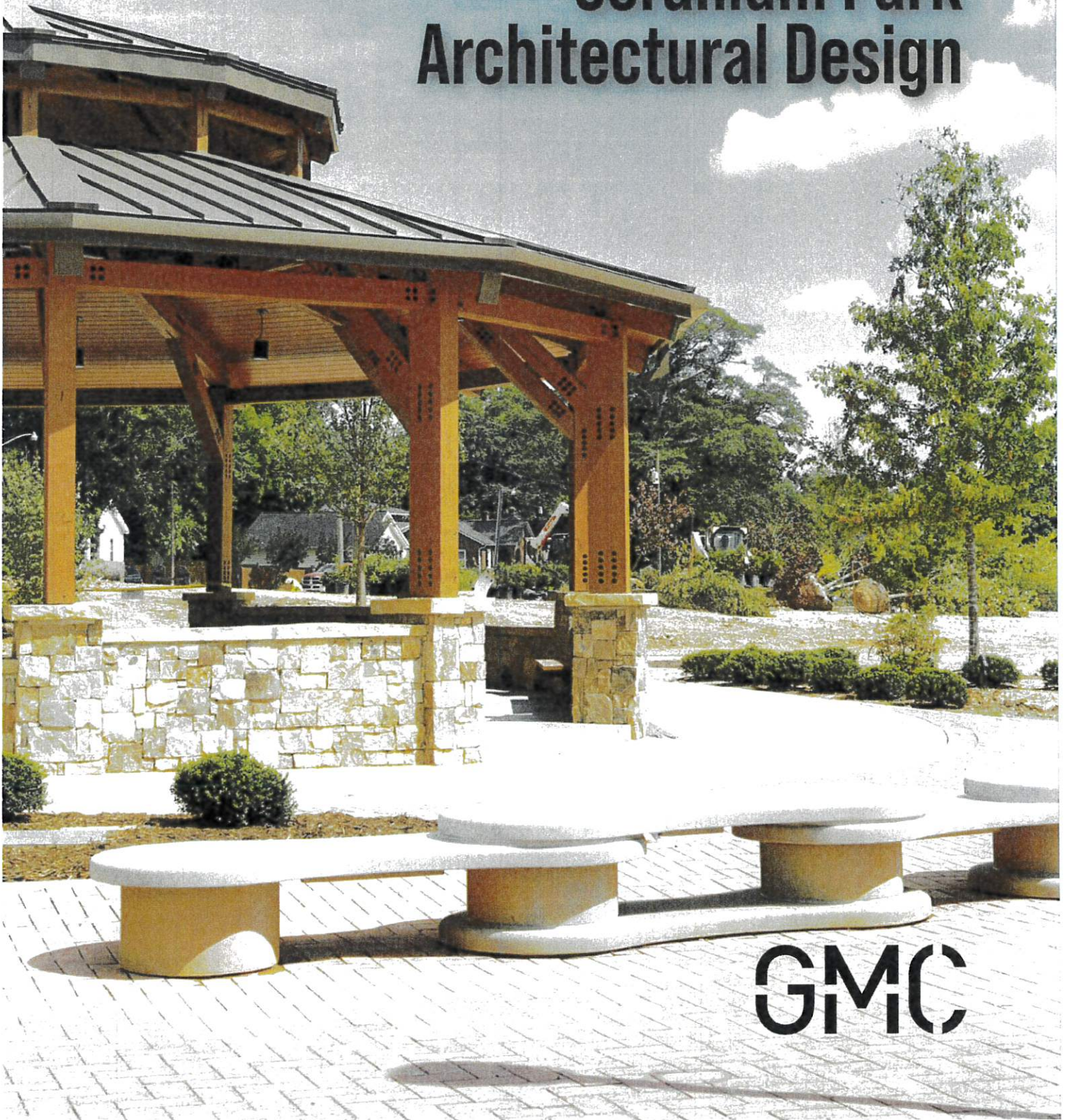
SCHEDULE OF EVENTS FOR RFP # 26-01	
Pre-Proposal Conference and site visit	None
Deadline for requests for clarifications and questions. Any possible exceptions to the bid specifications and/or terms and conditions should be addressed during this phase. These requests will be answered in an addendum and must be emailed to: bholmes@mcdonoughga.org	3:00 PM Date: February 2, 2026
*Deadline for first addendum, if required, posted on the City of McDonough website: bholmes@mcdonoughga.org	3:00 PM Date: February 11, 2026
Sealed proposals will be accepted until the due date and time . Any late submittals received will not be considered. Submittals are to be delivered to the City of McDonough, 136 Keys Ferry Street, McDonough, GA 30253.	3:00 PM Date: February 25, 2026
THIS FORM MUST BE SIGNED AND SUBMITTED TO BE CONSIDERED FOR AWARD	
COMPANY NAME: Goodwyn Mills Cawood (GMC)	DATE: February 23, 2026
MAILING ADDRESS: 6120 Powers Ferry Road NW, Suite 500	PHONE: (770) 952-2481

CITY: Atlanta		FAX: (770) 952-2481
STATE: Georgia	ZIP: 30339	SSN OR FEDERAL TAX ID: 85-4128572
EMAIL: matt.mitchell@gmcnetwork.com	TITLE OF AUTHORIZED REPRESENTATIVE: Vice President, Landscape Architecture	
PRINTED NAME: Matt Mitchell, PLA	AUTHORIZED SIGNATURE: 	

**The posting of additional addenda may be required, and it is the responsibility of the Proposer to ensure that they review the City's website for any additional addenda, and that they submit acknowledgement of all applicable addenda (on the included form) with their solicitation. Proposers should not expect to be individually notified by City of McDonough.*

REQUEST FOR PROPOSAL | CITY OF MCDONOUGH | RFP # 26-01 | SUBMITTED: FEBRUARY 25, 2026

Geranium Park Architectural Design



GMC

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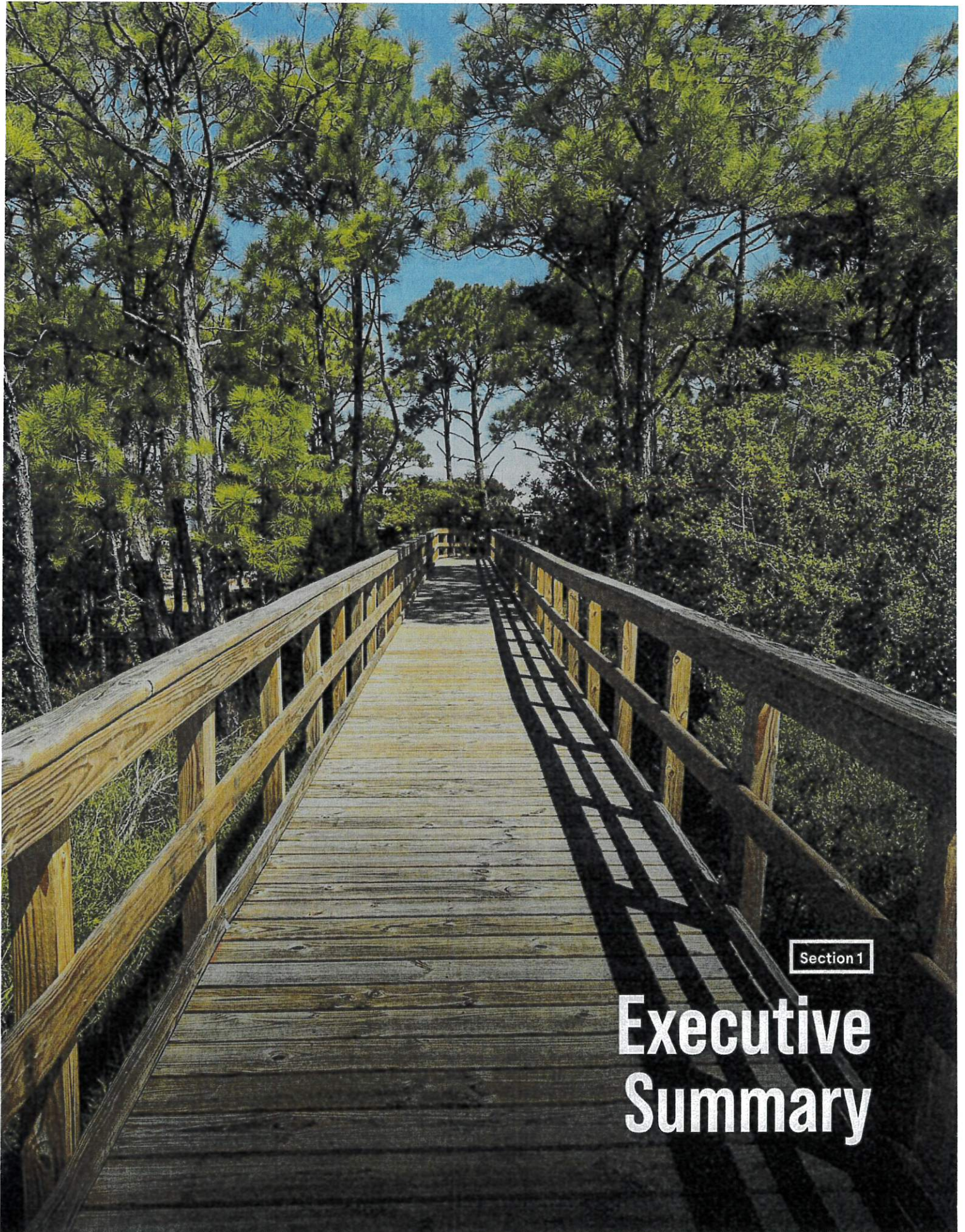
39

Section 4
Required Forms

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Cost Proposal
**Submitted Under a
Separate Cover**





Section 1

Executive Summary

Section 1 Executive Summary



Goodwyn Mills Cawood

6120 Powers Ferry Road NW,
Suite 500
Atlanta, GA 30339

T: (770) 952-2481
www.gmcnetwork.com

**Contact Person and
Authorized Official**
Matt Mitchell, PLA
Vice President, Landscape
Architecture



February 25, 2026

City of McDonough
136 Keys Ferry Street
McDonough, GA 30253

RE: **HUNTLEY HILLS PARK MASTER PLAN IMPLEMENTATION (PR-2026-01)**

Dear Selection Committee Members:

At Goodwyn Mills Cawood (GMC), we understand that community parks serve as vital cornerstones of a city's identity and well-being. Geranium Park presents an exceptional opportunity to create a distinctive passive recreational destination that reflects the City of McDonough's commitment to health, wellness, family connection, and beautification. We are enthusiastic to submit this proposal to partner with the City of McDonough to realize this important vision.

A Vision for Geranium Park: Wellness, Connection, and Beauty

Our design philosophy for Geranium Park is centered on creating an immersive environment that promotes holistic well-being and community vibrancy. We envision a destination passive park that seamlessly integrates walking trails, wellness areas, family gathering spaces, and thoughtful beautification. By weaving these elements into a cohesive landscape, we aim to deliver a park that encourages exploration, relaxation, and a strong sense of place. We are eager to collaborate with City of McDonough stakeholders to ensure the final design offers a cherished experience for generations, embodying the City's vision for a high-quality, sustainable community asset.

The GMC Advantage: A Unified Team

A hallmark of our approach is the strength of our internal collaboration. Every member of this project team is a GMC employee; we require no outside sub-consultants. This "one-firm" structure allows us to offer the City of Chamblee:

Guaranteed Quality Control: We manage every detail under one roof, ensuring consistent standards across all disciplines.

Seamless Communication: Streamlined internal communication that accelerates the transition from preliminary sketches to final specifications.

Execution Agility: A single point of contact for the City, providing peace of mind from master plan development to final stamped construction documents.

Why GMC is the Right Partner for Geranium Park

Beyond our design philosophy, we bring a deep technical understanding of what it takes to deliver a successful project:

Parks & Recreation Expertise: We have a proven history of successful parks projects. We understand the balance between aesthetic design and long-term operational viability—ensuring the park is as easy to maintain as it is beautiful to visit.

Site Planning & Engineering Expertise: Our team includes technical experts specializing in site evaluations, stormwater management, geotechnical testing, environmental assessments, utility coordination, and sustainable design, ensuring a responsible and environmentally sound approach to the park's features and infrastructure.



Goodwyn Mills Cawood

6120 Powers Ferry Road NW,
Suite 500
Atlanta, GA 30339

T: (770) 952-2481
www.gmcnetwork.com

Public Involvement Expertise: We have community planners on our team especially attuned to maximizing the effectiveness and success of a public involvement process, ensuring resident input truly informs design decisions as outlined in the RFP's community engagement requirements.

Responsible Stewardship: We understand the importance of budget and schedule as we have designed many park projects in Georgia that utilized SPLOST VI funding. Our team is committed to providing cost-effective solutions without compromising quality, and we have a demonstrated ability to deliver projects on time and within budget.

We are genuinely excited about the opportunity to collaborate with the City of McDonough and are prepared to invest our full dedication and resources into the successful completion of the Geranium Park project. We are confident that our team's passion, expertise, and commitment to excellence will make us an invaluable partner.

Please do not hesitate to contact us if you require additional information or clarification. We look forward to the opportunity to serve the City of McDonough.

Sincerely,

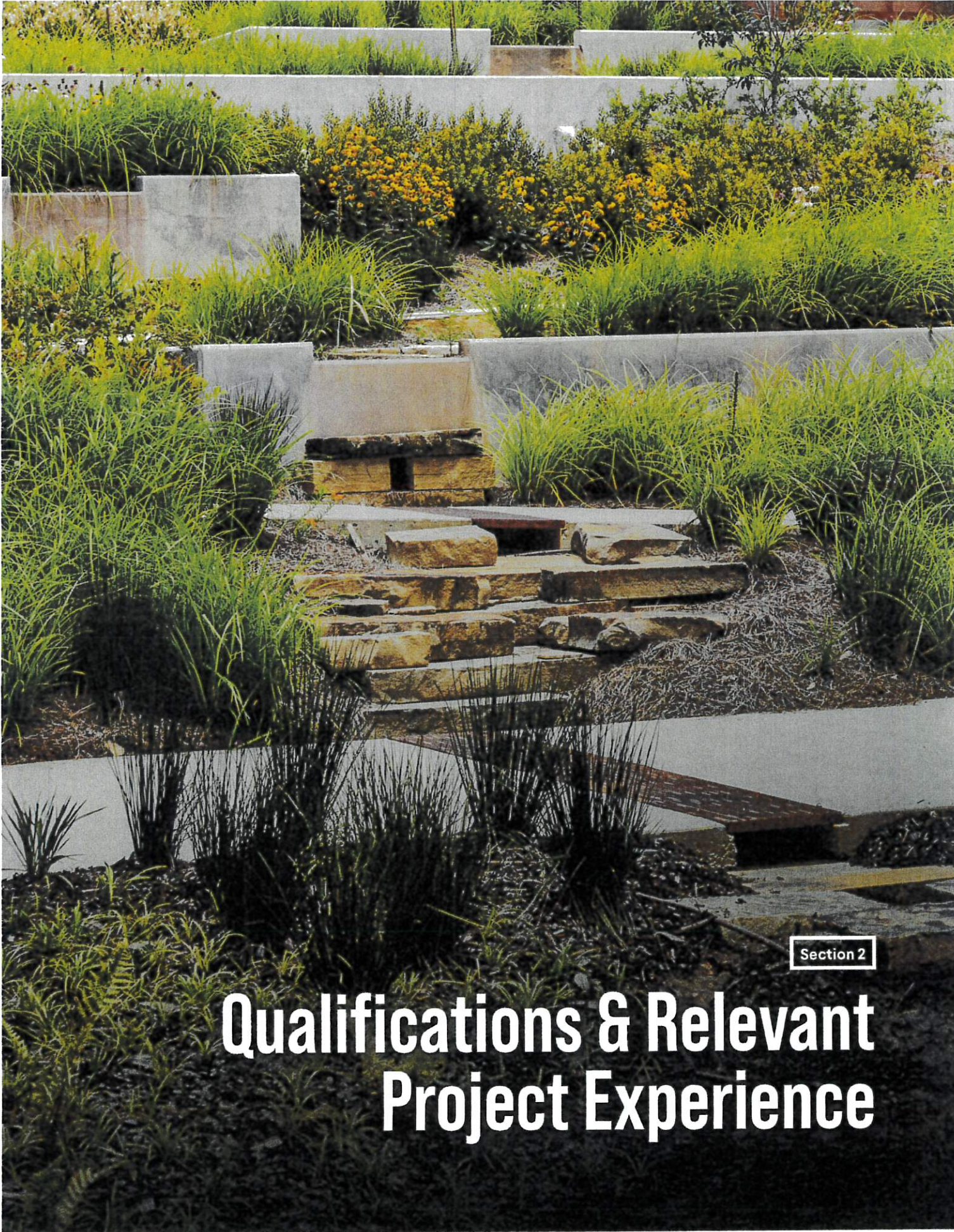
GOODWYN MILLS CAWOOD

A handwritten signature in blue ink that reads 'Matt Mitchell'.

Matt Mitchell, PLA

Vice President, Landscape Architecture
matt.mitchell@gmcnetwork.com
(859) 948-4609





Section 2

Qualifications & Relevant Project Experience

1. Firm Information

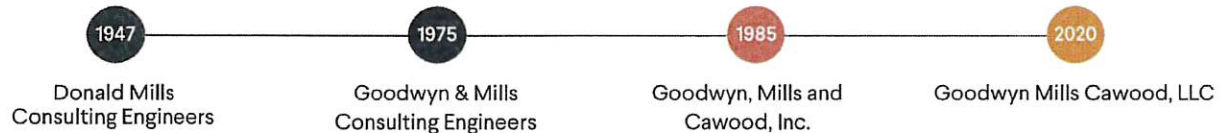
Firms' Local Name: Goodwyn Mills Cawood (GMC)
Local Address: 6120 Powers Ferry Road NW,
Suite 500, Atlanta, GA 30339
Local Telephone No: (770) 952-2481

Primary Contact: Matt Mitchell
Primary Telephone No: (859) 948-4609
E-mail: matt.mitchell@gmcnetwork.com
Year Firm Established: 1947

FIRM OVERVIEW

Goodwyn Mills Cawood (GMC), LLC is one of the largest architecture and engineering firms in the Southeast. Whether designing schools, parks, hospitals and other commercial developments, or providing clean water, safe streets and restoring resilient environments, GMC takes great pride in serving our communities through the transformative work we do. Every project is guided by the foundational concept that communities are built by people, not companies, and we strive to serve our communities with quality, integrity, creativity and care.

YEAR FIRM WAS ESTABLISHED & FORMER FIRM NAMES



75+
Years of
Business

12
Disciplines

28
Current Offices
in Southeast

700+
Full Time
Professionals

+\$2B
Designed
Annually



Office Locations

Alabama
Andalusia
Auburn
Birmingham
Daphne
Eufaula
Huntsville
Mobile
Montgomery
Vernon

Georgia
Atlanta
Augusta
Brunswick
Cartersville
Savannah

South Carolina
Charleston
Columbia
Greenville
Rock Hill

Kentucky
Williamsburg

Tennessee
Brentwood
Nashville

Florida
Lutz
Orlando
Pensacola
Sarasota
Tampa

Louisiana
New Orleans

North Carolina
Charlotte



Litigation History

GMC is a nationally recognized architecture and engineering firm. Although GMC's involvement in claims and lawsuits is extremely infrequent (0.001%) compared to our volume of projects and due to the risk management and quality control efforts of our teams, litigation in which we are a party does occur from time to time. On these rare occasions we consider these matters confidential between our firm and our

clients, and we are not allowed to disclose information on specific cases. We also maintain general and professional liability, workers' compensation and automobile insurance in sufficient limits to cover any outstanding claims or lawsuits. Our legal counsel fully anticipates that any such claims will be resolved well within the policy limits. There are no unsatisfied judgments against GMC.

GMC's litigation involvement is extremely rare, .001% in fact, when compared to the sheer volume of work we do.





Where Vision Meets Excellence:

GMC's Landscape Architecture and Planning Team Delivers

Proven Expertise in Community-Focused Design

When you select GMC's Landscape Architecture and Planning team, you're partnering with one of the Southeast's most comprehensive design firms, bringing over 77 years of experience in creating spaces that truly build communities.

Unmatched Project Portfolio and Experience

GMC has planned and designed 140 parks in the last 5 years alone, demonstrating our unwavering commitment to improving public spaces that enrich community lives. Our team brings extensive experience across diverse project types, from pocket parks to large recreation complexes, master planning initiatives, greenways and trails, athletic facilities, and urban design projects.

Integrated, Multi-Disciplinary Approach

GMC's multi-discipline team delivers seamless coordination under one roof. This comprehensive approach streamlines communication, accelerates timelines, and controls costs.

Community-Centered Design Philosophy

We believe great communities are built by people, not companies. Our approach prioritizes meaningful stakeholder engagement, detailed site analysis, and creative yet pragmatic solutions that balance design ambition with regulatory compliance and environmental stewardship. We work closely with city staff, community groups, and residents to ensure every project reflects local needs and aspirations.

Proven Track Record of Success

Our clients consistently choose us because we deliver projects on time, within budget, and with exceptional quality. We understand the importance of responsible stewardship and provide cost-effective solutions without compromising design excellence. Our portfolio includes award-winning recreational complexes, innovative park designs, and sustainable landscapes that serve communities for generations.

Local Presence, Regional Expertise

With strategically located offices across the Southeast, we provide the personal touch of a local firm with the resources and expertise of a regional leader. This means unmatched client service.

2. Experience

300+

Park Related
Projects
including
Master Planning

Award
Winning
Firm

**A Number of High-
Profile Projects**

Jessie Davis Park,
Fayetteville City Hall Park
Rotary Trail, Linley Park,
+ Many More

Park Related
Projects Across

5 STATES



Recent & Past Performance in Georgia

Bryan County, GA

- DeVaul Henderson Park & Soccer Complex
- Bryan County Sports Complex Phase II Baseball Fields

City of Chamblee, GA

- Chamblee City Hall Park
- Broad Street Streetscape
- City Center Master Plan

Columbia County, GA

- Euchee Creek Greenway Trail
- Riverwood Park
- Lakeside Park Green Infrastructure Improvements

Cartersville, GA

- Pettit Creek Trail

Coweta County, GA

- Prowell Park Master Plan
- Leroy Johnson Ballfields

Cobb County, GA

- Fair Oaks Park
- Dalton, GA**
- Heritage Point Park Improvements
- Douglasville, GA**
- Mill Village Park
- Willing Workers Park & Trail
- Jessie Davis Park

Fayetteville, GA

- Fayetteville City Hall Plan & Park

Gainesville, GA

- Green Street Food Truck Park

Glynn County, GA

- Coast Guard Beach Park

Greenville, GA

- Meriwether County McLaughlin Road Park

Henry County, GA

- Butlers Bridge Park & Stream Restoration

Jasper, GA

- Perrow Park Amphitheater

Jackson, GA

- The Creeks Trail

Marrietta, GA

- Noonday Creek Trail

McIntosh County, GA

- McIntosh County Recreation Park

Newnan, GA

- Greenville Street Park
- Bicentennial Park
- Lynch Park Synthetic Turf Ballfield
- Various SPLOST Projects

Rincon, GA

- Rincon Veterans Park

Snellville, GA

- Oak Road Neighborhood Park
- Briscoe Park

City of Douglasville Mill Village Park



\$450K
Costs

2022
Completed

GA
Douglasville

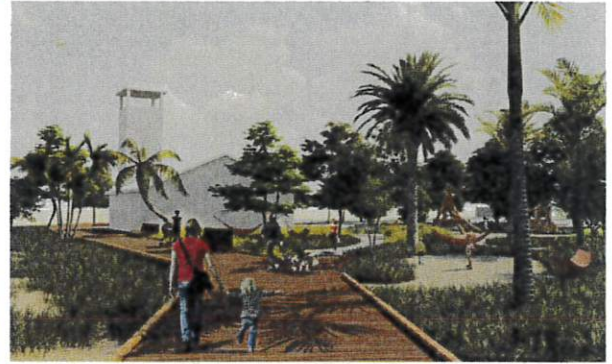
Project Relevance: Walking Trail, Pavilion, Pedestrian Bridge and Gathering Spaces

In 2019, the City of Douglasville awarded GMC design services for three existing parks. GMC provided civil engineering, landscape architecture, sports field design, electrical engineering and architectural design services. These parks were in three separate areas of town and needed to be master planned for renovation and implementation of each. Community outreach meetings were scheduled for each park to give local citizens a voice in what was desired for each neighborhood park.

A walking trail was incorporated, an all-inclusive playground with shade sails, a picnic shade pavilion, perimeter two-rail fencing and new landscaping.

Contact:
Chris Bass
Parks and Recreation Director
City of Douglasville
6695 Church Street
Douglasville, GA 30134
(678) 338-6202
bassc@douglasvillega.gov

Glynn County Coast Guard Beach Park



5 Acres
Size

\$6.9M
Cost

2027
Est. Completion

GA
Glynn County

Project Relevance: Walking Trail, Pedestrian Bridge, Picnic Areas, Eco Friendly Tourism and Gathering Spaces

The Glynn County Coast Guard Beach Park Development project aims to enhance and preserve one of Glynn County's most treasured coastal areas. This project will focus on improving public access, recreational facilities, and environmental stewardship at the park, ensuring the area remains a vital resource for both residents and visitors.

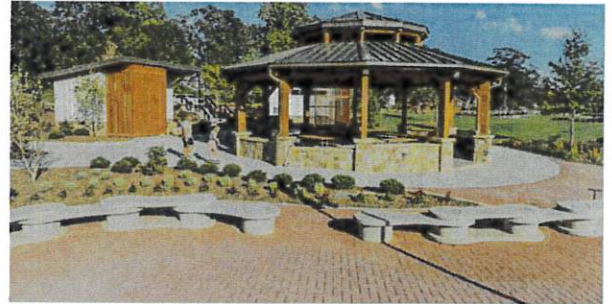
The park, located near a historically significant Coast Guard station, features pristine beaches, wildlife habitats, and scenic views. This project

will include park enhancements such as picnic areas, beach overlook patio, restrooms, bicycle access path, walking trails, and new initiatives to promote eco-friendly tourism and environmental conservation.

This project is not just an upgrade to the facilities but a commitment to long-term sustainability and community enjoyment, ensuring that Glynn County Coast Guard Beach Park remains a coastal gem for years to come.

Contact:
Jason Hagen
Procurement Officer
Glynn County Board of
Commissioners
W. Harold Pate Building
1725 Reynolds St., Suite 300
Brunswick, GA 31520
jhagen@glynncounty-ga.gov
(912) 554-7139

City of Anderson Linley Park



7 Acres
Size

\$2.5M
Costs

2025
Completed

SC
Anderson

Project Relevance: Walking Trail, Pavilion, Pedestrian Bridge and Gathering Spaces

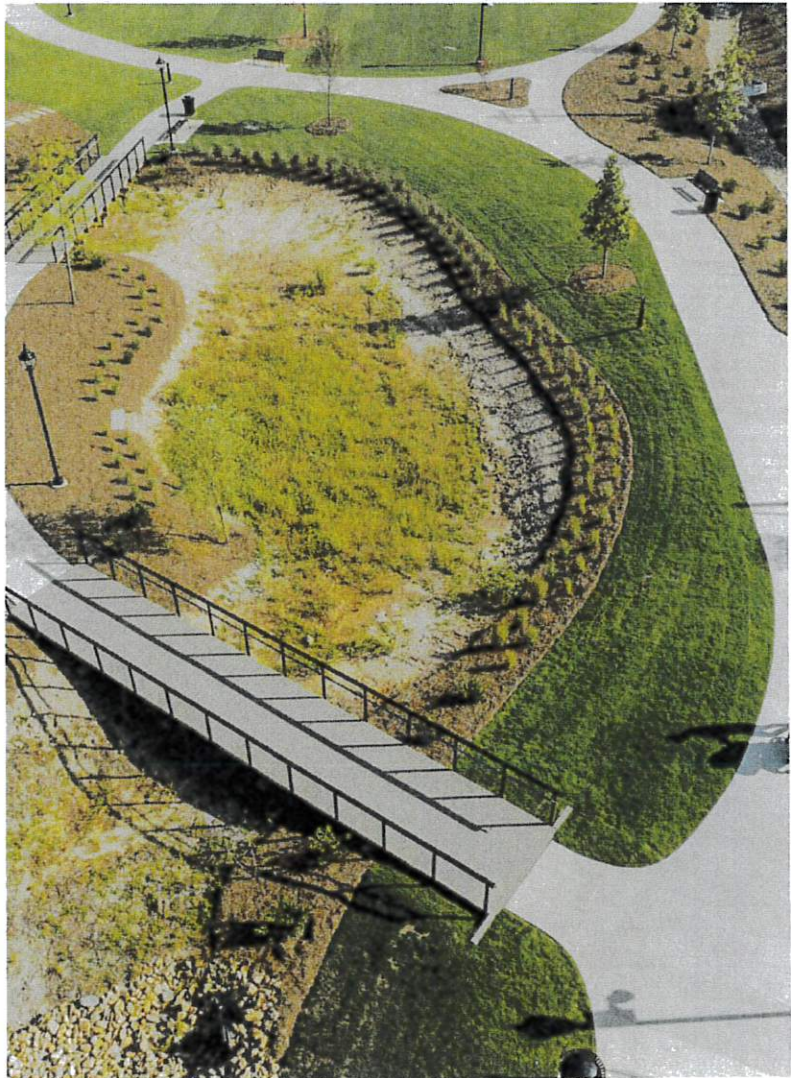
In the fall of 2015, the City of Anderson Parks and Recreation Division recognized the need for an efficient, cohesive recreation system. With this in mind, the city sought out GMC to provide Architectural and Engineering design Services for improvements to Linley Park, including traffic safety measures, improved stormwater measures an updated greenway connection through the park that connects to the recreation complex, a playground, as well as a gazebo and restroom facilities.

In addition, our environmental team designed a full stream restoration through the park. The previous stream channel was mostly straight-lined and fully concrete lined, causing floods during heavy rain events. The new design features a natural stream channel, connected to its floodplain, to help reduce flooding, while providing an additional amenity to the overall park.

Contact:

Andres Strickland,
Assistant City Manager
City of Anderson
401 Main Street
Anderson, SC 29624
(864) 231-1135
astrickland@
cityofandersonsc.com

Section 2 Experience



City of Gainesville

Gainesville Food Truck Park



1 Acre

Size

Under Construction

Status

GA

Gainesville

Project Relevance: Walking Trail, Pavilion, Pedestrian Bridge and Gathering Spaces

GMC is currently assisting the City of Gainesville, GA in redeveloping their Green Street Park into a vibrant restaurant and food truck park. This reinvigorated space will host a vibrant restaurant and food truck area designed to enhance community gathering opportunities and support local businesses. In order to transform this park to accommodate food trucks and mobile markets, GMC and the City had to consider various site improvements and additions, which include:

- grading and drainage: must be level for cooking but slightly sloped to prevent pooling water.
- Selecting load bearing surface material for food truck serving area

- Greywater Disposal and Central Fill Stations with Back Flow Preventer's
- Electrical Vaults
- Increasing waste capacity receptacles
- Cost efficient lighting for safety & aesthetic
- Restroom Facilities
- Water Filling Stations

GMC worked with the city to administer a survey to and public input meeting for food truck entrepreneurs to gauge their interest and develop a plan for what certain permanent fixtures the local Food truck vendors require and / or would appreciate to have on site so they could operate and serve the community effectively.

Contact:

Brian Lackey,
City Manager
City of Gainesville
300 Henry Ward Way,
Suite 303
Gainesville, GA 30501
(770) 535-6865
blackey@gainesville.org

City of Snellville

Oak Road Park



5 Acres
Size

\$281K
Costs

2017
Completed

GA
Snellville

Project Relevance: Walking Trail, Pavilion, Pedestrian Bridge and Gathering Spaces

GMC worked with the City of Snellville to create a master plan and conceptual design for five acres of property near the center of the city. The park is a passive, neighborhood park with no public parking, designed to be used by residents of the surrounding neighborhoods. The scope included programming for an a picnic shelter/pavilion, a quarter-mile walking trail, a drinking fountain for people and dogs and a small landscaped green space near the shelter.

Contact:
Matthew Pepper
City Manager
City of Snellville
2342 Oak Road
Snellville, Georgia 30078
(770) 985-3502
mpepper@snellville.org

3. References

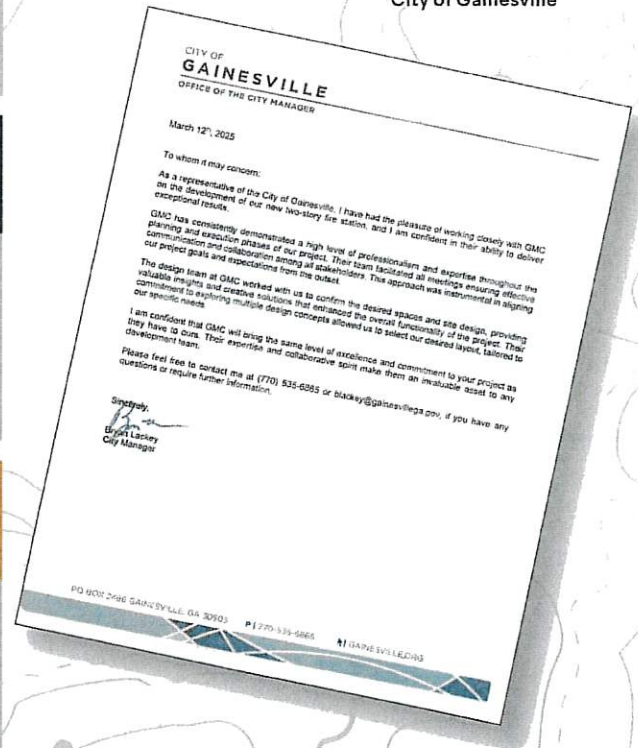
Only GMC's Georgia based projects are shown in the table below. A comprehensive list of all of GMC's related projects over the past 3 years is available upon request.

<p>Chamblee City Hall South Lawn Chamblee, GA</p>	<p>Jesie Davis Park, Willing Workers Park, Mill Village Park Douglasville, GA</p>
<p>Kristin Gorham Assistant City Manager City of Chamblee (470) 395-2322 kgorham@chambleega.gov</p>	<p>Chris Bass Parks & Recreation Director City of Douglasville (770) 920-3000 bassc@douglasvillega.gov</p>
<p>Toddler Park Loganville, GA</p>	<p>Coweta Prowell Park Newnan, GA</p>
<p>Danny Roberts City Manager City of Loganville (770) 466-1165 daroberts@loganville-ga.gov</p>	<p>Jim Gay Parks & Recreation Director Coweta County (770) 254-2601 facilitiespayapp@coweta.ga.us</p>
<p>Dalton Heritage Point Park Improvements Dalton, GA</p>	<p>Briscoe Park Community Recreation Center Snellville, GA</p>
<p>Steve Roberts Parks & Recreation Director City of Dalton (706) 278-5404 sroberts@daltonga.gov</p>	<p>Matthew Pepper City Manager City of Snellville (770) 985-3502 mpepper@snellville.org</p>

“ GMC has consistently demonstrated a high level of professionalism and expertise throughout the planning and execution phases of our project.

Their team facilitated all meetings ensuring effective communication and collaboration among all stakeholders. This approach was instrumental in aligning our project goals and expectations from the outset.

- Brian Lackey
City Manager
City of Gainesville



“ Their team helped us plan a four-phase construction project to allow for full operation during construction of our parks and recreation programs within the facility. We have found GMC and their assigned staff to be most responsive to our needs and quick to address any contractor issues or questions.

Michael Perry
Director of Recreation and Parks
City of Sandy Springs

4. Staffing Management



★ Primary Point of Contact

Matt Mitchell
Phone: (859) 948-4609
Email: matt.mitchell@gmcnetwork.com

Org Chart Key

- GMC
- Stability Engineering

Project Management



■ Design Team Leader & Principal in Charge

Matt Mitchell, PLA
Vice President, Landscape Architecture



Primary Services

■ Landscape & Planning

Spencer Stone
Project Manager

Kalanos Johnson
Public Engagement Leader

■ Civil Engineer

Karl Lutjens, PE
Sr. Civil Engineer

Lauren Stoltz, PE
Civil Engineer

■ Environmental

Caitlin Roman, MSc
Environmental Scientist

■ Architecture

Madeline Stewart, AIA
Project Architect

Sub-Consulting Services

■ Structural Engineering

Pierre Coiron, PE
Structural Engineer

All GMC project team members shown on the organizational chart above operate from GMC's Atlanta Office.

Section 2 Experience

Matt Mitchell, PLA, LEED AP

Vice President, Georgia Landscape Architecture



Matt brings a breadth of knowledge and experience as a Landscape Architect, including a history of leading various complex, multifaceted projects throughout the Southeast. As the project's Point of Contact, his primary role will be to ensure the ultimate satisfaction for each and every client. He will leverage his knowledge and talents to see the bigger picture when needed and ask appropriate questions to help find the best solution. Throughout the design and planning process, he will be involved to make sure our team is working to fully meet the client's expectations. His leadership and calm demeanor will help create solutions to provide a successful project from beginning to end.

Municipal Parks Experience

- City of Gainesville - Green Street Park - GA
- City of Newnan - SPLOST Park Projects - GA
- City of Newnan - Bicentennial Park - GA
- City of Newnan - Greenville Street Park - GA
- City of Newnan - C. Jay Smith Park - GA*
- City of Newnan - Lynch Park Ballfield - Newnan, GA
- City of Newnan - Pickleball Complex (The HUB) - Newnan, GA*
- City of Rincon - Veterans Park - GA
- Meriwether County - McLaughlin Road Park - GA
- City of Jasper - Perrow Park - GA
- City of Douglasville - Willing Workers Trail Connection - GA
- City of Dalton - Heritage Point Park Improvements - GA
- City of Peachtree Corners - Circle Trail - GA
- Columbia County - Riverwood Park - GA
- Columbia County - Lakeside Park Green Improvements - GA
- Columbia County - Reed Creek Streambank Stabilization - GA
- Glynn County - Coast Guard Beach Park - GA
- Cobb County Fair Oaks Park & Booth Road Park - Marietta, GA
- Henry County - Butler's Bridge Park - GA
- Noonday Creek Trail Bridge - Marietta, GA
- Chattahoochee High School Baseball Field Evaluation - Fulton, GA
- Coweta County - Leroy Jonson Ballfields - GA
- Coweta County - Prowell Park Master Plan - GA
- Douglasville Urban Redevelopment Plan - GA
- Douglas County - The Trails - GA*

Project Role

Sr. Project Manager

19+
Years Exp.

PLA
Licensed

100+
Projects

Education

Bachelor of Science in Landscape Architecture, University of Kentucky, 2007

Transportation Systems Management, University of Kentucky, 2006-2007

Licenses/Certifications

Registered Landscape Architect GA #1691, KY #1041

U.S. Green Building Council LEED Accredited Professional (AP)

Affiliations

Urban Land Institute (ULI)

Construction Management Association of America (CMAA)

Commercial Real Estate Development Association (NAIOP)

* Projects completed with previous firm.

Section 2 Experience

Spencer Stone

Landscape Design



Spencer Stone is a landscape architect with a Master's in Landscape Architecture and a Bachelor's in Environmental Sciences from North Carolina State University. His project experience includes streetscapes, parks, civic spaces, and campus environments across Georgia, such as Chamblee Broad Street Streetscape Improvements, Douglasville City Hall, Columbia County Riverwood Park, Jasper Perrow Park, Cartersville City Hall, Newnan Bicentennial Park, Midtown Art Walk, and The Westminster Schools campus. Spencer brings a strong background in creative site design and urban placemaking to each project.

Municipal Parks Experience

- Chamblee Broad Street Streetscape Improvements - Chamblee, GA
- Douglasville City Hall - Douglasville, GA
- Riverwood County Park - Columbia, GA
- Coast Guard Beach Park- Glynn County, GA
- Dalton Heritage Point Park Improvements- Dalton, GA
- Monroe Wayne Street Courtyard -
- Cartersville City Hall - Cartersville, GA
- City of Newnan - Bicentennial Park - GA
- City of Newnan - Greenville Street Park - GA
- Coweta County - Leroy Jonson Ballfields - GA
- City of Jasper - Perrow Park - GA
- Mills Community Park Phase 2- Foley, AL
- Noonday Creek Pedestrian Bridge Phase 2 -
- Midtown Art Walk - Atlanta, GA*
- 222 Mitchell Street - Atlanta, GA*
- Honest Alley Activation Study - Lawrenceville, GA*
- The Westminster Schools (School Campus) - Atlanta, GA*
- Atlanta Botanical Garden - Atlanta, GA*
- Yonah Park, Phase 1 and 2 - Atlanta, GA*
- Commercial Row Commons - Atlanta, GA*
- Arbor Montessori School - Atlanta, GA*
- Stone Hogan - Atlanta, GA*
- Auburn Point - Atlanta, GA*
- Thrive Henderson Place - Atlanta, GA*

Project Role
**Project
Manager**

Education

Bachelor of Science in Environmental Sciences, North Carolina State University, 2015-2019

Master in Landscape Architecture, North Carolina State University, 2019-2022

Affiliations

ASLA Award of Excellence in the Student Community Service Award, 2022

EDRA Presenter, Greenville SC, 2022

CELA Presenter, Santa Ana Pueblo NM, 2022

SERC Presenter, Wilmington NC, 2022

Section 2 Experience

Kalanos Johnson, MBA

Senior Planner



Kalanos brings almost 30 years of experience in public and private sector planning and community development, with a strong emphasis on public engagement and stakeholder collaboration. He has led a wide variety of planning projects from conception through construction, ensuring that community voices are integrated at every stage. Kalanos is adept at designing and facilitating inclusive public outreach strategies for comprehensive planning, long-range transportation needs, roadway improvements, bike/ped studies, and transit projects.

His expertise in managing people and processes, client relations, and communication enables him to foster meaningful connections between project teams and the communities they serve. Kalanos excels at organizing and leading public meetings, workshops, and stakeholder engagement sessions, ensuring transparent communication and active participation. His extensive experience in stakeholder facilitation and outreach has been instrumental in building consensus, addressing community concerns, and shaping plans that reflect the needs and aspirations of diverse populations.

Highlighted Experience

- Williamsburg County Comprehensive Plan Update - Williamsburg County, SC
- Fulton County Comprehensive Plan Update - GA
- Southeast Bulloch County Growth Management Plan - GA
- Bryan County Comprehensive Plan Update - GA
- City of Douglasville Comprehensive Plan Update - GA
- City of Griffin Comprehensive Plan Update - Griffin, GA
- Newton County Comprehensive Plan Update - Covington, GA
- Rockdale County Planning and Development Dept. - Organizational Audit Rockdale County, GA*
- City of Fairburn Comprehensive Plan Update - Fairburn, GA*
- City of Norcross Comprehensive Plan - Norcross, GA*
- Downtown Carrollton Master Plan - Carrollton, GA*
- Henry County Comprehensive Plan - Henry County, GA*
- City of LaGrange Comprehensive Plan - LaGrange, GA*
- City of Douglasville Urban Redevelopment Plan - Douglasville, GA
- East Point Economic Development Strategic Plan (EDSP) - East

Project Role

Public Engagement Leader

Education

Master of Business Administration,
Strayer University, 2013

Master of Planning, University of Akron,
1997

Bachelor of Science, Social Work, Fort
Valley State, 1995

Affiliations

American Planning Association (APA)

Georgia Planning Association (GPA)

Development Authority of Clayton
County, Vice Chairman (2009-2017)

Arts Clayton Board Member (2017-2019)
Leadership Clayton, 2005

* Projects completed with previous firm.

Section 2 Experience

Karl P. Lutjens, PE

Civil Engineer



Karl has more than 20 years in the engineering field, he has experience in both structural and civil engineering. He manages the civil and structural design staff of engineers and technicians in the preparation of construction documentation for both public and private clients. Karl is responsible for design coordination, business and client development, proposals, workload assignments, and projections. Serving both the private and public sector, Karl has involvement in a wide range of projects. His experience has ranged from the onset of land selection and zoning to final buildout.

Project Role
Sr. Civil Engineer

Highlighted Experience

- Culvert Replacement at Chemical Products, Arch Culvert - Cartersville, GA
- Culvert Replacement at Lee Street, Box Culvert - Cartersville, GA
- Storm Water Drainage Study Rail Road/ Church St Drainage Basins - Cartersville, GA
- Bartow County Civic Center Survey - Bartow County, GA
- Bartow County Civic Center Intersection Design with Hwy and GA Highland College - Bartow County, GA
- City of Cartersville Foundation Design of Equipment Building - Cartersville, GA
- City of Cartersville Foundation Design of Truck Wash Bay - Cartersville, GA
- Bartow County Mining Permit for Borrow Site - Bartow County, GA
- Bartow County Road Survey for Sugar Valley Road - Bartow County, GA
- City of Cartersville Road Survey for Center Road - Cartersville, GA
- Bartow County Bus Barn - Bartow County, GA
- Georgia Highlands College, Science and Math Building - Bartow County, GA
- City of Cartersville Middle School Gym - Cartersville, GA
- Kennesaw Charter Math and Science Academy - Kennesaw, GA
- University of Kennesaw Visual arts Center - Kennesaw, GA
- Adairsville Middle School - Adairsville, GA
- Adairsville Elementary School - Adairsville, GA
- Cartersville Middle Gym Expansion - Cartersville, GA
- GA Highlands College Student Academic Center - Atlanta, GA

Education

Bachelor of Science, Georgia Institute of Technology, 1998

Licenses/Certifications

Professional Engineer: GA #028430; NC #29190; SC #26433; TN #131288; MI #6201314416

GSWCC Level II Certified Designer
Professional #0000003422 - 12/2005

GSWCC Conservation Level II
Certification - 2004, 2008, 2011, 2015, 2018, 2021

Certified GDOT Worksite Supervisor

Affiliations

Acting Chair of the Cartersville-Bartow County Chamber Transportation Committee

* Projects completed with previous firm.

Section 2 Experience

Lauren Stoltz, PE

Civil Engineer



Lauren holds the pivotal role of Civil Engineer with GMC. Her responsibilities extend to encompass multifaceted aspects of project design and development, where her expertise shines through crafting innovative solutions. With a keen eye for detail and a depth of technical knowledge, Lauren navigates the complexities of land development projects with finesse. From initial conceptualization to final execution, she plays a vital role in shaping the built environment, ensuring that projects adhere to regulatory standards while meeting the diverse needs of clients and communities.

Parks and Recreation Experience

- Bryan County Sports Complex Phase II - Bryan County, GA
- Henry County Butler's Bridge Park - Henry County, GA
- Willing Workers Park - Douglasville, GA
- Mill Village Park - Douglasville, GA
- Briscoe Park Community Recreation Center - Snellville, GA
- Wetumpka Soccer Complex - Wetumpka, AL
- Auburn University AUM Baseball Entrance - Auburn, AL
- Phenix City Riverwalk Trailhead - Phenix City, AL
- Integrity Park Phases I and II - Spanish Fort, AL
- Town of Park Road Nature Trail Park - Park Road, AL

Education Experience

- DeKalb County School District, Middle and High School at Sequoyah - Doraville, GA
- DeKalb County School District, Allgood Elementary School - Atlanta, GA
- Douglas County Schools, South Douglas Elementary School Addition - Douglas County, GA
- Paulding County School District, Paulding County Elementary School - Paulding County, GA
- Washington County School District, TJ Elder Middle School - Washington County, GA
- Savannah-Chatham County Public School System, Pulaski K-8 Conversion - Savannah, GA

Project Role

Civil Engineer

Education

Bachelor of Science in Civil Engineering,
Auburn University, 2013

Licenses/Certifications

Professional Engineer, AL #38346, GA
#044827, FL #88897

GSWCC Level II Certified Design
Professional #0000088324

American Society of Civil Engineers,
Civil Engineer #818281

Affiliations

American Society of
Civil Engineers (ASCE)

* Projects completed with previous firm.

Madeline Stewart AIA, NCARB, WELL AP

Architecture Practice Leader



Madeline leads GMC's in-house education practices for the Atlanta office. Her ability to listen to a project's needs and deliver a design that responds is an asset to any team she joins. Madeline's hard work and dedication started long before joining GMC. Madeline graduated Summa Cum Laude from Auburn University as well as Valedictorian and recipient of the International Baccalaureate Diploma from Douglas County High School. While at Auburn University, she was the recipient of the James Richardson Wilkinson Memorial Scholarship, Second Year Book Award, and the Paul Fraser Memorial Scholarship. Madeline held the distinct honor of the positions of Teaching Assistant, Research Assistant and College of Architecture, Design and Construction Ambassador. She attended Auburn's Rural Studio Program and Architecture Study Abroad Program, based in Rome, Italy. In addition to her studies, Madeline dedicated her summers to the practice of architecture by working at several Georgia based design firms to broaden her experience.

Highlighted Experience

- Jessie Davis Park - Douglasville, GA
- Bryan County Gymnasium and Soccer Complex at DeVaul Henderson Park - Richmond Hill, GA
- University of West Georgia Baseball Stadium - Carrollton, GA
- Tift County Schools, Tift County Middle School Design - Tift, GA
- Tift County Schools, Multi-Use Pavilion - Tift County, GA
- Tift County Schools, HS Field House - Tift County, GA
- Tift County Schools, Facility Assessments & COPS Updates - Tift, GA
- DeKalb County School District, New Middle School and High School at Sequoyah - Doraville, GA
- Paulding County School District, Northside Elementary Addition - Dallas, GA
- Paulding County School District, New Elementary School - Dallas, GA
- Douglas County Schools, South Douglas Elementary School Addition - Douglas County, GA
- Atlanta Public Schools, Connally Elementary School - Atlanta, GA
- Atlanta Public Schools, Hutchinson Elementary School - Atlanta, GA
- Atlanta Public Schools, Gideons Elementary School - Atlanta, GA
- DeKalb County School District, Redan Middle School - Lithonia, GA
- DeKalb County School District, Salem Middle School - Stonecrest, GA
- DeKalb County School District, Fairington Elementary School - Stonecrest, GA

Project Role

Project Architect

Education

Bachelor of Architecture, Auburn University, 2019 Summa Cum Laude

Licenses/Certifications

Registered Architect, GA #016356

National Council of Architectural

Registration Boards Certified (NCARB)
WELL AP Certification

Affiliations

American Institute of Architects (AIA)

* Projects completed with previous firm.

Caitlin Roman, MSc

Biologist



Caitlin is a Biologist at GMC with over seven years of experience in stormwater and watershed management, municipal water and wastewater operations, and NPDES permitting and compliance. She handles NPDES compliance, inspections, and watershed protection plans. Previously, she managed environmental compliance and wastewater operations for a Georgia municipality, overseeing regulatory requirements, reporting, field sampling, and data analysis.

Phase 1 Environmental Site Assessments

- Effingham County Water Supply - Effingham County, GA
- Butlers Bridge Stream Restoration - Henry County, GA
- Coast Guard Beach Park - Glynn County, GA
- McTell Trail Stream Restoration - Statesboro, GA
- Reed Creek Stream Bank Stabilization - Columbia County, GA
- Grove Creek WWTP - Commerce, GA
- DeKalb County School District, New Middle School and High School at Sequoyah - Doraville, GA
- West Chatham Middle and Elementary School - Pooler, GA
- Tabby Trail - St. Marys, GA
- Fairburn Public Safety Complex - Fairburn, GA
- Douglasville Driving Course - Douglasville, GA
- Car Dealership - Union City, GA
- Former Transportation Company - Augusta, GA
- Historic Coast Guard Beach Park - St Simons Island, GA
- Paradise Park - Thomasville, GA
- Former Hotel - Hardeeville, SC

National Environmental Policy Act (NEPA)

- Dublin Fire Station Environmental Assessment - USDA - Dublin, GA
- Cy Nunnally Airport Categorical Exclusion - GDOT - Monroe, GA
- Lift Station Categorical Exclusion - US EPA - St Marys, GA
- Kingsland Disaster Recover CDBG Environmental Assessment - HUD - Kingsland, GA
- Jackson County Airport Terminal Project Categorical Exclusion - GDOT - Jefferson, GA
- Greene Street Lighting Project Categorical Exclusion - GDOT - Augusta, GA

Project Role

Environmental Scientist

Education

Master of Science in Biological Studies,
Texas A&M University, 2021

Bachelor of Science in Biology, Augusta
University, 2016

Associate of Science, Florida State
University, 2012

Licenses/Certifications

MS4 Compliance and Enforcement
Certified Inspector, NPDES Training
Institute

GA Soil and Water Conservation
Commission Level 1A Certified
Personnel

Wastewater Treatment Plant Operator
Class II & Class III

Wastewater Laboratory Analyst

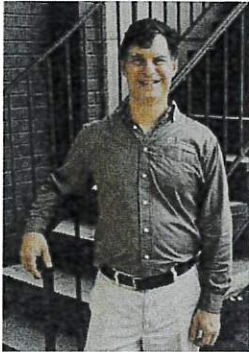
GA Landfill Operator

Confined Space Competent Person

* Projects completed with previous firm.



STABILITY ENGINEERING, LLC



**PIERRE COIRON, P.E., S.E.
PRINCIPAL AND FOUNDER**

Pierre's twenty years of experience in construction and engineering include municipal and religious facilities, single- and multi-family residential projects, retail buildings, heavy industrial facilities, pulp and paper mills, and manufacturing and power facilities. Beyond field engineering, Pierre oversees the company's staffing and training, and he manages communication and coordination with clients and contractors. Under Pierre's management, Stability Engineering has completed over 2,500 projects in Georgia and throughout the southeast.

EDUCATION

Bachelor of Science, Civil Engineering, August 2015
Kennesaw State University, Marietta GA

Bachelor of Science, Civil Engineering Technology, December 1995
Kennesaw State University, Marietta GA

Bachelor of Arts, Business Finance, December 1987
Loyola University, New Orleans LA

REGISTRATIONS

Registered professional engineer (PE) in Alabama, Georgia, Mississippi, New York, North Carolina, South Carolina, Tennessee, Texas, Virginia.

AWARDS

2015: Louisiana Historic Landmark design – Received award conversion of 1920's vintage commercial structure into home of The New Orleans Jazz Orchestra located in downtown New Orleans. The project featured removal of structural columns and beams and replacement with custom truss girder spanning the new performance space. A mezzanine was also added to additional seating, assembly and office space.

2014: Structural Engineers Association of Georgia (SEAOG) for the Historic Barn at the Monastery of the Holy Spirit (Conyers, Georgia). We provided structural design services, performed extensive non-destructive testing and analysis of the wood framing, and designed a custom steel frame to stabilize the barn structure. We also provided direction for securing the existing brick veneer and replacing the floor slab on grade. These methods allowed us to maintain the majority of the original wood structure, updating the historic barn while maintaining its antique charm and historic value. The purpose of the Excellence in Structural Engineering Awards is to recognize structural engineers in the state of Georgia who demonstrate a high caliber of creativity, dedication, innovation, and ingenuity in the work they perform.

2013: ASCE Honorable Mention — Natural Environment Project of the Year from the Georgia Section of the American Society of Civil Engineers. The winning project,

2012: GA Green Building Association: Stability Engineering received a design award for 601 3rd Av, Decatur for our involvement as the structural engineer. During its construction in 2007-2008, the Third Avenue renovation was a media darling, from its feature on Discovery's Planet Green, which helped fund some of the renovation. Architect: Rawlings Design. General Contractor: Renewal Design/Build.

BID AUTHORIZATION AFFIDAVIT

STATE OF GEORGIA
CITY OF MCDONOUGH

BEFORE ME, the undersigned authority a Notary Public in and for the State of Georgia, on this day personally appeared Matt Mitchell who, after having first been duly sworn, upon oath did depose and say; that the forgoing bid submitted by Goodwyn Mills Cawood hereafter called "Bidder" is duly authorized agent of said company and that the person signing said bid has been duly authorized to execute the same. Bidder affirms that they are duly authorized to execute this Agreement, that this company, corporation, firm, partnership or individual has not prepared this bid in collusion with any other Bidder, and that the contents of this bid as to prices, terms or conditions of said bid have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this bid.

The undersigned certifies that the bid prices contained in this bid have been carefully checked and are submitted as correct and final and if bid is accepted, agrees to furnish the articles and/or services listed and offered in this document at the prices and terms stated, subject to the conditions and specifications of this Request for Bid.

Bidder Information:

Goodwyn Mills Cawood
(Company)


(Signature)

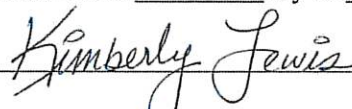
6120 Powers Ferry Road NW, Suite 500
(Address)

Matt Mitchell
(Printed Name)

Atlanta, GA 30339
(City, State, Zip)

Vice President of Landscape Architecture, GA
(Title)

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 day of Matt Mitchell 2026


Notary Public in and for the State of Georgia



(Seal)
(FAILURE TO SIGN THIS SECTION SHALL DISQUALIFY YOUR RESPONSE)



Workload & Commitment

GMC's dedicated project team is fully available and committed to the City of McDonough for the Geranium Park Project, with the staffing depth, technical resources, and proven workload management to ensure timely, high-quality service without conflicts or compromise to existing clients.

Commitment & Availability of Project Team

All key personnel proposed for this project are *IMMEDIATELY* available and committed to support the City of McDonough on this important park project, with no anticipated conflicts or competing assignments. Our Sr. Project Manager and core team are available for regular coordination, programming and decision-making meetings, both virtual and on-site, to maintain momentum and ensure timely responses. Following contract award, our team will meet with the City to align on the project schedule, overall vision, key milestones, and budget parameters.

Current Workload of Project Team

Matt Mitchell, PLA	40%
Spencer Stone	30%
Kalanos Johnson	30%
Karl Lutjens, PE	40%
Lauren Stoltz, PE	40%
Madeline Stewart, AIA	45%
Caitlin Roman, MSc	35%

GMC Landscape Architecture Georgia Current Projects Snapshot		
GMC Projects	Client	Completion
Briscoe Park Recreation Center	City of Snellville	Spring 2026
Green Street Park	City of Gainesville	Spring 2026
Coast Guard Beach Park	Glynn County	2027

NON-CONFLICT OF INTEREST

By submitting an offer in response to this solicitation, the Firm represents that in the preparation and submission of this proposal, said Firm did not either directly or indirectly, enter into any combination or arrangement with any person, Proposer, Corporation or enter into any agreement, participate in any collusion, or otherwise take any action in the restraint of free, competitive bidding in violation of the Sherman Act (15 U.S.C. Section I or Section 59.1-9.1 through 59.1-9.17 or Sections 59.1 – 68.6 through 59.68.8). Collusion and fraud in proposal preparation shall be reported to the State of Georgia Attorney General and the United States Justice Department.

Matt Mitchell, VP of Landscape Architecture, GA (Officer of Firm) certifies that to the best of our knowledge, no circumstances exist which shall cause a conflict of interest in performing services for City of McDonough, and that no company or person other than bona fide employees working solely for our firm has been employed or retained to solicit or secure an agreement resulting from this request for proposal.

Signature:  _____

Print Name: Matt Mitchell _____

Title: Vice President of Landscape Architecture, GA _____

Firm Address: 6120 Powers Ferry Road NW, Suite 500, Atlanta, GA 30339 _____

**GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT
AFFIDAVIT AND AGREEMENT**

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10- 91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of the City of McDonough has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

E-Verify #1215852

Federal Work Authorization/ E-Verify User Identification Number

March 6, 2024

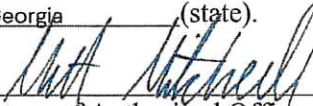
Date of Authorization

Goodwyn Mills Cawood, LLC (GMC)

Name of Contractor

I hereby declare under penalty of perjury that the foregoing is true and correct. Executed on 23, February, 2026 in Atlanta (city),

Georgia (state).



Signature of Authorized Officer or Agent

Matt Mitchell, VP of Landscape Architecture, GA

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

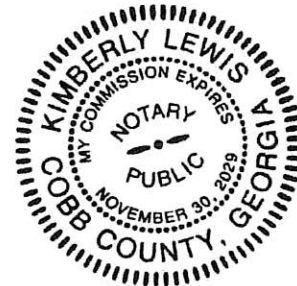
ON THIS THE 23 DAY OF February, 2026.



NOTARY PUBLIC

My Commission Expires:

November 30, 2029



ADDENDA 1



Question 1:

Several places in the RFP mention architect or architectural services. Many firms like ours that do this type of work lead it with a landscape architect and the architect designs specific buildings. Will that be ok for us to show our landscape architects as the lead, so long as we have an architect for buildings?

Response:

It is acceptable for the proposer to identify a landscape architect as the lead for the project team, provided the team includes a Georgia-licensed architect responsible for the design of any building or architectural structures included in the project. The City's intent is to ensure all required services are performed under the appropriate professional licensure.

Question 2:

The RFP mentions we should submit bid bonds and performance/payment bonds. While these are typical of bids for construction by general construction contractors, they are not for design services and design firms would not be able to acquire these. Can these be removed from the requirements?

Response:

Yes. Bid bonds and performance/payment bonds are not required for this solicitation for design services. Proposers should disregard the bond requirements referenced in the RFP.

Question 3:

The RFP mentions a master plan and community engagement process. There is enough information currently to prepare a fee for those services. However, the RFP also asks for fees to take the project from the master plan through to completion of construction documents, where there is not yet enough information to guide how to develop these fees. During the master planning process, the layout of the park, the number of structures, and the types of amenities to be designed will be further identified. The amount of these facilities, what they should look like, how large or complex they are that come from the master plan process will drive the fees for those features. Would it be possible for us to submit a fee just for the master planning and community engagement process now, and then you negotiate a fee for the construction documents once the scope for that work can be identified during the master planning process?

ADDENDA 2



Question 1: Anticipated Structures / Buildings

What types and how many structures should the design team assume may be included in the scope (e.g., pavilions, pergolas, restrooms, monument elements, gateway features)?

Response:

The final number, type, and scale of structures will be informed through the master planning and community engagement process. Proposers should assume typical passive park elements such as small pavilions or shade structures, gateway or monument features, pedestrian bridge elements, seating areas, and related amenities appropriate for a destination gateway passive park. The selected firm will work with the City to refine these elements during master planning.

Question 2: Consultant Requirements

The RFQ includes staffing categories typical of vertical building projects. Are Mechanical, Plumbing, and Life/Safety Engineering consultants truly required for this park project, or is this language included as standard boilerplate?

Response:

Proposers should include only those consultants necessary to support the anticipated park amenities and any applicable structures.

Question 3: Pedestrian Bridge Scope

Is the signature pedestrian bridge expected to be fully engineered and permitted as part of the final construction document package, or developed to a conceptual level with final engineering deferred?

Response:

The pedestrian bridge is expected to be fully engineered and included in the final construction ready document package, including permitting coordination as required.

Question 4: Creek and Environmental Permitting

Has the City completed any environmental or regulatory determinations for the creek corridor (buffers, floodplain, Corps jurisdiction, etc.) that would inform the permitting approach?

Response:

The City has not completed formal environmental or regulatory determinations at this time. The selected design team should anticipate coordinating with applicable agencies and incorporating permitting considerations into the design process as required.

ADDENDA 3



Question:

Can you please clarify if we are supposed to submit a design concept with our response?
Under these requirements you outline the following:

Methodology and Technical Approach to the Project, Quality and Completeness of the Response of the Proposal: Submission of concept drawings that provide a clear design solution.

Additionally, the following verbiage is under Section 3 - Approach and Design

1. Design Solution

Provide your design solution to the requirements of the RFP, as described in the scope of work.

Are you looking for a concept to be submitted with the RFP? Please advise.

Answer:

Yes. Proposers are requested to submit a conceptual design as part of their response. The intent is not to require a full or detailed design at this stage, but rather a concept level design and narrative that demonstrates the firm's understanding of the project vision, site context, and overall design approach. Concept drawings should clearly communicate the proposed design solution and methodology. Detailed engineering and construction level documents will be developed during subsequent phases following selection.

Question:

We and several other firms submitted questions regarding how to price the construction documents for Geranium Park and have seen the responses in the 2 addenda. We would note that without some sort of guidance, there is not a way to prepare fees for the construction document phase. The master plan process, which can be priced now, will inform how many buildings, what sort of park development, etc. will move into construction documents. That means the fees for the construction documents need to wait until it's known what all will be designed in construction documents. Is there a way to allow firms to submit a fee for the master plan process now, with some sort of suggestion as to how CD fees will be prepared later and negotiate a CD fee later when the scope for the CD plan set can be known?

Answer:

The City acknowledges that the full scope of Construction Documents cannot be fully defined prior to completion and approval of the Master Plan phase. Firms shall submit a fee proposal for the Master Plan and Concept Development phase at this time. Following selection and completion of the Master Plan, the City anticipates negotiating the scope and fee for the

RFP # 26-01
Architectural Design Services for Geranium Park

Due Date and Time: February 25th and Time: 3:00pm

CHECKLIST FOR RFP DOCUMENTS

Failure to include all required documents will result in proposal being removed for consideration for award.

<u>DOCUMENTATION DESCRIPTION</u>	Please check
Any Required Documents cited in RFP	<input checked="" type="checkbox"/>
Specifications W-9	<input checked="" type="checkbox"/>
<i>Forms:</i>	
Solicitation Form (Page 1 of this Document) Addendum Cover Sheet(s)	<input checked="" type="checkbox"/>
(If applicable.) Bid Authorization	<input checked="" type="checkbox"/>
Affidavit	<input checked="" type="checkbox"/>
Non-Conflict of Interest	<input checked="" type="checkbox"/>
Georgia Security & Immigration Compliance Act Affidavit & Agreement	<input checked="" type="checkbox"/>
Cost Proposal (<i>Submit in a separate sealed envelope marked as "Cost Proposal."</i>)	<input checked="" type="checkbox"/>
RFP Documents Submittal Checklist/Addenda Acknowledgement (this page)	<input checked="" type="checkbox"/>

ADDENDA ACKNOWLEDGEMENT

Failure to acknowledge any addenda will result in a non-responsive bid.

The vendor has examined and carefully studied the Request for Proposals and the following Addenda, receipt of all of which is hereby acknowledged:

Addendum No.	01	February 12, 2026
		Dated
Addendum No.	02	February 12, 2026
		Dated
Addendum No.	03	February 12, 2026
		Dated
Addendum No.		Dated

This affirms that all documents are included with the proposer's RFP package.

Goodwyn Mills Cawood, LLC (GMC)

 Company's Name

February 23, 2026

 Date

Matt Mitchell, VP of Landscape Architecture, GA

 Authorized Representative's Name
 Signature (Print or Type)



 Authorized Representative's

Project Understanding

City of McDonough Geranium Park

Our team understands that the City is undertaking more than a planning exercise — this is a legacy park project that has the potential to shape the community for years to come. The project represents a long-term investment in quality of life, recreation, environmental stewardship, and civic identity. As such, the planning process must be inclusive, thoughtful, and grounded in a clear, shared vision that reflects the aspirations of both City leadership and the community.

We recognize that the success of this legacy project depends not only on inspired design, but also on meaningful engagement and clear communication throughout each phase of the process.

To establish a strong foundation, we will conduct a series of meetings with City stakeholders to define and refine the project program elements. These collaborative working sessions will clarify goals, priorities, operational considerations, budget parameters, and long-term maintenance expectations. By building consensus early, we ensure that the emerging vision aligns with the City's strategic objectives and the park's generational significance. Community engagement will be a central component of the process. We will host a public meeting to elicit feedback, answer questions, and gather support for the project. Because this is a legacy park initiative, fostering community ownership is essential. This engagement effort will provide residents and stakeholders with an opportunity to shape the vision and build enthusiasm for a park that reflects the character and values of the City.

Based on stakeholder input and established program elements, we will develop one or more master plan concepts accompanied by relevant imagery to clearly communicate design intent. These concepts will illustrate alternative approaches to spatial organization, amenities, circulation, and character, providing City stakeholders with meaningful options for review and discussion.

Following stakeholder feedback, we will advance a refined master plan concept that synthesizes input and reflects the City's priorities. The refined plan will articulate a cohesive, implementable vision — one that balances aspirational elements with practical considerations and positions the park as a defining civic asset.

If desired, our design team will further support the City by preparing detailed cost estimates and high-quality 3D perspective renderings. These materials can serve as powerful tools for budgeting, fundraising, grant applications, and public outreach, helping the City clearly communicate the long-term value and transformational impact of this legacy investment.

Our approach is rooted in collaboration, stewardship, and design excellence. We are committed to helping the City realize a park that not only meets today's needs, but becomes a cherished community landmark for decades to come.

Phase 1 Project Coordination

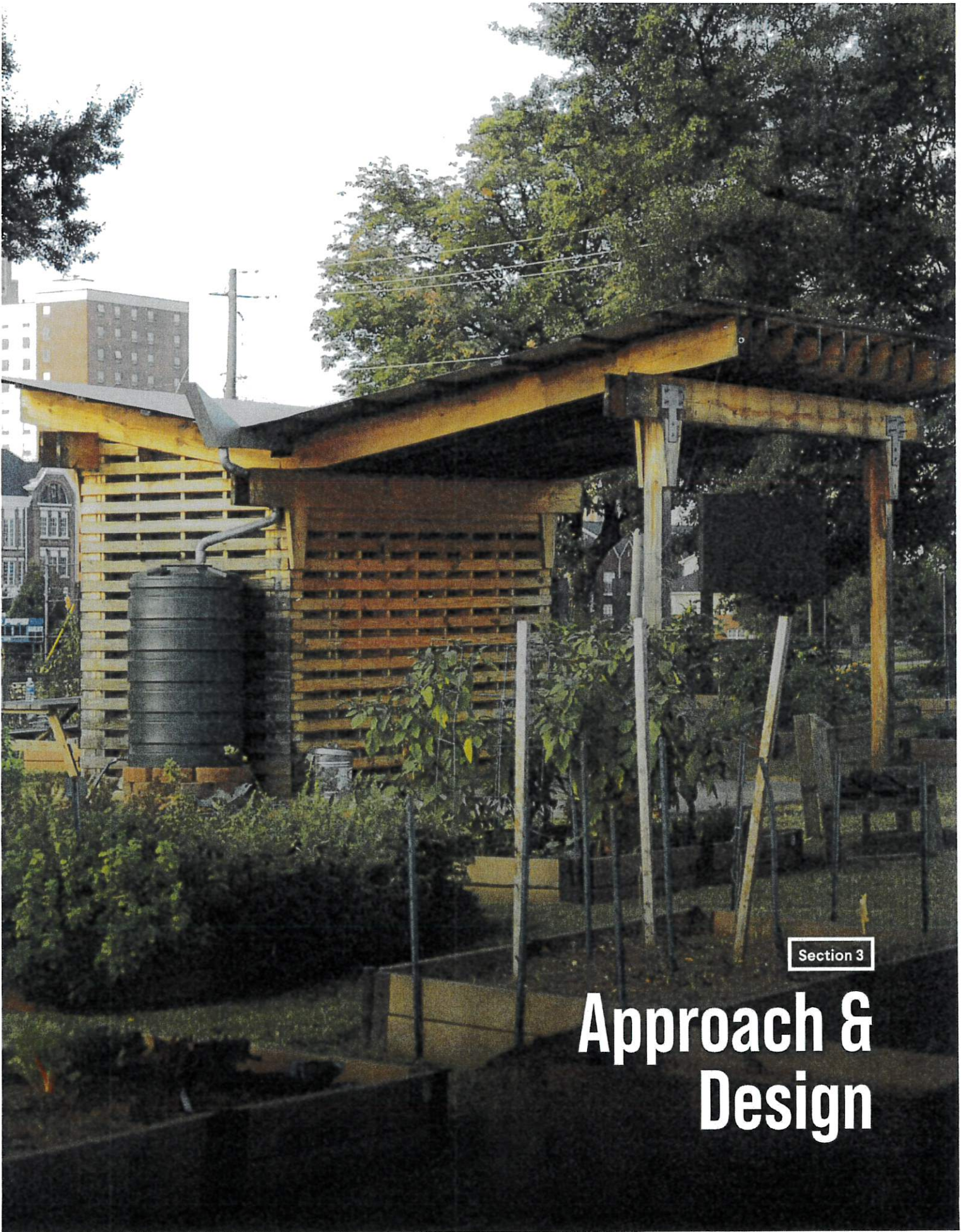
Coordination & Kick-off Meeting

- Confirming project goals, priorities, and success criteria
- Reviewing available background information, data, and standards
- Defining and validating the project scope
- Establishing communication protocols and decision-making processes
- Confirming roles and responsibilities of the project team and stakeholders
- Outlining the project schedule, milestones, and deliverable deadlines
- Discussing budget parameters and cost controls
- Identifying key stakeholders and forming advisory or steering committees if needed
- Reviewing quality assurance/quality control (QA/QC) processes
- Addressing project risks, opportunities, and potential challenges
- Establishing file sharing methods and documentation protocols

Deliverables



- Project Work Plan & Schedule
- Engagement Plan



Section 3

Approach & Design

Section 3 Approach & Design

Phase 2 Existing Conditions

Programming & Site Analysis

- Reviewing and documenting existing site conditions, including topography, utilities, access, environmental constraints, and regulatory requirements
- Analyze existing site conditions, utilities, drainage patterns, and environmental constraints.
- Developing a detailed architectural or space program, including size, function, and adjacencies of spaces
- Reviewing applicable codes, standards, and permitting requirements.
- Assessing budget parameters and aligning the program with available SPLOST VI funding

Deliverables

- Programming document for client review and approval
- Preliminary site and space planning concepts for feedback and refinement

Phase 3 Community Engagement

Community Engagement

- Develop and implement a structured public engagement process to gather resident input.
- Conduct one public meeting or workshop with nearby residents and stakeholders.
- Provide opportunities for community feedback on park layout, amenities, grading, viewsheds, and overall character.
- Document all public input and prepare a Community Engagement Summary Report detailing how feedback influenced design decisions.
- Clearly communicate to the City how community preferences may affect design alternatives, scope, and projected construction costs.

Key Public Engagement Opportunities

GMC collaborates with clients to design and implement the appropriate level of public engagement necessary to achieve project success. Which could include one or all of the following activities below.

- **Stakeholder Committee** to guide the development of the plan.
- **Project Website** for the public to participate, to provide parks and recreation education, project information, public plan progress tracking.
- **Target Interviews** to ensure that all key target groups are engaged and heard
- **Online Survey/Mapping** to gauge public opinions on specific priorities, opportunities and challenges.
- **Public Events** to engage the public face-to-face at key stages of the process.




Section 3 Approach & Design

Phase 4
Conceptual Design

Conceptual Design

- Translate the approved Conceptual Master Plan into initial design concepts for all park features.
- Develop preliminary designs for the looped walking trail system, ensuring ADA accessibility and identifying seating nodes.
- Create conceptual designs for the signature pedestrian bridge, incorporating architectural and aesthetic features.
- Develop conceptual layouts for wellness and activity areas, including open green spaces, shaded structures, and tranquil landscaped areas.
- Design initial concepts for family and community gathering spaces, including benches, picnic areas, and artistic/ educational elements.
- Prepare conceptual landscaping plans, incorporating native and seasonal plantings, gateway design elements, and wellness-inspired features.
- Develop preliminary ideas for supporting infrastructure, including lighting concepts and utility coordination.
- Present conceptual designs to the City for feedback and initial approval.

Deliverables 

- Conceptual Master Plan with Rendering Depicting Proposed Design

Phase 5
Design Development

Design Development

- Elaborate on the approved schematic designs, incorporating detailed information for all components.
- Coordinate all architectural, landscape architectural, civil, structural, mechanical, plumbing, and electrical engineering elements.
- Select specific materials, finishes, and equipment for all park features.
- Develop detailed grading, drainage, and utility plans.
- Refine ADA accessibility details for all park features to ensure compliance.
- Prepare design development drawings and specifications that clearly define the project.
- Provide a refined Opinion of Probable Construction Cost.
- Present the design development package to the City for comprehensive review and approval.

Deliverables 

- Design Development Drawings
- Detailed Cost Estimates
- Finalized List of Selected Materials

Phase 6
Construction Documents

Construction Documents - 100%

- Prepare complete Final Design and Construction Documents suitable for bidding.
- Develop detailed site plans, comprehensive landscape architecture plans, and structural details for trails, seating areas, and the pedestrian bridge.
- Create specifications for all materials, systems, and construction methods.
- Produce all necessary architectural, civil, structural, mechanical, plumbing, and electrical drawings.
- Finalize the Opinion of Probable Construction Cost, ensuring alignment with SPLOST VI funding.
- Provide permitting support through coordination with applicable agencies to secure all necessary approvals.
- Ensure all documents comply with Georgia-licensed professionals' standards, applicable codes, and accessibility standards.
- Prepare the final set of documents for the bidding process.

Deliverables 

- Final Drawings - 100%
- Bid Packet
- Specifications
- Final Cost Estimates



Value Engineering Services

GMC has a strong record of value engineering for parks and recreation projects. Our approach is to design projects within the established budget by performing regular in-house probable cost estimates and working closely with our cost consultants throughout the design process. We maintain a large database of parks and athletic projects to inform our estimates and ensure accuracy.

Our goal is to issue bid-ready drawings that are designed to meet the established project budget, minimizing the need for extensive value engineering later in the process. However, we recognize that the construction environment can be unpredictable. If a project does bid over budget, we work collaboratively with our clients to identify and evaluate potential cost-saving measures. We review suggestions from contractors and make recommendations that maintain the project's core objectives, ensuring that any adjustments do not compromise functionality, safety, accessibility, or the overall vision for the park.

This proactive and collaborative value engineering process has been successfully implemented on numerous parks and recreation projects, helping our clients achieve high-quality results while maintaining fiscal responsibility.

▲ Project Showcase

Toddler Park
City of Loganville, GA

The City of Loganville is embarking on an inspiring journey to revitalize the Loganville Toddler Park. This isn't just a renovation; it's a dedicated mission to create a premier, inclusive destination where the city's youngest residents can explore, learn, and grow in a safe, vibrant environment.

The .3-acre site will be completely reimagined from the ground up. The project focuses on blending modern aesthetics with high-functioning play value, turning a local park into a community landmark.

Key Design Elements Include:

- 1. Inclusive Play for All:** Featuring an accessible merry-go-round and specialized playground structures designed for early childhood development.
- 2. Nature-Inspired Adventure:** The addition of a play mound to encourage physical activity and creative exploration.
- 3. Comfort & Longevity:** Strategic relocation of shade structures and the addition of premium site furnishings to ensure the park is a comfortable retreat for parents and caregivers.
- 4. Enhanced Atmosphere:** A full overhaul of landscaping, hardscape, and modern light fixtures to create a secure, welcoming environment from dawn to dusk.



Encouraging Local Contractor Participation

GMC regularly seeks the assistance of small and local firms within the community for many of our projects whenever possible to ensure the design team reflects the community in which we are working. GMC communicates opportunities for participation through outreach at pre-bid meetings, diversity business fairs, and industry days. When possible, our team will post advertisements in trade association boards and minority-focused media to invite participation. We will provide adequate notice to firms when opportunities become available and work with the firms to identify specific areas available for participation. Our team will share pertinent project documents, pre-solicitation information, and provide advice and guidance as necessary to increase the ability of local firms to participate as well as utilizes the services of minority community organizations, industry groups, local, state, and federal diversity business assistance agencies, and other organizations that provide assistance in identifying diversity businesses.

GMC's Approach to Team Work

We understand all projects are unique. Teamwork, communication, and an integrated process are part of every project. Through our broad and diverse experience, we have learned that nothing can be fully determined or 'off the shelf.' Every project has its unique requirements, and every project we design is tailored to meet those specific needs and to achieve the desired vision. Our team will work with the various stakeholders to develop a full understanding of the project requirements and create a unified vision at the very onset of the project, constantly verifying everything we do in support of those principles throughout the design process. This unified vision will be referenced continually throughout the project process to ensure the project remains on track and meets the schedule.



Section 4 Project Understanding



Concept Drawing Overview

While we anticipate the design process for Geranium Park will be highly collaborative with the City of McDonough, we have included two preliminary concepts to initiate dialogue and provide insight into our design philosophy and approach to problem-solving. These concepts are intended to spark conversation and demonstrate how we translate community goals into thoughtful, place-based solutions.

Both concepts prioritize the creation of a flexible, programmable community green — a central lawn designed to accommodate local events, informal gatherings, wellness programming, and everyday enjoyment. This adaptable open space serves as the social heart of the park while remaining consistent with the project's passive-use and wellness-driven objectives.

Given that the site has previously been cleared, the existing 40–50 feet of grade change across the property presents a significant opportunity to shape a memorable and dynamic landscape. Rather than viewing topography as a constraint, we see it as a defining feature that can create spatial interest, visual drama, and a unique regional destination.

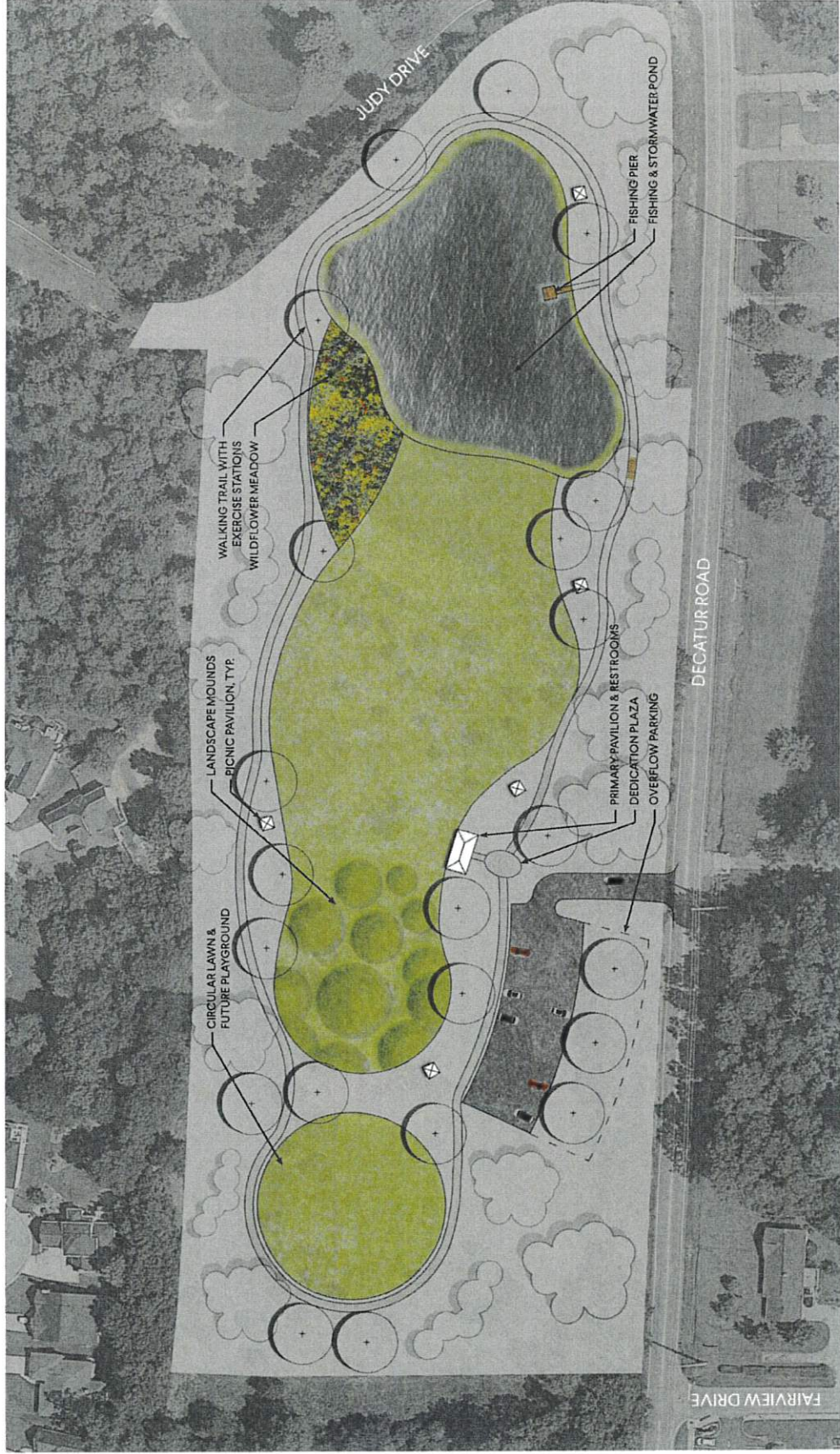
On the southern portion of the site, we have conceptually illustrated a series of sculpted landscape mounds that terrace into the natural slope. These landforms would create an

engaging and multi-functional environment suitable for all ages — serving as informal play areas for children, casual seating for picnics and community events, and quiet vantage points for reflection and relaxation. Beyond their functional value, these sculptural forms introduce a distinctive character that elevates the park experience and reinforces its identity within the broader park system.

Additionally, we understand that a small stream with an ill-defined channel traverses the property. Our environmental team will carefully evaluate this feature to determine regulatory considerations and opportunities for enhancement. Potential strategies may include transforming this corridor into a thoughtfully designed wet pond or stormwater feature that functions both as ecological infrastructure and aesthetic amenity. With proper design, this element could provide water quality benefits, habitat enhancement, visual interest, and potentially even serve as a stocked fishing pond — further enriching the park's recreational offerings while supporting sustainable site management.

Together, these concepts illustrate our commitment to creating a park that is flexible, resilient, visually compelling, and reflective of the City's long-term investment in wellness, beauty, and community life.

Concept Drawing



Concept Drawing

