

Clermont County Park District

2156 U.S. Highway 50
Batavia, Ohio 45103

Request for Proposals

Grailville Park and Preserve

The Clermont County Park District requests the submittal of a formal proposal to provide architectural and engineering plans, and construction management services for the construction of park amenities at the Grailville Preserve on O'Bannonville Road, in Loveland, Clermont County, Ohio. The project is funded through a state capital project grant, Appalachian Community Grant Fund, and Park District funds.

Proposals must be submitted to the Clermont County Park District, 2156 U.S Highway 50, Batavia, Ohio 45103 no later than 4:00 PM Tuesday, February 25, 2025. Please submit two hard copies of the proposal, along with an electronic version via email or thumb drive. The Request for Proposals (RFP) does not commit the Park District to award a contract, pay any costs incurred in the preparation of a response to this request, or to procure or contract for services or supplies. The Park District reserves the right to accept or reject any or all proposals received as a result of this request, or to cancel in part or in its entirety the Request for Proposals, if in the best interest of the Park District to do so.

Project Site Description

Grailville Preserve is 112 acres and is located southeast side of Loveland and currently has limited access. The property is the former Grailville farm and retreat center. Property was purchased utilizing the Clean Ohio Greenspace Fund. The location of the park amenities is shown in the attached conceptual design drawings.

Project Specifics

The project consists of several work pods (small shelters) that hold one or two tables, restroom facility, natural play area, paved trail, native landscaping and an overlook deck. Parking area is currently under development. Project area is approximately 7 acres. Conceptual design was funded by the Appalachian Community Grant Program and is attached. Trail system throughout the preserve will be developed by Park District staff.

Construction management services include bid review, pre-construction meeting, review of change orders, approval of pay applications, site visits, and inspection of key project components. Target bid date for construction is fall of 2025.

Proposal Requirements

All proposals should contain the following major headings:

1. Summary of proposed approach
2. Timeline of activities, including major milestones
3. Qualifications of Applicant and Relevant Sub Contractors. This should include:
 - a. the primary person who will be the Park District's contact with your firm. Include detailed information describing this key individual's personal experience in designing and constructing parks.
 - b. the members of the Project Team, including the person(s) who will perform the major tasks; provide detailed information describing the individuals' personal experience in comparable work
 - c. Description of past relevant projects, including timeline for the project (minimum of three projects)
 - d. References (include contact information for three references and describe nature of relationship)

Selection Process

Proposals will be evaluated by representatives of the Clermont County Park District. Depending upon proposal evaluation, interviews will be conducted with short-listed firms.

Selection for interviews will be based on the following criteria:

- Applicant's demonstrated experience and ability to perform the work competently and expeditiously
- Project timeline
- Response to project specific requirements
- Quality and feasibility of the applicant's proposal

Contact: Josh Torbeck, Executive Director, Clermont County Park District, 513-732-2977, jtorbeck@clermontcountyohio.gov

Grailville Property Park

PROJECT ADDRESS

940 O'Bannonville Road
Loveland, Ohio 45140

PACKAGE

CONCEPTUAL PLANS
MARCH 22, 2024

MKSK PROJECT #

c22838.05



OWNER:

CLERMONT COUNTY PARK DISTRICT

CONTACT: Chris Clingman & Josh Torbeck
2156 US HIGHWAY 50 | BATAVIA, OH 45103 | P 513.732.2977

DRAWINGS PREPARED BY:

MKSK

Landscape Architecture
Urban Design
Planning

462 SOUTH LUDLOW ALLEY
COLUMBUS, OH 43215
614.621.2796 MKSKSTUDIOS.COM

SHEET INDEX:

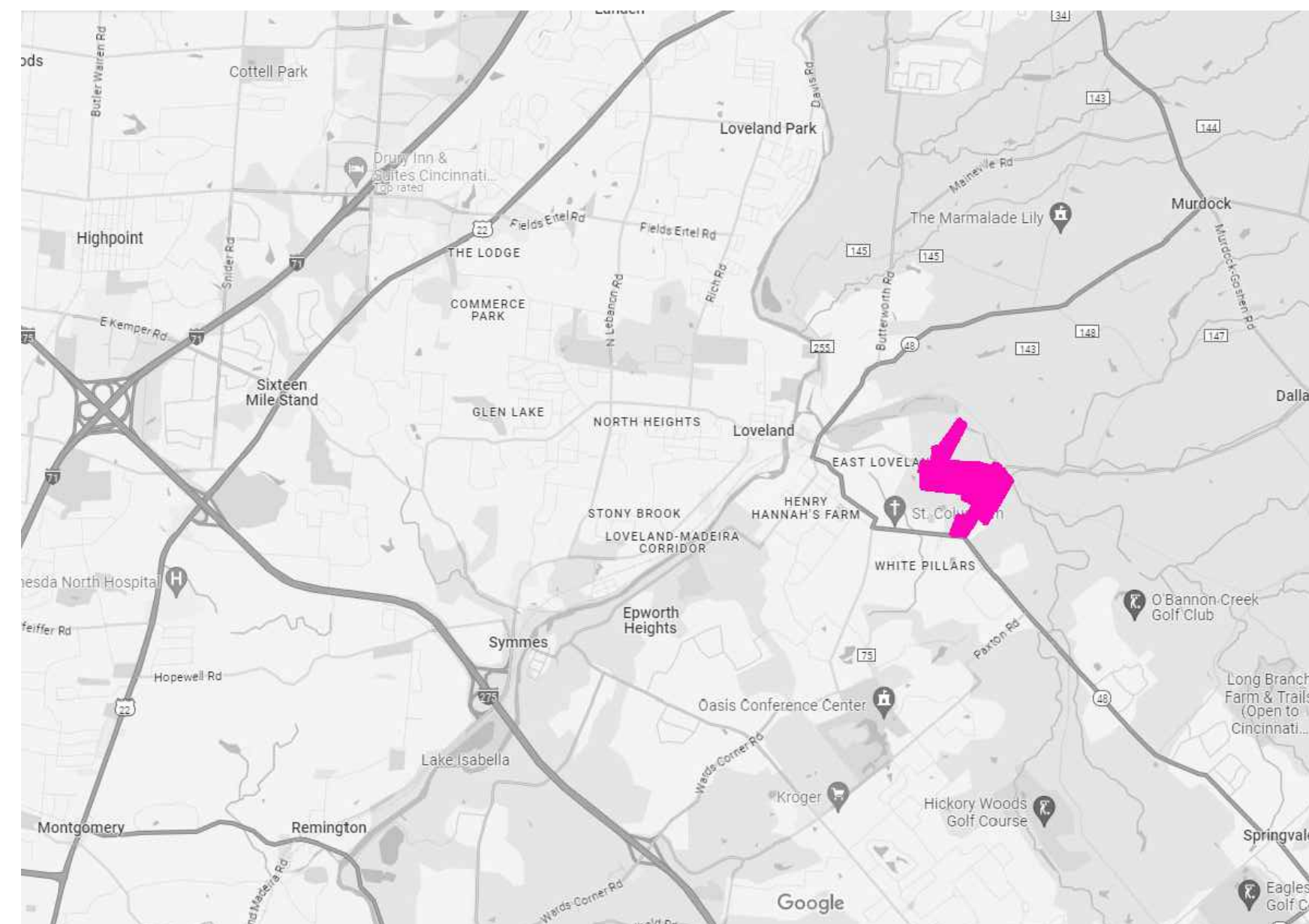
Sheet List Table	
Sheet Number	Sheet Title
L0.00	COVER SHEET
L0.01	INDEX-NOTES-AND LEGENDS
L0.02	OVERALL SITE PLAN
L0.03	EXISTING CONDITIONS PLAN
L0.04	EXISTING CONDITIONS & DEMO ENLGMT
L1.01	MATERIALS & LAYOUT PLAN
L1.02	MATERIALS ENLGMT - PARKING & PLAY AREA
L1.03	MATERIALS ENLGMT - WORK PODS SOUTH
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L2.01	PLANTING PLAN
L2.02	PARKING & PLAY AREA PLANTING ENLGMT.
L2.03	WORK PODS SOUTH PLANTING ENLGMT.
L3.01	PERSPECTIVE VIEWS - NATURE PLAY
L3.02	PERSPECTIVE VIEWS - WORK PODS
L3.03	PERSPECTIVE VIEWS - VIEWING PLATFORMS
L4.00	DETAILS - PAVING
L4.01	DETAILS - IMAGERY
L4.02	DETAILS - IMAGERY

CONSULTANTS:

CIVIL ENGINEER

STRAND & ASSOCIATES

629 Washington Street
Columbus, IN, 47201
p 812.372.9911



VICINITY MAP

N.T.S



MATERIALS LEGEND

CUSTOM STRUCTURES

- CS1 **RESTROOM & AMENITY BUILDING**
CUSTOM BUILD, WOOD STRUCTURE WITH METAL ROOF; SEE DETAIL '1' / SHEET L3.01
- CS2 **WORK POD - 2 PERSON STYLE 'A'**
CUSTOM BUILD, WOOD DECK STRUCTURE WITH METAL ROOF; SIM. DETAIL '2' / SHEET L3.02
- CS3 **WORK POD - 6 PERSON STYLE 'A'**
CUSTOM BUILD, WOOD DECK STRUCTURE WITH METAL ROOF; SEE DETAIL '2' / SHEET L3.02
- CS4 **WORK POD - 10 PERSON STYLE 'A'**
CUSTOM BUILD, WOOD DECK STRUCTURE WITH METAL ROOF; SEE DETAIL '1' / SHEET L3.02
- CS5 **WORK POD - 2 PERSON STYLE 'B'**
CUSTOM BUILD, WOOD ENCLOSED STRUCTURE WITH GREEN ROOF; SIM. DETAIL '3' / SHEET L3.02
- CS6 **WORK POD - 10 PERSON STYLE 'B'**
CUSTOM BUILD, WOOD ENCLOSED STRUCTURE WITH GREEN ROOF; SEE DETAIL '3' / SHEET L3.02
- CS7 **OVERLOOK PLATFORM**
CUSTOM STEEL FRAMING WITH COMPOSITE DECKING; SEE DETAIL '1' / SHEET L3.03
- CS8 **PEDESTRIAN BRIDGE**
PREFABRICATED STEEL AND WOOD STRUCTURE BASIS OF DESIGN: ALGONQUIN BRIDGES SEE DETAIL '8' / SHEET L4.01
- CS9 **BIRD BLIND**
CUSTOM BUILD, STEEL AND WOOD STRUCTURE; SEE DETAIL '8' / SHEET L4.02

PAVING

- P1 **AGGREGATE PAVEMENT, DRIVEWAYS**
6"D. COLOR / FINISH: TBD
SEE DETAIL '1' / SHEET L4.00
- P2 **AGGREGATE PAVEMENT, STABILIZED**
6"D. COLOR / FINISH: TBD
SEE DETAIL '1' / SHEET L4.00
- P3 **ASPHALT PARKING/ DRIVE**
6" AGGREGATE BASE, 6" ASPHALT
SEE DETAIL '3' / SHEET L4.00
- P4 **CONCRETE PAVEMENT, BROOM FINISH**
4" DEPTH; SEE DETAIL '4' / SHEET L4.00
- P5 **CONCRETE PAVEMENT, BUFF WASH FINISH**
4" DEPTH; SEE DETAIL '5' / SHEET L4.00
- P6 **CONCRETE CURB, FLUSH**
12" DEPTH; SEE DETAIL '6' / SHEET L4.00

RECREATION

- R1 **NATURAL LOG STACK CLIMBER**
SEE DETAIL '1' / SHEET L4.01
- R2 **ROBINIA BALANCE BEAM**
BASIS OF DESIGN: KOMPAN NATURE PLAY
SEE DETAIL '2' / SHEET L4.01
- R3 **ROBINIA STILTS/ STEPPERS**
BASIS OF DESIGN: KOMPAN NATURE PLAY
SEE DETAIL '3' / SHEET L4.01
- R4 **ROBINIA NET CLIMBER**
BASIS OF DESIGN: KOMPAN NATURE PLAY
SEE DETAIL '4' / SHEET L4.01
- R5 **WOOD MULCH PLAYGROUND SURFACING**
18" DEPTH; SEE DETAIL '5' / SHEET L4.01
- R6 **GRANITE BOULDERS**
VARIED SIZES, 24" - 60" DIAMETER
SEE DETAIL '6' / SHEET L4.01
- R7 **LIMESTONE SLABS**
VARIED SIZES, 30" - 50" W SLABS x 12" - 18" H
SEE DETAIL '7' / SHEET L4.01

WALLS & MASONRY

- W1 **MASONRY VENEER RETAINING WALL**
18" W x VARYING HEIGHT, NATURAL LIMESTONE VENEER; SEE DETAIL '1' / SHEET L4.02
- W2 **MASONRY ENTRY COLUMNS**
36" W x 36" D x 60" H MASONRY VENEER ENTRY COLUMN; SEE DETAIL '2' / SHEET L4.02

SIGNS

- S1 **ENTRY SIGN**
MASONRY COLUMN (TO MATCH ENTRY COLUMN) WITH WOOD SIGN; SEE DETAIL '3' / SHEET L4.02
- S2 **INTERPRETIVE SIGN**
AT OVERLOOK PLATFORMS; SEE DETAIL '4' / SHEET L4.02

SITE FURNISHINGS

- SF1 **LITTER & RECYCLING RECEPTACLES (PAIR)**
BASIS OF DESIGN: LANDSCAPE FORM PLAINWELL
SEE DETAIL '5' / SHEET L4.02
- SF2 **DRINKING FOUNTAIN**
BASIS OF DESIGN: MURDOCK MODEL GYQ84,
SEE DETAIL '6' / SHEET L4.02
- SF3 **BENCH**
BASIS OF DESIGN: LANDSCAPE FORMS NEOLIVIANO
SEE DETAIL '7' / SHEET L4.02
- SF4 **VEHICULAR SWING GATES**
STEEL FRAME & TIMBER PANELS, RUSTIC STYLE;
SEE DETAIL '2' / SHEET L4.02

**CONCEPTUAL
PLANS**

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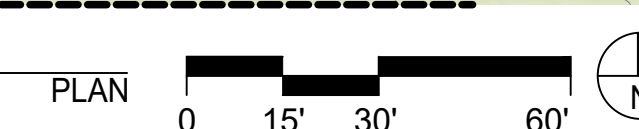
issue date	project number
03.22.2024	c22838.05

sheet name
**MATERIALS ENLGMT -
PARKING & PLAY AREA**

sheet number
L1.02

1 PARKING & PLAY AREA MATERIALS ENLARGEMENT
SCALE: 1" = 30'-0"

MATCHLINE, SEE 1/L1.03



MATCHLINE, SEE 2/L1.02



MATERIALS LEGEND

CUSTOM STRUCTURES

- CS1 RESTROOM & AMENITY BUILDING**
CUSTOM BUILD, WOOD STRUCTURE WITH METAL ROOF; SEE DETAIL '1' / SHEET L3.01
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 - CS7 OVERLOOK PLATFORM**
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 - CS8 PEDESTRIAN BRIDGE**
PREFABRICATED STEEL AND WOOD STRUCTURE BASIS OF DESIGN: ALGONQUIN BRIDGES SEE DETAIL '8' / SHEET L4.01
 - CS9 BIRD BLIND**
CUSTOM BUILD, STEEL AND WOOD STRUCTURE; SEE DETAIL '8' / SHEET L4.02
- PAVING**
- P1 AGGREGATE PAVEMENT, DRIVEWAYS**
6"D, COLOR / FINISH: TBD SEE DETAIL '1' / SHEET L4.00
 - P2 AGGREGATE PAVEMENT, STABILIZED**
6"D, COLOR / FINISH: TBD SEE DETAIL '1' / SHEET L4.00
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6" AGGREGATE BASE, 6" ASPHALT SEE DETAIL '3' / SHEET L4.00
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4" DEPTH; SEE DETAIL '5' / SHEET L4.00
 - P6 CONCRETE CURB, FLUSH**
12" DEPTH; SEE DETAIL '6' / SHEET L4.00

CODED NOTES

- 1** CONFIRM TRAIL TERMINUS/ POTENTIAL CONNECTIONS WITH CLERMONT COUNTY PARK DISTRICT.
- 2** FINAL ALIGNMENT OF TRAIL TO BE DETERMINED IN FIELD; CONFIRM WITH CLERMONT COUNTY PARK DISTRICT.
- 3** TAPER NEW DRIVEWAY GRADUALLY TO MEET EXISTING WIDTH.

MKSK

**Landscape Architecture
Urban Design
Planning**

462 SOUTH LUDLOW ALLEY
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614.621.2796 MKSKSTUDIOS.COM

client / owner
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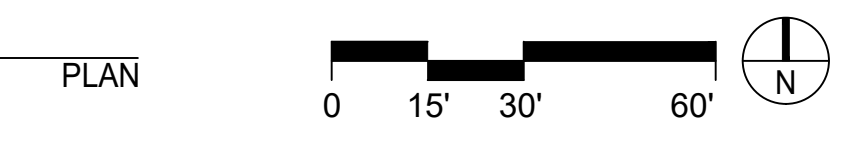
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issue date 03.22.2024 project number c22838.05

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**MATERIALS ENLGMT -
WORK PODS SOUTH**

sheet number
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1 WORK PODS SOUTH MATERIALS ENLARGEMENT
SCALE: 1" = 30'-0"



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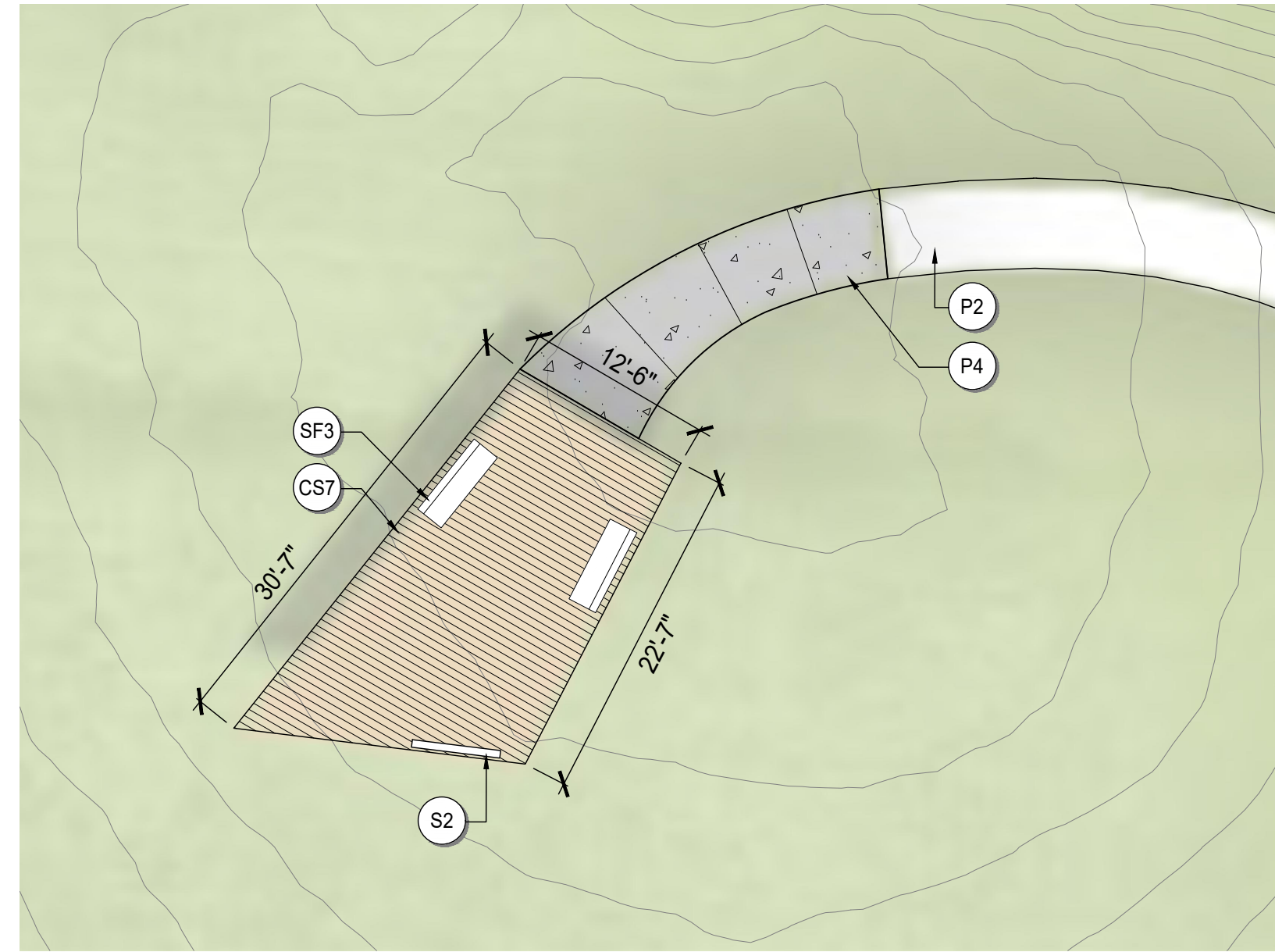
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4" DEPTH; SEE DETAIL '5' / SHEET L4.00
- P6** CONCRETE CURB, FLUSH
12" DEPTH; SEE DETAIL '6' / SHEET L4.00

SIGNS

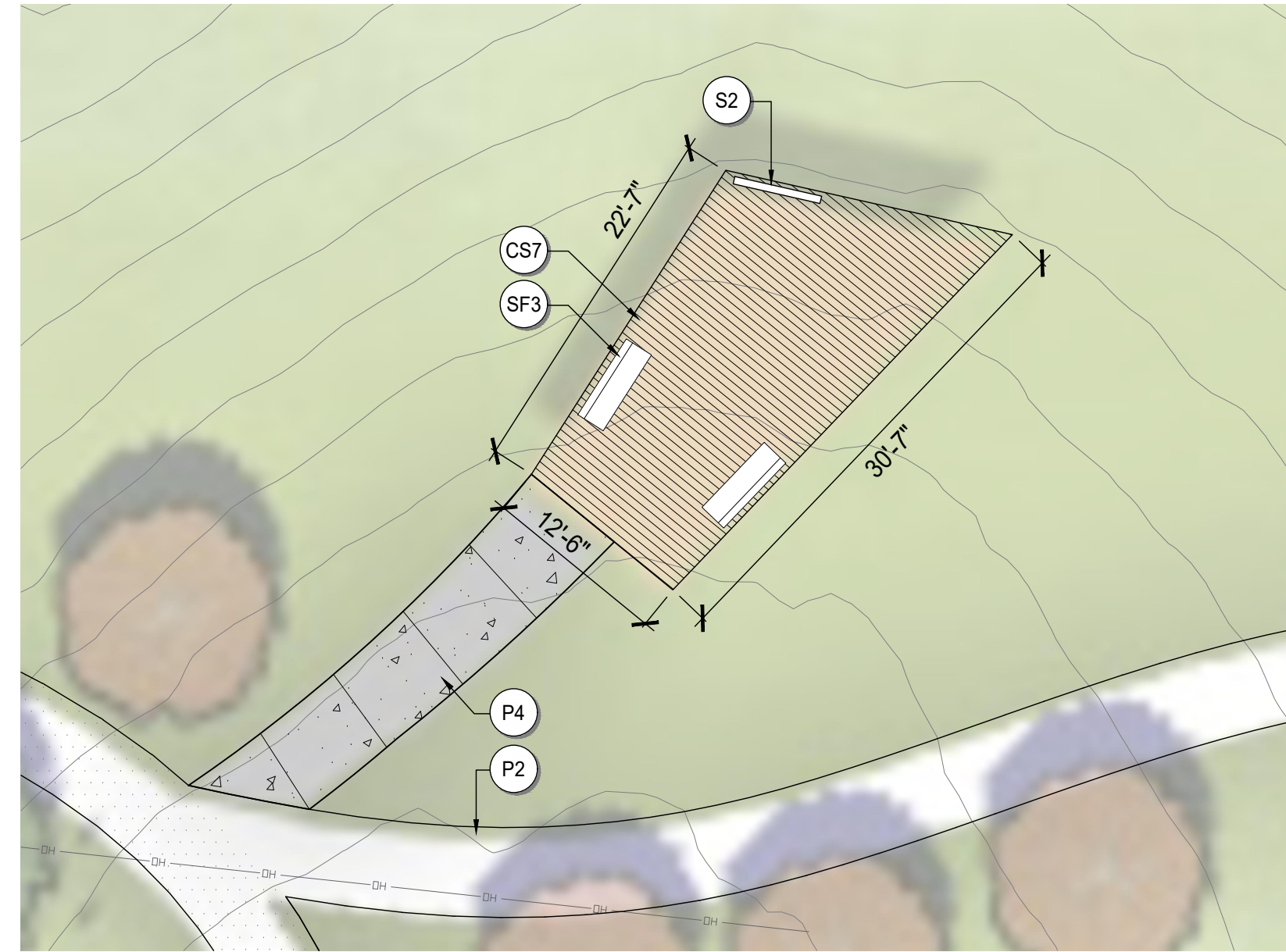
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MASONRY COLUMN (TO MATCH ENTRY COLUMN) WITH WOOD SIGN; SEE DETAIL '3' / SHEET L4.02
- S2** INTERPRETIVE SIGN
AT OVERLOOK PLATFORMS; SEE DETAIL 4/ L4.02

SITE FURNISHINGS

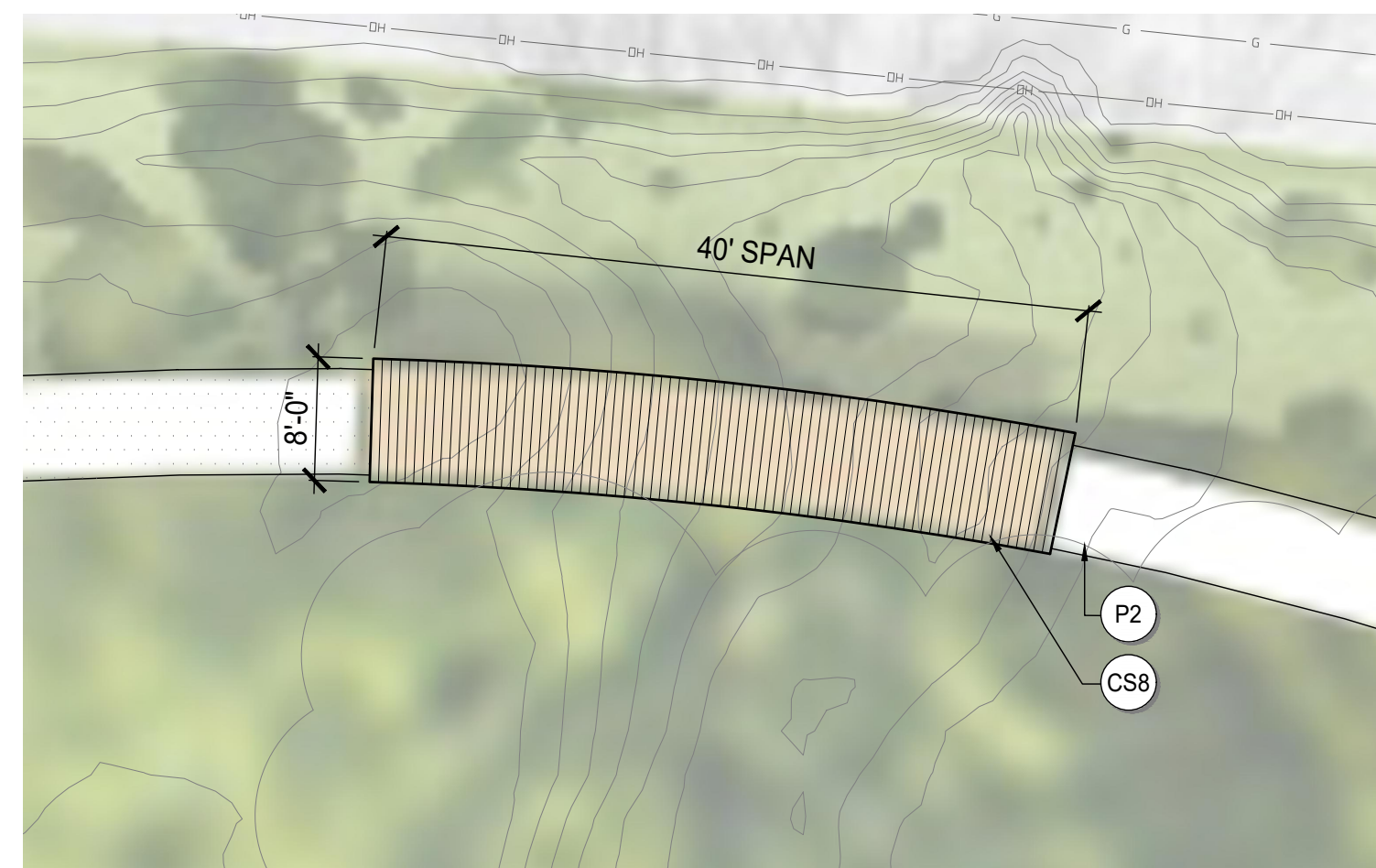
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STEEL FRAME & TIMBER PANELS, RUSTIC STYLE;
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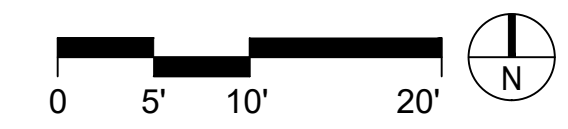
1 NORTH OVERLOOK ENLARGEMENT
SCALE: 1" = 10'-0"
PLAN



2 SOUTH OVERLOOK ENLARGEMENT
SCALE: 1" = 10'-0"
PLAN



3 PEDESTRIAN BRIDGE ENLARGEMENT
SCALE: 1" = 10'-0"
PLAN



CONCEPTUAL PLANS

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issue date
03.22.2024

project number
c22838.05

sheet name
**PERSPECTIVE VIEWS-
NATURE PLAY**

sheet number

L3.01



1 NATURE PLAY AREA & RESTROOM BUILDING

NOTE: VIEWS FOR DESIGN INTENT ONLY, REFERENCE MATERIALS PLAN FOR CURRENT PLAN LAYOUT AND MATERIAL INFO



① WORK POD STYLE 'A' (10 PERSON)

NOTE: ARCHITECTURE VIEWS (PROVIDED BY EMERSON DESIGN) FOR DESIGN INTENT ONLY; REFERENCE PREVIOUS ARCHITECTURE STUDIES BY EMERSON FOR MATERIALS, SIZING AND ADDITIONAL DESIGN INFO



② WORK POD STYLE 'A' (6 PERSON)

NOTE: ARCHITECTURE VIEWS (PROVIDED BY EMERSON DESIGN) FOR DESIGN INTENT ONLY; REFERENCE PREVIOUS ARCHITECTURE STUDIES BY EMERSON FOR MATERIALS, SIZING AND ADDITIONAL DESIGN INFO



③ WORK POD STYLE 'B' (10 PERSON)

NOTE: ARCHITECTURE VIEWS (PROVIDED BY EMERSON DESIGN) FOR DESIGN INTENT ONLY; REFERENCE PREVIOUS ARCHITECTURE STUDIES BY EMERSON FOR MATERIALS, SIZING AND ADDITIONAL DESIGN INFO

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**PERSPECTIVE VIEWS-
WORK PODS**

sheet number

L3.02



① NORTH OVERLOOK PLATFORM (LOOKING SOUTH)

NOTE: VIEWS FOR DESIGN INTENT ONLY, REFERENCE MATERIALS PLAN FOR CURRENT PLAN LAYOUT AND MATERIAL INFO



② SOUTH OVERLOOK PLATFORM (LOOKING NORTH)

NOTE: VIEWS FOR DESIGN INTENT ONLY, REFERENCE MATERIALS PLAN FOR CURRENT PLAN LAYOUT AND MATERIAL INFO

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**PERSPECTIVE VIEWS-
VIEWING PLATFORMS**

sheet number
L3.03