

UNDERSTANDING & APPROACH

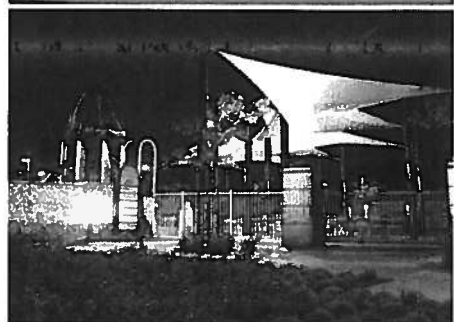
The refurbished Woodbury Park is going to be a great new recreation facility for the families of west Garden Grove. At one of the many well-attended community outreach meetings, a long time neighborhood resident commented that “this park will make a positive impact on this community”. The refurbishment of this three and half-acre green space will provide unprecedented recreation access for this densely populated neighborhood.

The community-inspired design process included workshops and presentations in the spring of 2019 and in the fall of 2020. These well-attended meetings were held at Woodbury Park site, hosted by the city park’s department. Many ideas and concerns were voiced by the many residents that attended those outreach meetings. The DVD park design team consolidated the community inspirations and ideas to create the final concept plan. This consensus plan is the Master Plan that was the basis for the winning grant submission the DVD team helped to prepare last year.

KEY COMPONENTS, PROJECT PROGRAM

Design Development, Construction Documents, and the building of the park must meet the ambitious scope that the community helped to envision. DVD’s studio is ready to deliver the program that the residents requested for Woodbury Park. The following program elements were promised, included in the grant program, and will be a part of this community-inspired refurbished park:

1. **Children’s Playground**
 - a. Children’s Playground “Jungle Theme” Ages 5 to 12 year olds, climbing features, rubber play surface, bench seating, shade sails
 - b. Children’s Play Equipment “Jungle Theme” Ages 2 to 5 year olds, rubber play surface, bench seating, shade sails
2. **Parking**
 - a. Cynthia Street and Rosita Place access
 - b. Fenced and Gated Parking lot - 33 spaces
 - c. Drop-off & pick-up zone
3. **Sports and Activities**
 - a. Basketball Courts - (1) full court, (2) half courts
 - b. Skate Elements & Obstacles - designed for beginner skaters, teen hangout space
 - c. Recreation Swimming Pool - 25m 6 lanes with wading pool
 - d. Spectator seating inside and outside the compound



4. **Exercise Opportunities**
 - a. Perimeter Walkway – paved with adjacent unpaved trail, Exercise loop
 - b. Outdoor Workout Equipment - decomposed granite surface
 - c. Skate plaza, sized to meet project budget

5. **Group Gathering Space**
 - a. Shade structure
 - b. Picnic & Game Tables
 - c. BBQ units
 - d. Rentable space

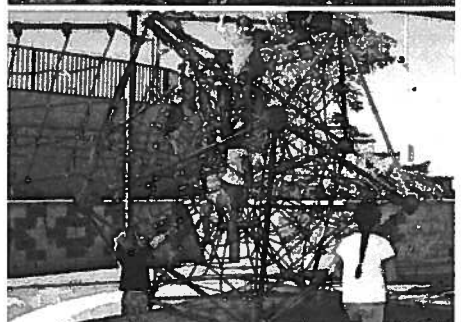
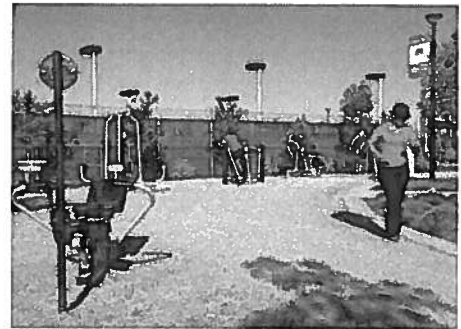
6. **Pool Building & Park Restrooms**
 - a. Main Restroom Building - park staff, storage, restrooms, and indoor/outdoor rental spaces, drinking fountain, bike rack and flagpole (600 SF)
 - b. Pool House - fenced and gated pool, shaded spectator seating (1200 SF)

7. **General and Sports Lighting**
 - a. At all activity areas
 - b. Basketball courts

8. **Other Park Features**
 - a. Main pedestrian walkway 12' wide enhanced pavement
 - b. Park Signs
 - c. Bollards
 - d. Open lawn and fully renovated park landscape
 - e. Connection to Phyllis Place and school

9. **Expanded Park Space**
 - a. "Borrowed" space from school grounds
 - b. New fencing, irrigation

10. **Sustainable Measures and Techniques**
 - a. Stormwater collection and cleaning
 - b. Water efficient irrigation system
 - c. Recycled materials, 10% of construction materials
 - d. Drought tolerant, non-invasive plants
 - e. Added trees
 - f. Fully accessible drinking fountain
 - g. Forest Stewardship Council Certified Wood
 - h. Protect existing trees where possible



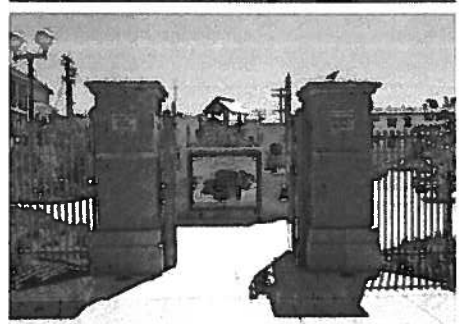
APPROACH

The Master Plan (updated October 2020) will be the basis of a thorough design development process. Utility requirements and connections, grading, soils, stormwater engineering options will be considered. Access, security, and other items requiring close

coordination with the city will be considered and incorporated in the construction plan. Materials, finishes, theme elements, and constructions will be considered and recommended for approval by you and your city staff. The building floor plan, skate plaza elements, lighting, and all equipment will be selected for sustainability and put forward as recommendations for your consideration.

This design development work is essential to providing a cohesive and coordinated action plan for the project's construction documents. As we work through the many materials and product decisions, the DVD team will begin the construction documents and site engineering work. Upon approval of the design development plans, DVD's team will refocus on delivery of Construction Documents. Our team will provide a full engineering and architectural package. Our often used and well experienced civil engineers, architects, electrical engineers, and aquatic engineers will provide plans within their expertise. Our project architect will provide building plans and oversee the approval process. DVD's project management will ensure a cohesive, biddable, and constructible plan set. Our project professionals will oversee an efficient review process that champions the communities' vision and the city's objectives.

This same team will be available through the construction period to ensure the vision of the park meets the communities' expectations. Sustainability in all aspect of the park design will be considered. Stormwater treatment, flood zone concerns, and site drainage plans will be carefully evaluated and engineered. Safety and security, vandalism deterrents and emergency vehicle access will be considered. Parking, access, and controls will be discussed as the design is developed. The DVD team has extensive park renovation experience, we will bring to the table recent relevant ideas and solutions for incorporation into the Woodbury Park Development Plans.



CREATIVE, ALL-INCLUSIVE & MULTI-GENERATIONAL PLAYGROUNDS

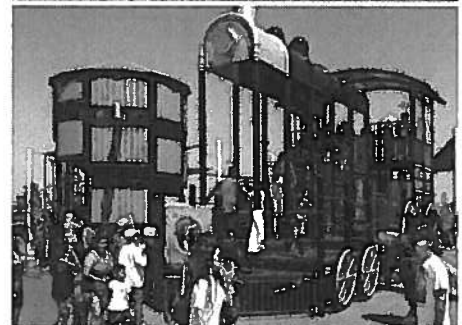
David Volz Design creates fantastic, wonder-filled, memorable play lots. Our firm has been widely recognized for delivering outstanding public park play environments that have garnered praise and accolades from local communities.

- Our whale fossil interpretive play space in Laguna Hills has been featured online blogs, local and regional newspapers and national magazines.
- The wagon train and pioneer play environment in Pioneer Park, Tustin, won several regional and state-wide awards, and was selected for a recognition by the National Recreation and Park Association.
- Our Stanton Train Park, Central Park, is featured in the CPRS District Ten Hall of Fame.
- Admiral Kidd Park, an award-winning play space, features kid size replicas of the four boats named for the Admiral. This Long Beach park was a featured stop on the state park operations annual tour of premiere park facilities.

Our play space design philosophy is built on the perspective of a kids-eye-view. Adventure, surprise, familiar and challenging settings, and themes, memorable spaces. Kids may not know the proper name of the park, but they know that there is a special play lot at airplane park, rocketship park, baseball coach park, train park, and tree house park. The goal is to create an immersive environment that will engage guests and create lasting memories.

We recognized the importance of providing for multi-generational intermingling, on the play lot, as caregivers overseeing the play space and for adults a calm, shaded comfortable surveillance spot to enjoy the space at the park. Our play area design reputation has lead to collaborations with all-access advocates and organizations. We have designed several park play environments as the lead landscape architect for Shane's Inspiration.

This work and design workshops with emotionally and physically challenged stakeholder advocates has informed our design perspective on inclusive, accessible, and caregiver insights that influences our play lot design. One of DVD's most recent Shane's Inspiration play lots is located in El Cariso Park, an LA County Park. At this park the interactive multi-story "equipment" is the center piece of an elaborate all access play environment. Access for all is provided within the terraced natural slope of the existing park terrain. There is plenty of seating for caregivers, play pieces that encourage multi-generational, multi-fun seeker collaborative play opportunities. This is a special park, well worth a trip to this Sylmar Community Park.



SUSTAINABILITY & LOW IMPACT DESIGN

David Volz Design is committed to delivering public landscapes that are sustainable and beautiful. We embrace the principles of design that encourage stewardship of our resources, respect for the environment and creative sustainable practices. Through our affiliation with LEED's, we identify and quantify the sustainability of our designs. Our team has extensive experience with Public Works Agencies delivering storm water management practices that mimic natural hydrological cycles. We implement integrated management practices into every project.

Low Impact Design development (LID) is an alternative site design strategy that uses natural and engineered infiltration and storage to control storm water where it is generated. Projects under LIDs design are uniquely site specific in their effort to reduce runoff and volume, reduce pollutants and fertilizers, and maintain pre-development surface temperatures. All of which are problematic for conventional storm water management. Key goals include reducing downstream flooding, erosion, and scour from natural waterways. Benefits of LID practices include cost saving over expensive infrastructure. Utilizing bio-swales and sunken lawns allow for the discernment and infiltration of runoff. Bio-swales offer opportunities for biodiversity utilizing native plant material that can remedy the degradation of native habitats. Additionally, LID aesthetics can enhance and beautify the built environment and landscapes by use of pervious pavers and alternative natural paving materials.

A beautiful and sustainable landscape starts with a clear understanding of the client's requirements, the site and environs and a creative approach to the design process. Water efficiencies, energy use reductions, waste reduction, recycled content and localized material's sourcing can all be quantified and are an integral part of our design. Resource conservation through the use and specification of recycled and reused materials and identification of locally sourced goods are important sustainability issues. Water resources are conserved through our thoughtful low water use planting schemes, precise irrigation layout and control systems, as well as, stormwater capture, cleaning and reuse. For pollution prevention, stormwater recycling plans are embraced and integral to our designs. On-site water detention, bio filtration, permeable pavement, and many other measures are creatively incorporated into the landscapes we design.

David Volz Design is dedicated to the opportunity and challenge of creating unique spaces and special places that draw inspiration from the environs and the community. David Volz Design believes the very definition of sustainability speaks of environments that are well used and enjoyed, and maintainable over time. We at DVD believe that the ultimate measure of sustainability of any public space has to be high use and enjoyment over the long term.

Low Impact Design Benefits

- Reduce runoff/reduce flooding
- Reduce pollutants & fertilizer
- Reduce sediment runoff & scour
- Improved infiltration ground water recharge
- Cost savings over conventional design
- Biodiversity in the urban habitat
- Streamlined design functionality
- Aesthetics

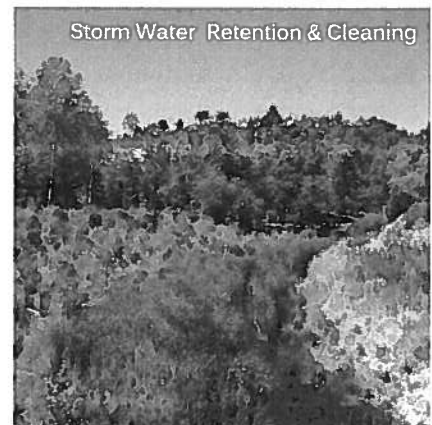
Low Impact Design IMPs

Non-Structural:

- Reduced impervious areas
- Disconnect from conventional storm water systems
- Reduce disturbed areas of development
- Minimize grading/reduce construction impacts
- Preserve natural drainage and vegetation

Structural:

- Bioretention including vegetated swales and bio-swales
- Permeable pavements
- Green roofs
- Cisterns / Recycling



COMMUNITY OUTREACH

For any community inspired design program, David Volz Design envisions a robust community engagement process. Our initial community meeting will be a participatory community brainstorming session focused on gathering ideas for developing a park master plan. Our preparation for this input will include site reviews and analysis of the plans and documents related to this park site. We will gather "seed" ideas from city staff and from our own site reviews. Our team will assist in the preparation of notices and graphics to get the word out - to invite and encourage the neighborhood community to help design their park.

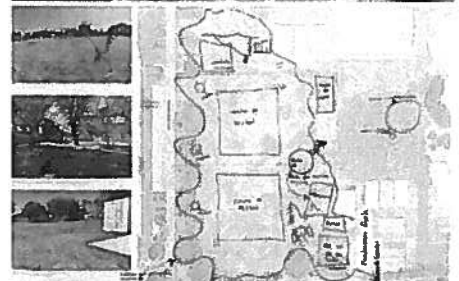
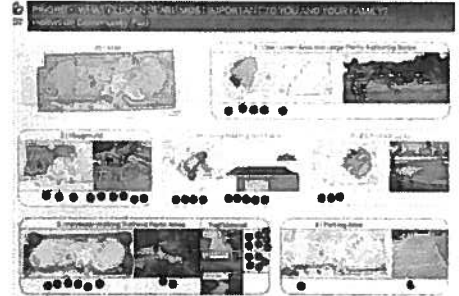
QUESTIONS WE WILL ASK THE COMMUNITY AT THE INITIAL COMMUNITY DESIGN WORKSHOP

- What would be appropriate improvements for this park - are there enhancements that the community would like to explore?
- What facilities are wanted and needed to support the current and future recreational needs at this park?
- How can we best provide for access, security, and encourage appropriate uses?
- Are there items, facilities, or appurtenances that could require special attention or that could add to the park or the opportunities of the site?
- Is there a theme or interpretive elements that could make this a unique recreational space?

These and many other questions will be asked and answered through the initial and follow-up meetings, whether in person or online, with the community. We will also bring forward social media responses obtained through electronic outreach and survey.

We will begin the initial workshop with an on-site tour of the park to clearly identify the setting. To foster the "brainstorming" session, our team will introduce "seed" ideas that will encourage thoughtful responses and open the discussion for brainstorming and continued idea generation. We will look to the community for ideas about possible improvements, including ideas for enhancement, family recreation and complementary opportunities to develop the design of an outstanding park plan. The community workshops that DVD facilitates are the best medium for finding out what the citizenry desires. Allowing the community to stand in a place of ownership aids in a smooth planning process. In the long term, this ownership translates into projects that are sustained by the community.

The DVD team will take the ideas and inspirations received from the community at the initial design charrette meeting and online

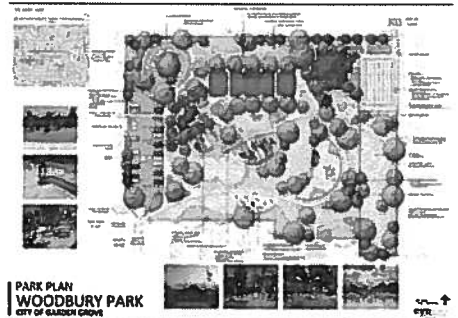


responses and refine the ideas and proposed elements into initial concept plans. These conceptual layouts will be presented to city staff in an idea consolidation meeting. The best ideas and themes will then be refined into conceptual plans for the community to consider. The second community workshop will be a bit more formal. The refined initial concept plans will be presented, and the ideas reviewed. We will look for agreement from the participants on the elements which will become a part of the draft master plan. Comments and input will be received to refine the park's vision and program and to obtain consensus for the proposed elements of the park. Following this vision consolidation meeting, a draft master plan and draft design report will be prepared. This plan will then be presented to the public and the Commission or Council for review and comment. Upon the city leader's direction a final master plan will be prepared.

The Master Plan, which will be the focus of our planning efforts, will be the culmination of the community's ideas being honed into a final graphic representation of the best development strategy for this park. A report will also be prepared outlining the input process and describing the program and development elements. Also, a preliminary construction budget will be a part of this project report.

DVD's COMMUNITY INSPIRED DESIGN PROGRAM

1. **Initial Community Meeting/Design Charrette**
 - Initiation + Request for Assistance from Community
 - Clearly Define Design Objectives + Challenges
 - Review improvement options and alternatives
 - Facilitated Dynamic Interaction + Brainstorming
 - Participatory Design Charrette
 - Idea Generation + Sharing
 - Collect Ideas + Inspirations from the Community
2. **Second Community Meeting/Collective Vision/ Initial Commission Review**
 - Develop Initial Concept Plans based on Community Input + Inspiration
 - Program Elements Review
 - Idea + Vision Consolidation
 - Options, Alternatives + Theme Considerations
 - Concept Discussion + Recommendation
 - Define Community Consensus + Collective Vision
3. **Draft Master Plan Review and Refinement**
 - Prepare Draft Master Plans based on Community Input
 - Obtain Direction for Master Plan Preparation
 - Resolve Outstanding Program or Plan Conflicts
 - Review all Documents with City Staff
4. **Master Plan Preparation and Presentation to Commission or Council**
 - Prepare Master Plan Documents
 - Prepare Report Describing Process and Plan
 - Presentations to City Commission & Council of Plan + Report



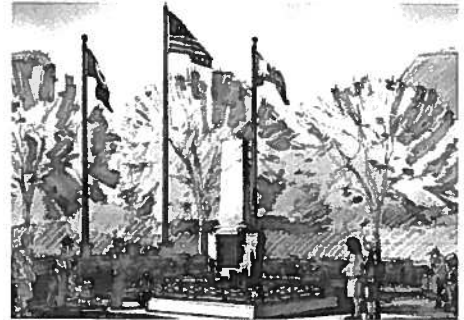
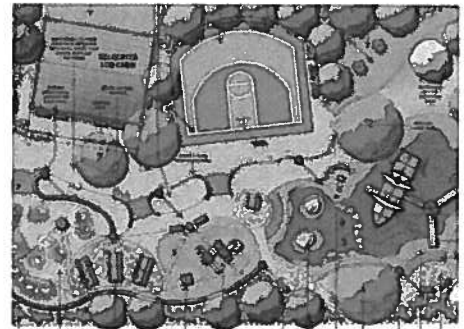
GRAPHICS & RENDERINGS

WHAT IF A VISUALIZATION OF AN IDEA COULD BRING CLARITY TO THE DESIGN INTENT? COULD ALLOW FOR ENLIGHTENED CONSIDERATION AND UNDERSTANDING?

The David Volz Design studio has a robust graphic design component, and skilled professionals adept at delivering graphics and images, including immersive 3-dimensional fly throughs that communicate our design ideas before moving ahead with the project's engineering.

Communication is the key to understanding. The photo-realistic renderings, computer-generated 3D models, and images of the project style, detailing, form, and function provide a clear understanding of the project concepts. Our creative and innovative designs are beautifully rendered for review and consideration of civic leaders, our collaborative partners, and the general public. Our visualizations have resulted in great feedback and design considerations, great "Now I Get It" moments, and enthusiastic approvals of concepts, ideas, and projects.

The DVD team has proven capabilities for the graphic presentation of the ideas and the layout for review of the park's conceptual layout. We will prepare artist renderings, 3D fly through videos and photo realistic pictures to describe the many elements we plan to include in this development. We will ready all our renderings for social media posting and for use in city communications.





GIS CAPABILITIES

DVD leverages GIS to visualize and understand spatial data. We create maps and analyze data to identify patterns and relationships. The benefits include improved communication and efficiency as well as better management and decision-making.

MAPPING SERVICES - DVD is skilled at creatively visualizing, analyzing, and interactively exploring all spatial data and in producing and presenting high-quality cartographic outputs.

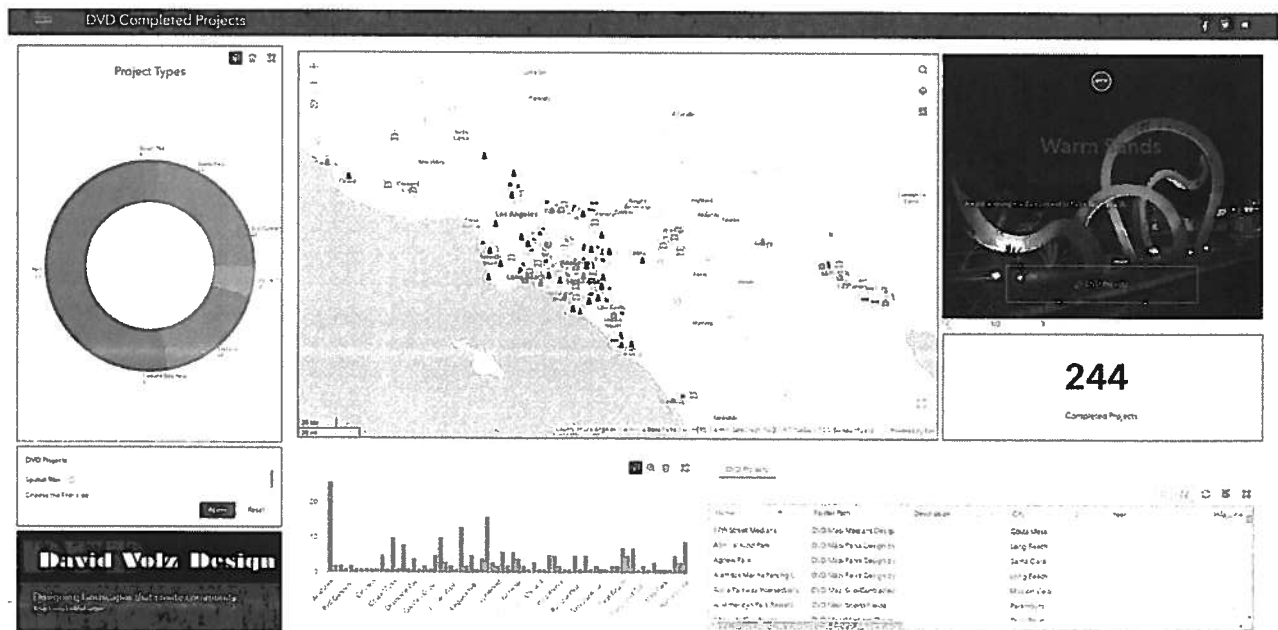
DATA CAPTURE AND CONVERSION - DVD has extensive experience harvesting data from authoritative sources, creating, capturing, and supporting field data verification efforts, and converting data and attributes (e.g. CAD-GIS, as-built construction document digitization) into useable formats.

ASSET MANAGEMENT - DVD's team is well-versed in all stages of managing assets: conducting asset inventories, determining existing programs and data, reconciling data, data upkeep, extrapolating and forecasting service and maintenance plans, and communicating statuses and progress to key stakeholders (e.g. public, decision-makers, policymakers) with effective web maps, apps, and dashboards.

DATABASE MANAGEMENT - DVD has extensive experience supporting small and large municipalities and private companies in GIS design (e.g. GIS Server, ArcGIS Online), implementation best practices, data editing, and integration with various 3rd party data sources and Extract Transform Load (ETL) processes.

CONSULTING, CUSTOM SOLUTIONS, AND SUPPORT - DVD leverages GIS to bring value to its customers and is able to solve virtually any GIS or technology-related issue.

IN-HOUSE RESOURCES - We are well-versed in the following technology: Esri technology stack - ArcGIS, ArcMap, ArcGIS Pro, GIS Server, web GIS, dashboards, mobile applications, etc, Google Products - Google Earth, KML/KMZ files as inputs and outputs, MapInfo and other GIS software - used MapInfo extensively for ~7 years as a Senior/Lead GIS Analyst at Deccan International; GRASS, R, and QGIS for research projects



SCOPE OF SERVICES

The DVD team knows the Garden Grove community, we have listened to the neighborhood's input regarding the proposed improvements during the concept plan phase. We will be sensitive to the community desires and put forward construction plans that embody the direction received from the neighborhood, your commission, and council. DVD professionals will partner with your city staff to develop the improvements and recreational opportunities envisioned for this great refurbishment of Woodbury Park. David Volz Design proposes the following scope of services to implement the program included in the grant application.

Task 1 - Project Initialization & Preliminary Engineering

- 1.01 Initial kickoff meeting with city project staff
 - a. Review project criteria and program objectives
 - b. Review procedures and design schedule
 - c. Assign calendar dates to each milestone

- 1.02 Data collection
 - a. Develop an understanding of the design program, and the project site
 - b. Compile and review existing record drawings.
 - c. Review and identify environmental issues and criteria, and prepare associated reports and documentation.
 - d. Collect utility information
 - e. Catalogue available documents and plans

- 1.03 Preliminary Engineering Services
 - a. Site topographic survey
 - b. Geotechnical report and recommendations
 - c. Initial Water Quality Management Plans

DELIVERABLES + MEETINGS

Site survey
 Geotechnical investigation report
 Initial stormwater plan
 Kick-off Meeting review meeting

Task 2 - Design Development

- 2.01 Design Development
 - a. Finalize schematic site and layout plans
 - b. Major materials selection, types and finishes
 - c. Area detailing
 - d. City staff presentation and review

- 2.02 Design Development Review Package
 - a. Design Development plans
 - b. Schedule of quantities
 - c. Detailing
 - d. Catalog cuts
 - e. Product literature
 - f. Updated materials and design development package preparation

- 2.03 Architecture and Pool Review
 - a. Design development for the park building
 - b. City reviews of building floor plan and elevations
 - c. Pool layout, equipment review

DELIVERABLES + MEETINGS

Design Development materials packet
 Architectural and Pool design development
 Presentations at two community/commission/council meetings

Task 3 - Construction Documents (60% & 90% Submittals)

- 3.01 Initialize Construction Documents
 - a. Schedule verification
 - b. Program review and verification
 - c. Prepare base maps

- 3.02 Construction document package

- a. Prepare construction drawings
 - Final engineering report
 - Site construction plan and details
 - Grading and drainage
 - Irrigation plan and details
 - Landscape plan and details
 - Architectural plans
 - Electrical engineering plan
 - b. Utility coordination
 - c. Prepare technical specifications
 - d. Prepare construction cost estimates
- 3.03 Prepare SWPPP preliminary study
- 3.04 Provide for flood zone requirements, comply with FEMA guidelines
- 3.05 Prepare WQMP
- 3.06 Internal quality control review
- 3.07 Submittal/review at 60% & 90%

DELIVERABLES + MEETINGS
 Plans, specifications, and construction estimate (60% & 90% submittals)
 Review meetings with city staff (3)

Task 4 - Final Construction Documents

- 4.01 City project team meeting
- 4.02 Revise construction document package
 - a. Update plans based on plan check comments
 - b. Update technical specifications
 - c. Update construction cost estimates
- 4.03 Internal quality control review
- 4.04 Submittal/review at 100%

DELIVERABLES + MEETINGS
 Plans, specifications, and construction estimate (final plans)
 Review meetings with city staff (2)

Task 5 – Bidding Assistance

- 5.01 Preparation of addenda as required
- 5.02 Bid review
- 5.03 Respond to requests for information/clarification
- 5.04 City staff and construction management support

DELIVERABLES + MEETINGS
 Pre-bid job walk
 Addenda reply
 Bid review

Task 6 – Construction Period Services

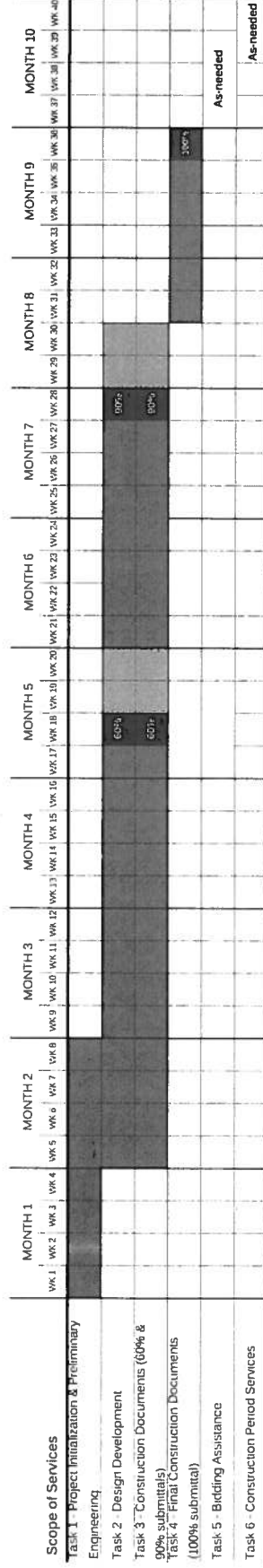
- 6.01 Attend pre-construction conference
- 6.02 Prepare responses to request for information
- 6.03 Review and reply to submittals
- 6.04 Attend weekly or bi-weekly construction meetings and prepare summaries
 - a. On-site progress reviews
 - b. Prepare bulleting as required
 - c. Prepare clarifications
- 6.05 Review change order requests and provide opinion
- 6.06 Provide consultant services for electrical, architectural, & structural elements
- 6.07 Final walk through and punch list preparation

DELIVERABLES + MEETINGS
 Attendance at pre-construction conference
 On-site reviews by design team member
 Submittal review, clarifications

PROJECT SCHEDULE

Our staff will work with you and your team to maintain the project schedule. Maintaining a project schedule means understanding the strength of a team and necessary lead time to accomplish interdisciplinary projects. For example, base sheets need to be progressed sufficiently prior to Civil design. Similarly, lighting can be refined in concept design and refined at 30% construction documents.

Documenting scope and understanding realistic timelines takes experience. The most important tool in maintaining progress is weekly meetings internally with the design team to establish goals and milestones. Communication with city staff is also essential to ensure input is received and clear direction is passed along to consultants. Our team including our trusted consultants NV5 and Design West Engineering, have a proven track record of establishing and adhering to project schedules.

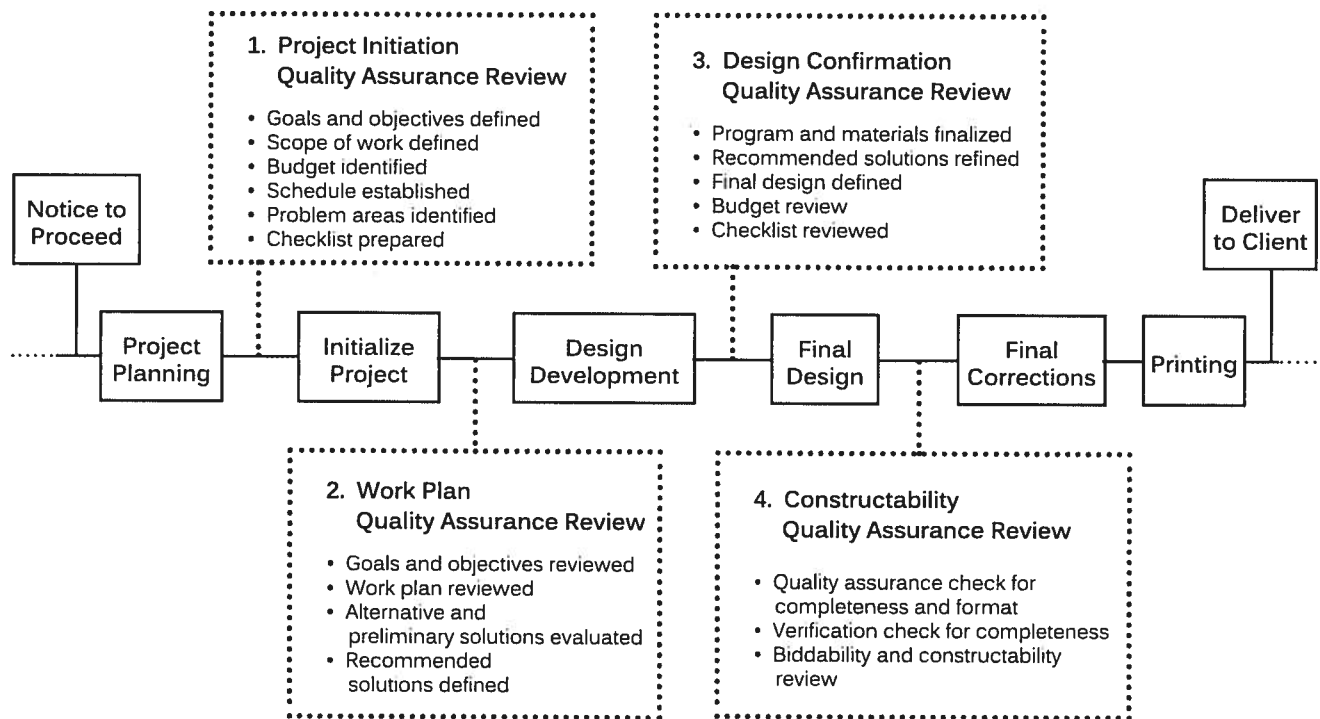


Work effort Milestone City review

QUALITY CONTROL

DVD has an established quality control and assurance program that we undertake for all our design services, and for this project. The Principal-in-Charge will be responsible for implementation of these Quality Control measures. The primary elements include:

- Verification that required deliverables and documents noted in the Scope of Work are provided.
- A Peer Review will be conducted by our senior professional staff to solicit critical comments and verify correctness.
- Retention of documents with highlighted markings and red-line comments, and verification that required revisions are incorporated into the updated documents.
- Continual assessment and tracking of project schedule and budget against baseline data.
- A complete construction review for constructability and biddability of the complete PS&E package will be assigned to experienced professionals on staff prior to final submittal to our client.



WHY CHOOSE DAVID VOLZ DESIGN?

Creative Designers of Public Spaces

Cost Controls and Quality of Design with Rich Detailing

Online Public Outreach Expertise Community Inspired Park Design

Award Winning Park and Sports Field Design

Experience in Delivery of Projects

ORGANIZATIONAL CHART

Our creative designers have the background and expertise to deliver outstanding landscape architecture services for your city's project. The DVD key team members are experienced and talented professionals and they will be supported by a team of licensed landscape architects, several very capable designers, sub consultants, and support staff. The team will deliver:

CREATIVITY - We will provide you with unique and innovative solutions which will meet and exceed the expectations of the city. The project designs we put forward will creatively address the sites' development requirements, sustainability, the unique relationship to the nearby neighbors, program priorities, accessibility and recreation balance.

COMMUNICATION - DVD will continually keep you and your staff informed from the start and throughout all the projects' phases. Communication will be consistent and clear with all parties through completion of project.

EXPERIENCE - DVD will provide a design team that has a history of working successfully with cities as an extension of Staff and providing project design and coordination in the development of dozens of award winning projects.

INTEREST IN YOUR PROJECT - DVD is ready to take on your projects and bring them to successful completion. DVD is focused on delivering outstanding public facilities to communities throughout California. Our team is dedicated to the success of your projects!

PROJECT MANAGER - David Volz, landscape architect will serve as principal in charge. Luis Pedraza, landscape architect will manage the project and be supported by the DVD staff and our team.

David Volz Design looks forward to a long relationship with your city. We are committed to delivering high quality services, designs, reports, documents, and support to the city.

