

To: Mayor and City Council
 From: Rachel Waldron
 Parks and Recreation Director
 Re: Homecoming Park Design Professional Services
 Date: April 27, 2026

Action

Approval of an agreement with LDDBlueline, Inc. for Design Professional Services for the construction of Homecoming Park.

Details

The city solicited statements of qualification from firms interested in providing Design Professional Services for the construction of Homecoming Park. The selected firm will provide comprehensive professional design services including surveys, geotechnical evaluations, confirming existing site conditions, and finalizing a concept design.

The approved concept will serve as the basis for the preparation of schematic design, design development, and construction documents suitable for permitting. The project delivery method will be Construction Manager at Risk.

Technical responses made up 80% of a firm’s score, with the remaining 20% evaluated based on the submitted project fee. Below are the six submitting firms and their total scores.

Submitting Firm	Total Score
LDDBlueline, Inc.	91.60
Pond & Company	90.23
Lose Design	85.70
Croy	79.28
ASD SKY	79.26
Smallwood	75.42

Funding for this service, in the amount of \$315,000, will be allocated from General Capital, Project #26B.

Recommendation

Staff respectfully requests that Council: (1) Authorize an agreement with LDDBlueline, Inc. in the amount of \$315,000, for design professional services of Homecoming Park; (2) authorize Staff to provide funding for the agreement; (3) authorize the City Manager to execute the necessary documents.



Homecoming Park Project

COPY
RFQP #26-01
March 5, 2026

City of Dunwoody

LDDBlueline™
Packet page:...

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Cover Letter

City of Dunwoody
4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338

RE: RFPQ# 26-01 - City of Dunwoody, Homecoming Park Project

Mr. Gates,

On behalf of LDDBlueline, we are pleased to submit our proposal for the City of Dunwoody Homecoming Park project. The City has outlined clear expectations for cohesive site planning, inclusive recreation, architectural compatibility, and disciplined delivery. We have reviewed and incorporated the addenda into our understanding of the scope and requirements. With decades of experience in designing park and recreation facilities, LDDBlueline is prepared to meet those expectations with a focused, experienced team and a design approach rooted in long term value.

Homecoming Park represents more than new facilities; it is an opportunity to shape a place where recreation, gathering, and community identity intersect. Our team understands how thoughtful site planning, durable materials, and context-sensitive architecture can reinforce Dunwoody's evolving park system. From early site evaluation through construction administration, we will work alongside the Construction Manager to align design decisions with real-time pricing, constructability insight, and schedule discipline.

LDDBlueline will lead the design team and provide full architectural and interior design services. Dave McCauley, Oliver Brown, and Milli Dunkin, all of whom have been involved with the new Dunwoody Maintenance Complex at Brook Run Park, are key members of the project team. We have also assembled a strong group of consultants that have worked together on recreation projects, including projects for Dunwoody.

Our team understands the City's larger priorities, such as aesthetics and sustainability requirements, while bringing practical experience with the Dunwoody and DeKalb County permitting processes. The LDDBlueline team is working with CMs on several recreation projects and enjoys the early pricing and construction input. We have also worked with CPS, the program manager, on The Hop pickleball complex for the City of Newnan, which has been a highly successful project.

With a strong desire to continue our relationship with the City of Dunwoody and help improve the park and recreation facilities for the community, LDDBlueline would like to be your Architect of Record. If you have any questions or require additional information, please contact either of us at your convenience at (770) 850-8494 or via email at Dave.McCauley@lddbline.com or Brian.Heinlein@lddbline.com.

Sincerely,

LDDBlueline, Inc.



Dave McCauley, AIA
Principal-In-Charge



Brian Heinlein, AIA
Sr. Project Manager

A.

Description and Resources of Firm



BURNT HICKORY PARK
Dallas, GA

Development of a 120-acre park featuring athletic facilities, support buildings, and a lodge-style community center.

A | Description and Resources of Firm

A1 and A2. Basic Company Information

Company Name:	LDDBlueline, Inc.
Address:	1640 Powers Ferry Road Building 1, Suite 100 Marietta Georgia 30067
Primary Contact:	David McCauley, AIA Principal, Studio Director, Point of Contact
Phone:	(770) 874-7426 (direct)
Fax:	(770) 956-9030
Email:	dave.mccauley@lddbblueline.com
Website:	www.LDDBlueline.com
Office Proximity:	Marietta, GA (18 miles/ 25-35 minutes of location)

LDDBlueline is a Partner-owned S-Corporation Incorporated in the State of Georgia in 1988.



Lyman Davidson Dooley was founded in Marietta, Georgia in 1988 and joined forces with Blueline in 2023 to form LDDBlueline, strengthening our higher education expertise and expanding our regional capacity. Our Marietta office serves as firm headquarters and will lead the City of Dunwoody, Homecoming Park Project.

The Marietta team includes 21 professional and administrative staff, comprised of registered architects, interior designers, technical designers, and support personnel. This depth of experience allows us to provide focused leadership while maintaining the responsiveness of a locally rooted firm.

LDDBlueline brings focused experience in designing civic and community parks that become lasting assets for the cities they serve. Our team understands that Homecoming Park must balance architectural character, inclusive recreation, infrastructure performance, and long term stewardship. We approach this project with disciplined planning, strong technical leadership, and a clear understanding of municipal priorities. For the City of Dunwoody, that means a park environment that feels intentional, cohesive, and built to endure.

KEY DIFFERENTIATORS

- We think beyond individual buildings and shape complete park experiences that support gathering, wellness, and everyday community life
- We design with long term ownership in mind, prioritizing durability, maintenance efficiency, and operational performance from the outset
- We bring structured leadership and decisive project management that keeps complex civic projects focused and moving forward
- We understand local context and craft facilities that complement Dunwoody's established park character while elevating the overall experience
- We embrace the collaborative nature of the CM-at-Risk process and its ability to keep projects in budget and on schedule from beginning to end

Disciplines	Atlanta GA	Harrisonburg VA	Houston TX	Tampa FL	Washington DC
Registered and non-registered Architects	9	5	3	2	3
Interior Designers	4	2	0		1
AutoCad/Revit Designers	9	4	4	3	0
LEED® Professionals	2 (included other categories)	0	0	0	0
Administrative Support (includes marketing, human resources, accounting and IT)	3	6	2	2	0
TOTAL	27	17	9	7	4

Branch Offices:

Harrisonburg, VA

126 W. Bruce Street, Suite 102
 Harrisonburg, VA 22801
 established in 2004 as Blueline Holding Company, LLP

Houston, TX

333 Cypress Run, Suite 350
 Houston, TX 77094
 established in 1984 as Turner Duran Architects

Tampa, FL

306 E. Oak Avenue, Tampa, FL 33602
 Established in 2024

Washington, DC

203 19th Street, NW, 5th Floor
 Washington, DC 20036
 Established 2025

A3. Litigations

GRACE COMMUNITY CHURCH

Date of Event: January 25, 2022

Defendant: Grace Community Church of Pennsylvania

Blue Ridge Architects and Guardian Construction Management Svcs named as Additional Defendants on June 13, 2022

Description: Claimant slipped and fell on an icy spot near the entry of Grace Community Church, 9160 Marshall Rd, Cranberry Twp, PA 16066. Primary injury was to bones and cartilage of wrist. It was agreed by all parties that the problem was due to installation defects by roofer and concrete company but Blue Ridge was named by Grace Community Church as an additional defendant since we were involved in design for the building. We ultimately participated in a mediated settlement share of \$10k in November 2023.



A4. a. Insurance

Hartford Underwriters Insurance Company

General Liability Each Occurrence:
(no deductible) \$1,000,000

Automobile Liability \$1,000,000
(no deductible)

Umbrella and Each Occurrence:
Excess Liability \$5,000,000

Aggregate:
\$5,000,000

The Hartford

Workers' Compensation and
Employers' Liability
(no deductible) \$1,000,000

Travelers Casualty & Surety Company of American

Professional Liability Each Claim
\$2,000,000

Annual Aggregate
\$4,000,000

A5. Revenues

	Companywide	Marietta, GA
2025	\$11,337,504	\$4,082,541
2024	\$10,126,248	\$5,167,124
2023	\$12,177,600	\$6,546,300
2022	\$ 8,327,922	\$4,387,464
2021	\$ 7,559,744	\$4,998,028
2020	\$ 8,970,282	\$5,675,550

A6. Financial Reference

Financial and Banking Reference

Katie Goeddeke, Commercial Support
Manager

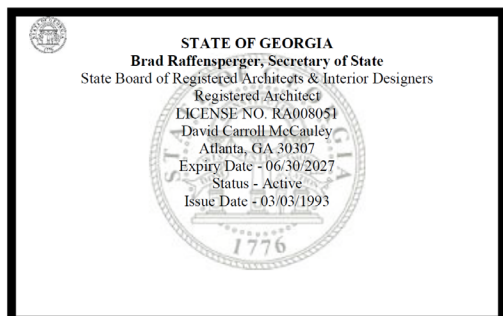
Community Bank
200 Parkway 575
Woodstock, GA 30188
770-591-6061
770-591-6053 (Fax)

katiegoeddeke@synovus.com

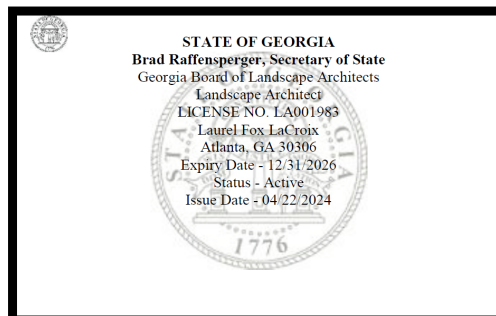
A7. Removed From a Contract

LDDBlueline has never been removed from a contract or failed to complete a contract as assigned.

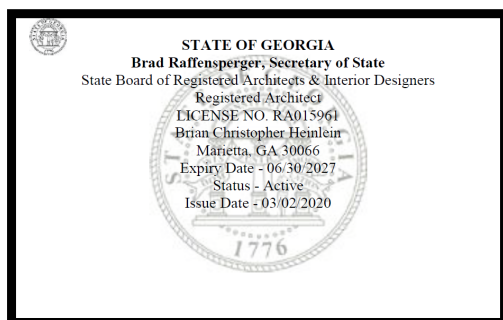
A8. Licenses



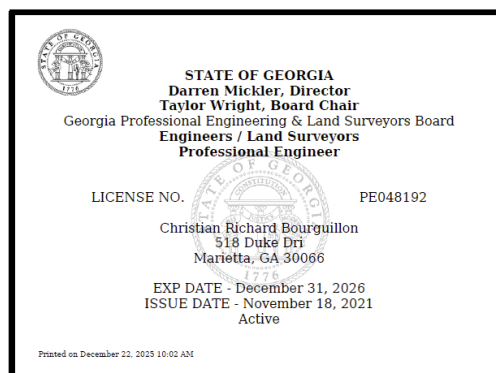
DAVE MCCAULEY



LAUREL LACROIX



BRIAN HEINLEIN



CHRISTIAN BOURGUILLON

PROFESSIONAL LICENSING
GEORGIA SECRETARY OF STATE BRAD RAFFENSPERGER
CORPORATIONS • ELECTIONS • LICENSING • CHARITIES

Licensee Details

Licensee Information
Name: Aheba Y. Dunkin
Address: Kennesaw, GA 30152

Primary Source License Information
Lic #: 10000467 Profession: Architect / Interior Designer Type: Registered Interior Designer
Secondary: Method: Application Status: Active
Issued: 7/31/2003 Expires: 3/31/2027 Last Renewal Date: 2/28/2025

Associated Licenses
No Prerequisite Information

Public Board Orders
Please see Documents section below for any Public Board Orders

Other Documents
No Other Documents

Data current as of April 25, 2025 12:48:11
This website is to be used as a primary source verification for licenses issued by the Professional Licensing Boards. Paper verifications are available for a fee. Please contact the Professional Licensing Boards at 844-753-7825.

MILLI DUNKIN

PROFESSIONAL LICENSING
GEORGIA SECRETARY OF STATE BRAD RAFFENSPERGER
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Licensee Details

Licensee Information
Name: Roger L. Wells
Address: Marietta, GA 30062

Primary Source License Information
Lic #: LA001690 Profession: Landscape Architects Type: Landscape Architect
Secondary: Method: Examination Status: Active
Issued: 7/17/2013 Expires: 12/31/2026 Last Renewal Date: 12/17/2024

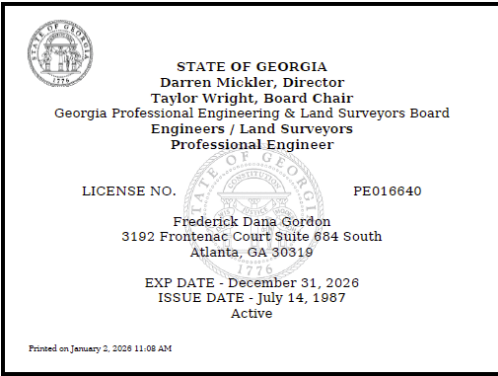
Associated Licenses
No Prerequisite Information

Public Board Orders
Please see Documents section below for any Public Board Orders

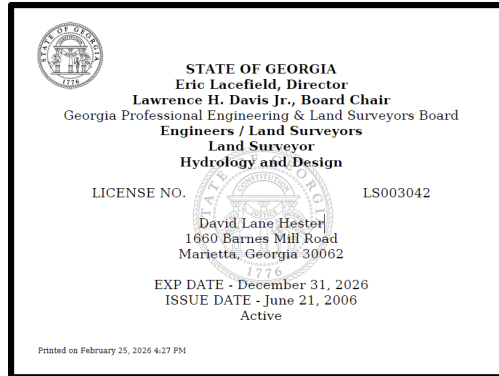
Other Documents
No Other Documents

Data current as of February 12, 2025 9:20:45
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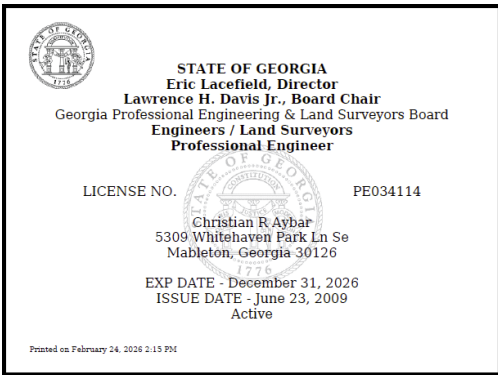
ROGER WELLS



FRED GORDON



DAVID HESTER



CHRISTIAN AYBAR

Georgia Professional Engineers and Land Surveyors Board

Public Lookup License Search

Licensee Details

Licensee Information		
Full Name Eric R Blackmore		
Location Atlanta, GA 30345		
Primary Source License Information		
License No. SE001125	Profession Engineers - Land Surveyors	License Type Structural Engineer
Expiration Date 03/24/2021	License Renewal Affidavit	License Status Active
	Expiration Date 12/31/2026	Date of Last Renewal 12/17/2025

ERIC BLACKMORE



PATRICK WILKES

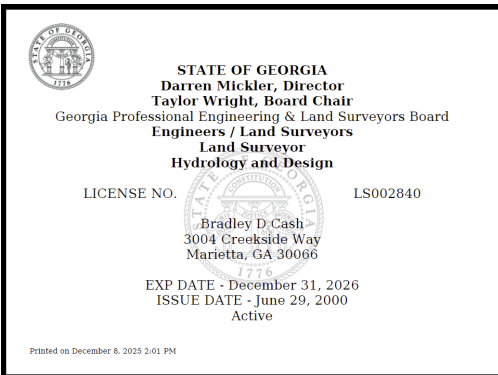
Georgia Professional Engineers and Land Surveyors Board

Public Lookup License Search

Licensee Details

Licensee Information		
Full Name Robert Phillip Hale		
Location Marietta, GA 30064		
Primary Source License Information		
License No. SE000447	Profession Engineers - Land Surveyors	License Type Structural Engineer
Expiration Date 01/16/2021	License Renewal Affidavit	License Status Active
	Expiration Date 12/31/2026	Date of Last Renewal 12/26/2025

ROBERT HALE



BRADLEY CASH

A9. Exhibit A - BreedLove Planning

Exhibit A

Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1)

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 City of Dunwoody / LDDBlueLine 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:

69324 Federal Work Authorization User Identification Number (NOT FEIN) Nov. 2007 Date of Authorization

Breedlove Land Planning, Inc. Name of Contractor Dunwoody Homecoming Park Name of Project

City of Dunwoody, GA Name of Public Employer

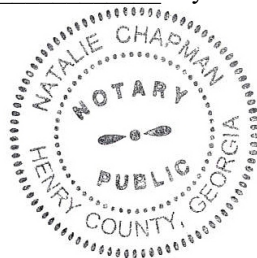
I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on March 3rd, 2026 in Atlanta, Georgia.

[Signature]
Signature of Authorized Officer or Agent
Justin Matthew Tanner, Principal
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 3rd DAY OF March 2026.

[Signature] My Commission Expires: 11/3/2029
NOTARY PUBLIC



A9. Exhibit A - GeoSurvey

Exhibit A

Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1)

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 City of Dunwoody 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:

62053 Federal Work Authorization User Identification Number (NOT FEIN) 10/29/1996 Date of Authorization

GeoSurvey, Ltd. Name of Contractor _____ Name of Project

City of Dunwoody, GA Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on March 3, 20 26 in Cobb County, Georgia.

Bradley D. Cash
Signature of Authorized Officer or Agent
Bradley D. Cash, Principal / CEO
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 3rd DAY OF March 2026.

Christy L. Tucker My Commission Expires: 04/21/2029
NOTARY PUBLIC



A9. Exhibit A - Wallace Design

Exhibit A

Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1)

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 City of Dunwoody / LDDBlueLine 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:


115678 Federal Work Authorization User Identification Number (NOT FEIN) 04/22/2008 Date of Authorization

Wallace Design Collective, PC Name of Contractor Homecoming Park Name of Project

City of Dunwoody, GA Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on March 3rd, 2026 in Atlanta, Georgia.


Signature of Authorized Officer or Agent
Eric D. Blackmore, Principal
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 3rd DAY OF March, 2026.

 My Commission Expires: 06/09/2029
NOTARY PUBLIC

Latoya Pittman
NOTARY PUBLIC
COBB COUNTY, GEORGIA
My Commission Expires 06/09/2029

B.

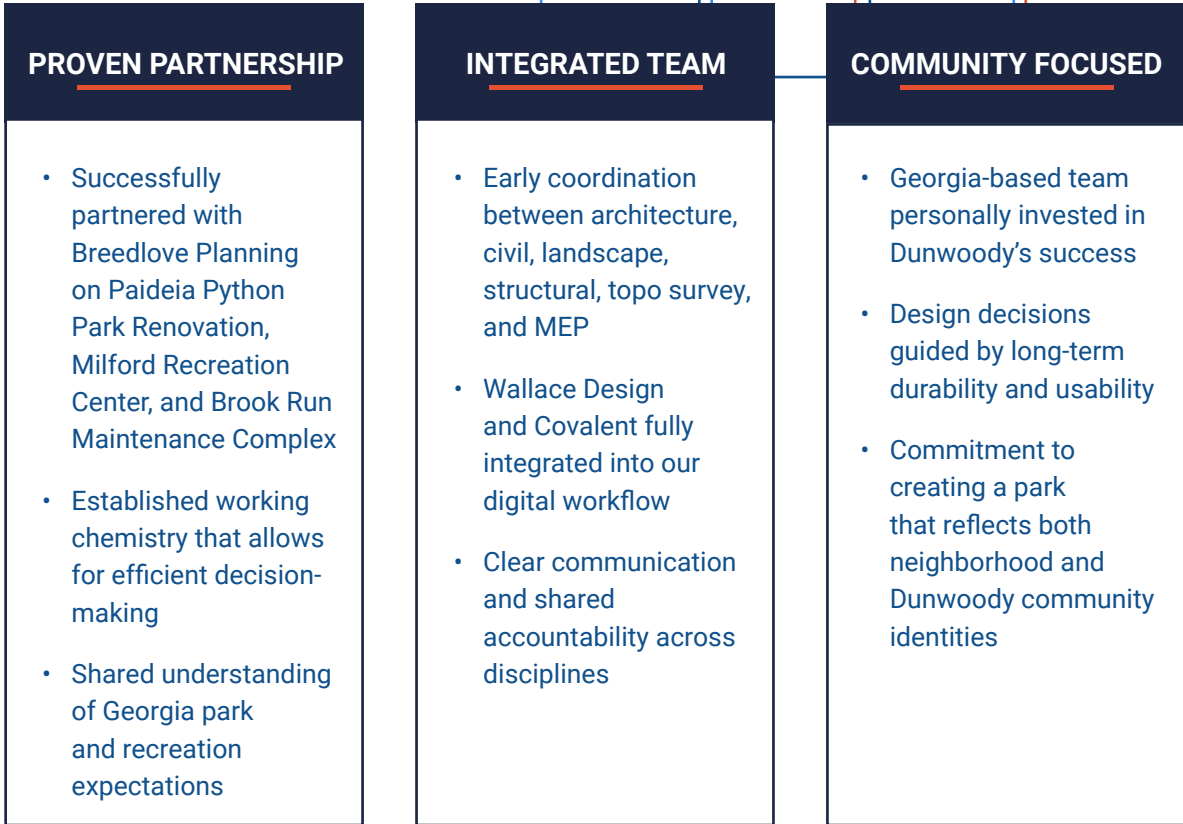
Experience and Qualifications



WESTSIDE PARK
Atlanta, GA

LDDBlueline provided full design services for this design-build project, delivering restroom, concession, and covered gathering structures throughout the park.

A Trusted Team



What Sets Us Apart





CFIT Winder Legacy Park



Gordonia Group Shelter



Fort Yargo State Park Beach Area



Breedlove Land Planning (BLP) is a holistic firm of site design professionals that specializes in complete thorough site analysis, conceptual planning, and design, construction documentation and administration. BLP headquartered in downtown Atlanta, Georgia with a secondary office in Bishop, Georgia.

Breedlove Land Planning offers our clients something unique: our designers are trained to work within all facets of site design to create a balance between aesthetics and functionality. We see site design through the lens of our training in ecology, geology, and arts, even when designing utilities, hydrology and erosion and sedimentation control. We are not a multi-disciplinary firm of segregated landscape architects and civil engineers - we are holistic site design professionals, as comfortable detailing a seatwall as we are producing four-phase erosion, sedimentation, and pollution control plans.

Breedlove Land Planning, Inc. was founded in 1985 by Michael W. Breedlove. His goal was to create a collaborative team of landscape architects and civil engineers with the resources and expertise to serve his clients' needs on projects of any size and scope.

Our firm consists of a solid team of **30 professionals** who give the firm the resources and expertise to serve our clients' needs on any scale and scope of design.

KEY DIFFERENTIATORS

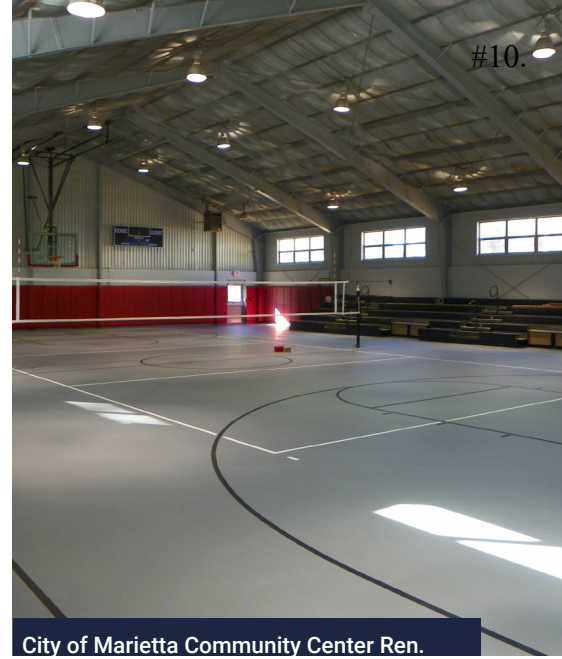
- We are known for our uniquely knowledgeable, talented personnel. We offer holistic design professionals, as versed in master planning and aesthetics as construction detailing and functionality.
- We prefer an approach which seeks to consider all project components to the greatest extent possible at the start. So that vision and intent do not get lost later when forcing something to work.
- We pride ourselves in being knowledgeable enough to perform all aspects of site design on the most complex of project scopes, yet humble and willing to assist our clients with the simplest of renovation needs.



City of Decatur Legacy Park



Cobb County Seven Springs Water Park



City of Marietta Community Center Ren.



With experienced senior level involvement on every project, Covalent can cover a wide range of Mechanical, Electrical, Plumbing, and Fire Protection projects.

Covalent’s goal is to be a flexible, service-oriented organization, which can deliver on the promise to provide Principal involvement on every project with no exceptions. With their experience serving government agencies and institutional with various types of projects, Covalent Consulting has assembled a firm which can react quickly - with quality expertise – to today’s project needs.

KEY DIFFERENTIATORS

- Fully Integrated MEP Under One Roof – Mechanical, electrical, and plumbing systems are designed in-house, ensuring tighter coordination, fewer gaps between disciplines, and a streamlined path from concept through construction.
- Performance-Focused Engineering – Systems are designed for long-term efficiency, maintainability, and lifecycle value, balancing operational performance with budget and sustainability priorities.
- Proactive, Solutions-Oriented Approach – Covalent engages early, anticipates technical challenges, and delivers clear, buildable solutions that keep design and construction progressing smoothly.



Milford Recreation Center



Central Park Recreation Center



Marcus Jewish Community Center Zaban Park

#10.



wallace
design
collective

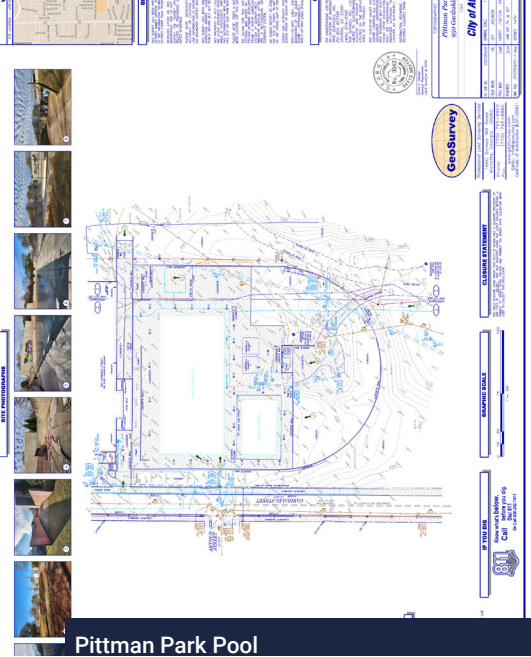
Wallace is a multi-disciplinary consulting firm specializing in civil and structural engineering, landscape architecture, surveying, land planning, roof consulting and special inspections. But we're not just about what we do – we're about how we do it. We partner with our clients to solve complex challenges with technical skill, creativity and a practical optimism that moves projects forward. Our team is passionate about quality, collaboration and delivering results that stand the test of time.

With offices across the country, we operate as one, tapping the right expertise to create seamless, efficient and enjoyable project experiences. We're big enough to handle the toughest projects and small enough to give each client the attention they deserve.

Our team is licensed for structural engineering across the United States, the District of Columbia, Puerto Rico and the U.S. Virgin Islands, with additional licensure for civil engineering, landscape architecture and surveying in numerous states. Our firm has delivered projects in every state, as well as Mexico, Puerto Rico and the U.S. Virgin Islands – giving us deep familiarity with model building codes and valuable experience navigating local codes and jurisdictions.

KEY DIFFERENTIATORS

- We understand that what we do matters - to our clients, to ourselves, to our profession and to our communities. The built environment touches everyone every day. People need shelter, places to work, places to play, places to learn and grow, ways to commute. Our clients require technical expertise, engineering excellence, solutions to problems and ways to communicate our thoughts to those charged with constructing them.
- Wallace contributes a diverse portfolio of project work bringing significant experience completing high-profile projects alongside LDDBlueline.
- 33rd Top Engineering Firm in the nation as reported in Building Design & Construction's 2025 Giants 400 Report of Top Engineering Firms



Pittman Park Pool



Tuscan Trail Park



Lanier Point Park



GeoSurvey, Ltd. is a regional land surveying services firm located in Marietta, GA, founded in 1996. We specialize in providing quality, cost effective land surveying for engineering firms, developers, municipalities, and other entities in need of our services. GeoSurvey is registered in Georgia and Alabama. We will strive in every way possible to provide our clients with completed survey projects that will meet or exceed all requirements and that will expedite the progress of any project. We will utilize the latest available technology to process our data and will educate ourselves effectively in the use of this technology.

All our project managers are backed by the most up to date technical resources and highly trained personnel to easily tackle any land surveying project. Each project manager is supported by a survey technician, assisting in all types of drafting duties and other aspects of survey production. We also offer in-house resources for research for projects related to deeds, zoning, plats, flood mapping, and other data. Over the years our firm has performed survey work for a variety of park sites, from National Parks to local City parks.

KEY DIFFERENTIATORS

- Flawless alignment with our industry partners. All our work is prepared electronically and provided in the same format used for design activities, resulting in a seamless transition from the field data acquisition and mapping phase to the design phase of a development project.
- Each drawing is delivered to our clients electronically, and if requested, on paper as well. Our surveys are presented in color for easier differentiation of entities and digital ground level photographs are included on the face of our survey.
- We provide immediate support for all our surveys. All project managers for each survey are readily available and are usually able to easily resolve most issues with just one phone call. We are comfortable dealing with attorneys, engineers, architects, and other land professionals.



Dave McCauley

AIA, NCARB

PRINCIPAL-IN-CHARGE / QA/QC

Dave McCauley, AIA, NCARB will support the City of Dunwoody, Homecoming Park Project projects through focused quality assurance and quality control oversight. With more than 30 years of experience delivering parks and recreational facilities across Georgia, Dave offers a seasoned perspective shaped by decades of public-sector work. He provides thoughtful review at key stages of design, helping the team confirm that documents are clear, well-coordinated, and ready for permitting and construction. Dave's practical approach and familiarity with Georgia park projects add an extra layer of confidence to the process, helping the team deliver documents that are buildable, efficient, and aligned with the City's expectations.

EDUCATION

Bachelor of Science in Architecture, University of Virginia

Master of Architecture, Georgia Institute of Technology

REGISTRATIONS & AFFILIATIONS

Registered Architect: GA, AL, CO, MO, SC, NC
National Council of Architectural Registration Boards Certified (NCARB)

American Institute of Architects (AIA)
Olmsted Linear Park Alliance Member

YEARS OF EXPERIENCE

36

NOTABLE PROJECTS

Milford Recreation Center

Marietta, GA

Burnt Hickory Park and Community Center and Support Buildings

Dallas, GA

Seven Springs Water Park

Powder Springs, GA

South Cobb Indoor Family Aquatic Center

Mableton, GA

Bell Memorial Park Concession, Maintenance and Storage Buildings

Milton, GA

Best Friend Park Redevelopment

Gwinnett County, GA

Franklin Gateway Sports Complex, Concession/Restroom Building

Marietta, GA

Westside Park Support Buildings

Atlanta, GA

Dudley Park Amphitheater Restroom Pavilion Building

Athens, GA



Brian Heinlein

AIA, NCARB

SENIOR PROJECT MANAGER

Brian Heinlein, AIA, NCARB will serve as Senior Project Manager for the City of Dunwoody, Homecoming Park Project, providing consistent leadership from design through construction administration. He brings several years of experience delivering public parks and recreation facilities, including sports and recreation facilities, community centers, and splash pads, with a strong understanding of how public spaces are planned, permitted, and built. Brian is experienced in managing multi-discipline teams, coordinating with public agencies and consultants, and guiding projects through phased design while maintaining alignment with budget and schedule expectations. Known for his hands-on and approachable management style, he keeps communication clear, decisions timely, and project teams focused, ensuring the City receives a coordinated, well-executed project that supports long-term community use and maintenance.

EDUCATION

Bachelor of Science in Architecture, Georgia Institute of Technology

REGISTRATIONS & AFFILIATIONS

Registered Architect: GA, TN
National Council of Architectural Registration Boards Certified (NCARB)
American Institute of Architects (AIA)

YEARS OF EXPERIENCE

24

NOTABLE PROJECTS

Milford Recreation Center
Marietta, GA

Burnt Hickory Park and Community Center and Support Buildings
Dallas, GA

Seven Springs Water Park
Powder Springs, GA

South Cobb Indoor Family Aquatic Center
Mableton, GA

Bell Memorial Park Concession, Maintenance and Storage Buildings
Milton, GA

Best Friend Park Redevelopment
Gwinnett County, GA

Franklin Gateway Sports Complex, Concession/Restroom Building
Marietta, GA

Westside Park Support Buildings
Atlanta, GA



Oliver Brown

PROJECT DESIGNER

Oliver Brown will serve as Project Designer for the City of Dunwoody, Homecoming Park Project, contributing to the development of the architectural features throughout the design process. He supports the day-to-day production of drawings and details, helping translate design concepts into clear, buildable documents. Oliver is regularly involved in active project work and brings a practical understanding of how design decisions carry through documentation and construction. His steady involvement supports continuity across the design phases and helps ensure the architectural intent is carried through from early planning into construction.

EDUCATION

Bachelors of Architecture, Kennesaw State University

YEARS OF EXPERIENCE

7

NOTABLE PROJECTS

Brook Run Park New Maintenance Facility

Dunwoody, GA

Paideia Python Park

Avondale Estates, GA

Clay County Splash Pad

Hayesville, NC

Stone Mountain Davis-Dickey Replacement Pavilion

Stone Mountain, GA

Columbus Pools Renovation

Columbus, GA

Milford Recreation Center

Marietta, GA



Milli Dunkin

RID, IIDA, NCIDQ, LEED AP

PRINCIPAL AND INTERIOR DESIGN STUDIO DIRECTOR

For the City of Dunwoody Homecoming Park Project, Milli Dunkin will serve as the Interior Design Principal, bringing more than 30 years of experience designing civic and community-centered facilities. She will work closely with the City's leadership and project stakeholders to shape interior spaces that reflect the character of Dunwoody while supporting the park's long-term functionality and durability. Milli will lead interior planning for the community center and supporting buildings, guiding finish selections, material palettes, and FF&E to ensure cohesive, high-performing spaces. She will oversee the interior design team through all phases and provide senior-level QA/QC review to ensure the final interiors align with the City's vision, budget, and schedule expectations.

EDUCATION

FIDER Accredited Bachelor of Science, Interior Design, Indiana University

REGISTRATIONS & AFFILIATIONS

GA Licensed Interior Designer, 2003-Present

National Council for Interior Design Qualification (NCIDQ)

International Interior Design Association (IIDA)

LEED® Accredited Professional

YEARS OF EXPERIENCE

32

NOTABLE PROJECTS

Milford Recreation Center

Marietta, GA

Best Friend Park Redevelopment

Gwinnett County, GA

Middle Georgia State University Recreation and Wellness Center

Macon, GA

Good Samaritan Health and Wellness Center, Building 2

Jasper, GA

Kennesaw State University, Student Center

Kennesaw, GA

Georgia Institute of Technology Student Center Commons

Atlanta, GA

Georgia Southern University Recreation Activity Center Additions and Renovations

Statesboro, GA



Roger Wells

PLA, LEED AP BD+C

PROJECT EXECUTIVE & LANDSCAPE ARCHITECT

Roger Wells has an understanding of all elements of site design from intricate hardscape detailing and planting design to site grading and stormwater management. He is a valuable team member with experience in lead roles on diverse projects from complex high-profile developments to technically different market sector projects to environmentally delicate restoration projects.

Roger Wells strives to achieve a stress-free, and successful project delivery for the City of Dunwoody through exceptional communication, attention to detail, and cultivating constructive relationships with the entire project team.



FIRM NAME

Breedlove Land Planning, Inc.

FIRM ADDRESS

15 Simpson St. NW
Atlanta, Georgia 30308

EDUCATION

University of Georgia
Bachelor of Landscape Architect

REGISTRATIONS & AFFILIATIONS

Professional Landscape Architect
State of Georgia PLA# 1690
GSWCC Level II Certified Design Professional
LEED Accredited Professional
GA4LE GA Chapter 2026 Member
ASLA GA Chapter 2026 Member
Georgia Association of School Facility
Administrators 2026 Member

YEARS OF EXPERIENCE

16 Years

NOTABLE PROJECTS

Lake Lanier Islands Development Authority ADA Plan
Buford, GA

DNR Indian Springs State Park Pavilion
Flovilla, GA

DNR Seminole State Park Campground Renovation
Donalville, GA

Zoo Atlanta Lion Exhibit Renovations
Atlanta, GA

Oklahoma City Zoo Garden Lake Park Improvements
Oklahoma City, GA

DNR Okefenokee Swamp Park Master Plan
Waycross, GA

DNR Red Top Mountain State Park Beach Renovation
Acworth, GA



Christian Bourguillon

PE, CAPM

PROJECT MANAGER & CIVIL ENGINEER

Christian Bourguillon has experience in managing and delivering all phases of site development projects, including grading, stormwater management, erosion and sediment control, and utility infrastructure.

Christian is also skilled in leading multidisciplinary teams, coordinating with clients architects and regulatory agencies, and producing construction documents that meet local, state, and federal standards. Christian is recognized for providing efficient, compliant, and cost-effective design solutions that support successful developments from concept through construction.



FIRM NAME

Breedlove Land Planning, Inc.

FIRM ADDRESS

15 Simpson St. NW
Atlanta, Georgia 30308

EDUCATION

Kennesaw State University
Bachelor of Science in Civil Engineering

REGISTRATIONS & AFFILIATIONS

Professional Engineer - Georgia, Florida, and Maryland
GA No. PE048192
GSWCC Level II Certified Design Professional
Certified Associate in Project Management
ASCE GA Chapter 2026 Member
Project Management Institute 2026 Member
National Society of Professional Engineers - GA 2026 Member
Georgia Association of State Facilities Administrators 2026 Member

YEARS OF EXPERIENCE

10 Years

NOTABLE PROJECTS

**The Paideia Schools Python Park Renovation
Dunwoody, GA*

*Legacy Park Track and Field Facility
Decatur, GA*

*Brook Run Park Maintenance Building and Warehouse (City of Dunwoody)
Dunwoody, GA*

*City of Decatur Ebster Field
Decatur, GA*

*Fort Yargo State Park Day Use Planning
Winder, GA*

*Newton County City Pond Park Turf Conversion
Covington, GA*

*Newton County Turner Lake Park Turf Conversion
Covington, GA*

**With LDDBlueline*



Laurel LaCroix

PLA

PROJECT MANAGER & LANDSCAPE ARCHITECT

Laurel LaCroix began working with Breedlove Land Planning as an intern in 2019, and later joined the team full time after graduating from the University of Georgia’s College of Environment and Design with a degree in Landscape Architecture. At Breedlove, Laurel assists project teams with everything from planting design to stormwater management calculations. Laurel also has an extensive knowledge of native plant material which she enjoys putting into practice to make our projects more successful



FIRM NAME

Breedlove Land Planning, Inc.

FIRM ADDRESS

15 Simpson St. NW
Atlanta, Georgia 30308

EDUCATION

University of Georgia
Bachelor of Landscape Architect

REGISTRATIONS & AFFILIATIONS

Professional Landscape Architect
State of Georgia PLA# 1983
ASLA GA Chapter 2026 Member
Georgia Association of State Facilities
Adminstrators 2026 Member

YEARS OF EXPERIENCE

7 Years

NOTABLE PROJECTS

Lake Lanier Islands Development Authority ADA Plan
Buford, GA

Fort Yargo State Park Day Use Planning
Winder, GA

Fort Yargo State Park Beach Renovations
Winder, GA

DNR Statewide Campground Concepts
State of GA

DNR Victoria Bryant State Park Planning
Royston, GA

DNR Tallulah Gorge Beach Renovation
Tallulah Falls, GA

Our Lady of the Assumption School STEM Outdoor
Playground
Atlanta, GA



Patrick Wilkes

PE

CHIEF MECHANICAL ENGINEER

Mr. Wilkes has had extensive experience as a Project Engineer and Project Manager during over 30 years designing heating, ventilating and air conditioning systems, and managing engineering teams. Experience includes design of systems for recreation facilities, educational facilities, medical office buildings, industrial facilities, central energy plants, offices, historical buildings, retail stores, mixed use facilities. In addition to design, Mr. Wilkes has conducted numerous energy and economic feasibility studies, existing facility assessments, and participated in value engineering reviews of projects under design. As a principal of Covalent Consulting, Mr. Wilkes oversees all aspects of the mechanical, electrical and plumbing design trades as well as providing an overall project management and coordination among these trades.



EDUCATION

Mechanical Engineering, Georgia Institute of Technology

Certificate of Industrial/Organizational Psychology, Georgia Institute of Technology

REGISTRATIONS & AFFILIATIONS

Registered Professional Engineer: GA, TN, MO, KY, PA, VA, NY,

YEARS OF EXPERIENCE

30

NOTABLE PROJECTS

***Seven Springs Water Park**

Powder Springs, GA

***Legacy Park**

Decatur, GA

***Paideia Python Park**

Dunwoody, GA

***Brook Run Park Maintenance Facilities**

Dunwoody, GA

***George L. Smith State Park Comfort Station**

Twin City, GA

**With LDDBlueline and Breedlove*



Christian Aybar

PE

CHIEF ELECTRICAL ENGINEER

Mr. Aybar is an electrical engineer with 22 years of experience. During his undergraduate studies, Mr. Aybar worked in the field as an electrical contractor gaining invaluable hands on experience in the areas of retail, institutional, and commercial projects. He has worked as a project manager and project engineer for many projects including site electrical distribution, recreational facilities, commercial buildings, financial institutions, hospitality developments, retail and mix use developments and multi-family housing.

Through these projects he has gained engineering experience in areas such as lighting and streetscape design, power distribution, emergency and critical loads design, construction administration and building assessment studies.



EDUCATION

Electrical Engineering, Georgia Institute of Technology

REGISTRATIONS & AFFILIATIONS

Registered Professional Engineer: GA, AL, IN, MI, OH, WV, NC, DC, MD, VA, SC, PR, OK

YEARS OF EXPERIENCE

22

NOTABLE PROJECTS

***Seven Springs Water Park**
Powder Springs, GA

***Legacy Park**
Decatur, GA

***Paideia Python Park**
Dunwoody, GA

***Brook Run Park Maintenance Facilities**
Dunwoody, GA

***George L. Smith State Park Comfort Station**
Twin City, GA

**With LDDBlueline and Breedlove*



Fred Gordon

PE, SFPE, CIPE

CHIEF PLUMBING/FIRE PROTECTION ENGINEER

Since 1983, Fred Gordon has specialized in the design of mechanical, plumbing and fire protection engineering systems. He has a strong background in recreation, educational, retail and institutional facilities. Mr. Gordon has provided HVAC, plumbing, and piping systems design for both new and renovation projects at all levels of complexity. By studying the needs of each project, his designs are highly customized and make use of the latest technological innovations to enhance operations and cut costs.

In 1997, Mr. Gordon was also recognized as a registered fire protection engineer. This registration allows him to develop solutions for all fire safety issues including fire suppression and detection systems, smoke control systems, exiting and compartmentalization.



EDUCATION

Mechanical Engineering, Georgia Institute of Technology

REGISTRATIONS & AFFILIATIONS

Registered Professional Engineer: GA, AL, FL, NC, SC

PE, Fire Protection: Georgia and South Carolina

CIPE, Certified in Plumbing Engineering

LEED Accredited Professional, USGBC

YEARS OF EXPERIENCE

43

NOTABLE PROJECTS

***Seven Springs Water Park**
Powder Springs, GA

***Legacy Park**
Decatur, GA

***Paideia Python Park**
Dunwoody, GA

***Brook Run Park Maintenance Facilities**
Dunwoody, GA

***George L. Smith State Park Comfort Station**
Twin City, GA

**With LDDBlueline and Breedlove*



Bradley D. Cash

LS

PRINCIPAL & CHIEF EXECUTIVE OFFICER

Transformational executive and licensed Professional Land Surveyor with more than two decades of experience driving growth, operational excellence, and technical leadership in commercial, industrial, institutional, and government surveying projects. Advanced from Project Manager to Partner and ultimately CEO, guiding firm strategy, client relationships, and high-profile developments across the Southeast. Recognized for award-winning plats, complex parcel assemblages, and delivery of large-scale mixed-use and public-sector initiatives.



EDUCATION

Associate of Science in Land Surveying,
Southern Polytechnic State University

REGISTRATIONS & AFFILIATIONS

Georgia Professional Land Surveyor
License No. LS002840
Member, Surveying and Mapping Society of Georgia
Member, National Society of Professional Land Surveyors

YEARS OF EXPERIENCE

15

NOTABLE PROJECTS

George L. Smith State Park
Twin City, GA

Jack Hill State Park
Reidsville, GA

Rose Garden Park
Smyrna, GA

George Pierce Park
Suwanee, GA

Rhodes Jordan Park
Lawrenceville, GA

Ronald Reagan Park
Lawrenceville, GA



David L. Hester

LS

PRINCIPAL & CHIEF OPERATING OFFICER

Seasoned land surveying executive with nearly three decades of progressive experience at GeoSurvey, Ltd. Proven leader with deep expertise in ALTA/ACSM Land Title Surveys, boundary and topographic surveys, and real estate documentation. Known for operational leadership, team coordination, and delivering complex surveying projects for institutional, commercial, and large-scale development clients.



EDUCATION

Bachelor of Science in Biology, Kennesaw State University
Additional Coursework in Land Surveying, Southern Polytechnic University

REGISTRATIONS & AFFILIATIONS

Georgia Professional Land Surveyor
License No. LS003042
Alabama Professional Land Surveyor
License No. PLS51015
Kentucky Professional Land Surveyor
License No. PLS4761
Member, Surveying and Mapping Society of Georgia
Member, National Society of Professional Land Surveyors

YEARS OF EXPERIENCE

29

NOTABLE PROJECTS

- True Love Park**
Decatur, GA
- Autumn Park**
Doraville GA
- Amicalola Falls State Park**
Dawsonville, GA
- Rogers Bridge Park**
Duluth, GA
- Little Ocmulgee State Park**
McRae-Helena, GA
- George L. Smith State Park**
Twin City, GA



Eric Blackmore

SE, PRINCIPAL

PRINCIPAL-IN-CHARGE STRUCTURAL ENGINEERING

Eric has 28 years of structural engineering experience. During his career, his responsibilities have included project management, as well as layout and design of structural systems for municipal, recreational, educational, office, laboratory and healthcare projects with experience in new construction, additions and renovations. His duties as Principal-in-Charge of Structural Engineering for this project will include management of layout and organization of the structural systems, review and quality control of the structural design, coordination with other disciplines, scheduling and resolution of construction related issues. He has been a licensed Professional Engineer since 2003.



wallace
design
collective

EDUCATION

Bachelor of Science in Civil Engineering
Florida State University

Master of Science in Civil Engineering
Georgia Institute of Technology

REGISTRATIONS & AFFILIATIONS

Structural Engineer in Georgia - #SE001133
Structural Engineers Association of Georgia
American Concrete Institute
Association of Medical Facility Professionals

YEARS OF EXPERIENCE

28

NOTABLE PROJECTS

*Milford Recreation and Community Center
Marietta, GA

Central Park Recreation Center Expansion
Cumming, GA

*Marcus Jewish Community Center Zaban Park
Improvements
Atlanta, GA

*West Gwinnett Park and Aquatic Center
Norcross, GA

*Spaulding County Aquatic Center
Griffin, GA

The HOP - Newnan Pickle Ball Center Pavilion
Newnan, GA

Dawson Park
Bogart, GA

Skyland Park Gym
Atlanta, GA

*Middle Georgia State University Recreation Center
Macon, GA

*With LDDBlueline



Robert Hale

SE, ASSOCIATE

PROJECT MANAGER STRUCTURAL ENGINEERING

Robert has 20 years of structural engineering experience. His experience includes the analysis, design and documentation of structural systems for municipal, recreational, educational, commercial and laboratory facilities, with work spanning new construction, additions and renovations. As the Structural Engineering Project Manager, he will lead the day-to-day project coordination, overseeing analysis, design and construction documents. He has been a licensed Professional Engineer since 2011 and is a member of the Structural Engineers Association of Georgia and the American Concrete Institute.



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design
collective

EDUCATION

Bachelor of Science in Civil Engineering
Georgia Institute of Technology

Master of Science in Civil Engineering
Georgia Institute of Technology

REGISTRATIONS & AFFILIATIONS

Structural Engineer in Georgia - #SE000147
Structural Engineers Association of Georgia
American Concrete Institute

YEARS OF EXPERIENCE

20

NOTABLE PROJECTS

*Milford Recreation and Community Center
Marietta, GA

*Marcus Jewish Community Ceter Zaban Park
Improvements
Atlanta, GA

*Spaulding County Aquatic Center
Griffin, GA

*West Gwinnett Park and Aquatic Center
Norcross, GA

The HOP - Newnan Pickle Ball Center Pavilion
Newnan, GA

Westside Park at Bellwood Quarry
Atlanta, GA

Henry County Satellite Government Offices
Locust Grove, GA

Georgia Institute of Technology McCamish Pavilion
Atlanta, GA

*With LDDBlueline

B
—
B2 Project Sheets

DALLAS, GA

Burnt Hickory Park

The project involved the full development of a new 120-acre park in Paulding County that includes the construction of athletic fields, tennis courts, a Community Center, and support buildings. The Community Center, with a lodge feel, includes two classrooms, an arts & crafts classroom, two aerobics rooms, two racquetball courts, and a large meeting space. The support buildings continue this vocabulary in a simplified manner in order to provide a campus feel within the entire park.

Community Center: 16,600 sf
Concession Building: 1,588 sf
Pavilion Building: 554 sf
Restroom Building: 587 sf
Maintenance Building: 1,688 sf

CLIENT

Mr. Michael Justus, Director
770-445-8065
michael.justus@paulding.gov

OWNER SATISFACTION

The client has been satisfied with the project since completion

CURRENT KEY PERSONNEL

Dave McCauley
Brian Heinlein

SIZE

21,017 sf (all buildings)

SCHEDULE

2007 - 2011

CONSTRUCTION BUDGET / FINAL CONSTRUCTION COST

\$4.07M / \$4.13M

SCOPE

Full Architectural and Interior Design



TWIN CITY, GA

George L. Smith State Park Group Shelter

The new Group Shelter replaces an outdated facility to better meet the expanding program needs for DNR and park patrons. The building looks out over the adjacent lake, millhouse, and millpond with the large back porch providing a place to relax and enjoy the views. Exterior materials were selected based on historic structures specific to the park as well as the general materials being used throughout the park system. The focal point of the facility is the large meeting room where groups can gather for meeting, family reunions, or wedding receptions. Heavy-timber trusses with exposed metal ductwork and simple lighting reinforces the rustic feel of the park while a specially selected ceiling system looks like tongue & groove decking while addressing acoustic concerns for a large room. A catering kitchen and restrooms provide support for the meeting room space and are designed with attractive but durable finishes to reduce maintenance needs.

CLIENT

Mr. Brent Vendola, Director
brent.vendola@dnr.state.ga.us
(404) 323-6214

OWNER SATISFACTION

Owner was satisfied with performance of the Team.

CURRENT KEY PERSONNEL

Dave McCauley
Milli Dunkin

SIZE

3,000 sf

SCHEDULE

2014 - 2016

CONSTRUCTION BUDGET / FINAL CONSTRUCTION COST

\$600,000 / \$675,000

SCOPE

Full Architectural, Engineering, and Interior Design



DUNWOODY, GA

Zaban Recreational Improvements at Marcus Jewish Center

This project consisted of two phases involving aquatic and athletic components. The Aquatics phase includes 2 new outdoor pools, one social and the other for toddlers, replacing an outdated pool and baby pool as well renovation of the existing poolhouses, landscaping, hardscape, and circulation infrastructure. The Athletics phase includes 8 covered and 4 uncovered pickleball courts, a covered basketball court, a viewing pavilion with restrooms, bar and TVs, a welcome center for the complex, and renovation of the adjacent Kuniansky Family Center teaching kitchen.

CLIENT

Ms. Janice Wolf
janice.wolf@atlantajcc.org
(678) 812-4120

OWNER SATISFACTION

Owner was satisfied with performance of the Team.

CURRENT KEY PERSONNEL

Dave McCauley
Brian Heinlein
Milli Dunkin

SIZE

32,770 sf

SCHEDULE

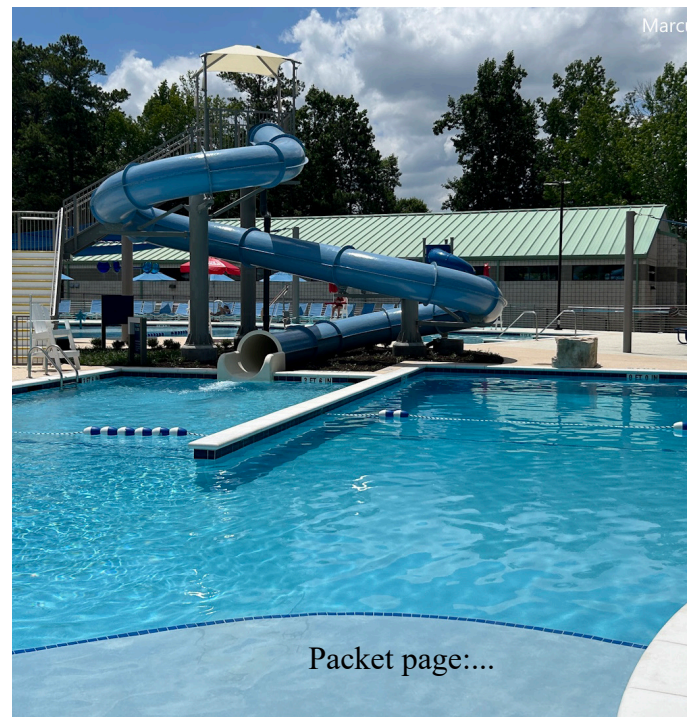
2021 - 2024

CONSTRUCTION BUDGET / FINAL CONSTRUCTION COST

\$13M / \$13.7M

SCOPE

Full Architectural, Aquatics,
Engineering, and Interior Design



COBB COUNTY, GA

Milford Recreation Center

LDDBlueline was selected to provide architectural services (programming through construction administration), engineering coordination, and interior design services for this facility that includes a gymnasium with a high school basketball court, spectator seating, second floor walking track around the facility, staff offices, large meeting room with warming kitchen, multipurpose classrooms, exercise & fitness area, aerobics & dance studio, outdoor gathering areas, and parking. The project was completed in budget and on time through the collaboration of the design team and CM-at-Risk.



CLIENT

Jordan Wood, Division Manager
Jordan.Wood@cobbcounty.org
(770) 528-8807

OWNER SATISFACTION

Owner was satisfied with performance of the Team.

CURRENT KEY PERSONNEL

Dave McCauley
Brain Heinlein
Oliver Brown
Milli Dunkin

SIZE

27,700 sf

SCHEDULE

2022 - 2025

CONSTRUCTION BUDGET / FINAL CONSTRUCTION COST

\$13.7M / \$13.7M

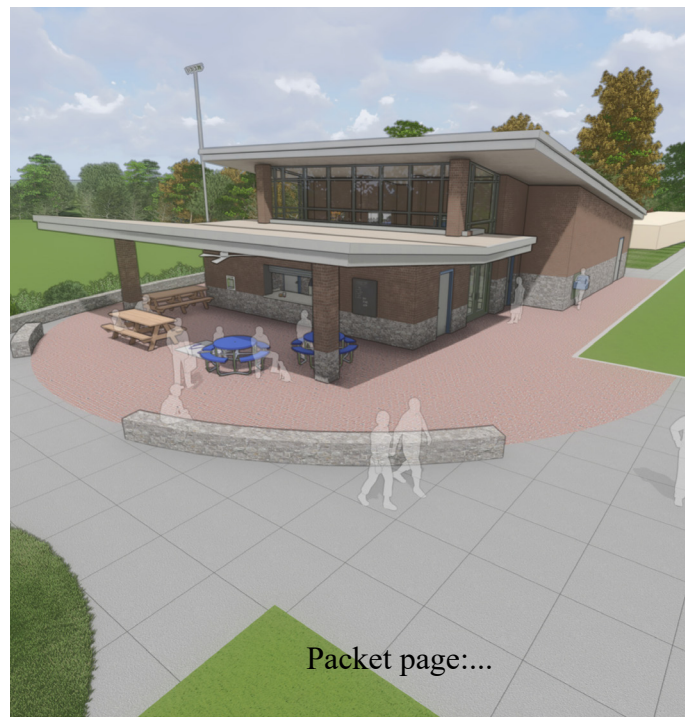
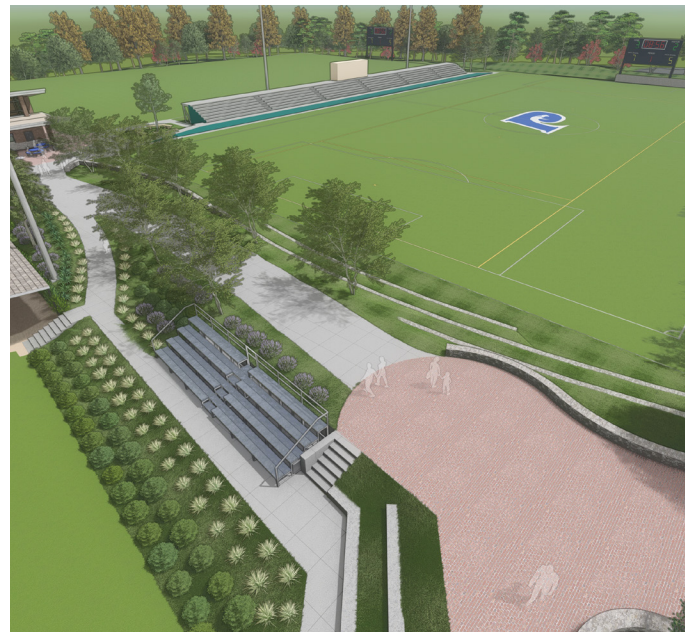
SCOPE

Full Architectural and Interior Design

AVONDALE ESTATES, GA

Paideia Python Park Renovation

The Paideia School is updating Python Park, its athletic complex, which is composed of approximately twelve acres with a baseball field, two playing fields for soccer and ultimate frisbee, an outdated concession/restroom building, and other support facilities. The multipurpose fields and baseball infield will be converted to artificial turf and a new fieldhouse constructed along with enhanced hardscape features. The new fieldhouse is approximately 3,850 sq. ft. under roof with 2,000 sq. ft. of the space fully conditioned. The program includes Men & Women’s Changing Rooms, Men & Women’s Restrooms, 2 Family Restrooms, Training Room, Referee Office, Concession Stand, and support spaces.



CLIENT / CONTRACTOR

Emma Morahan
morahan.emma@paideiaschool.org
Julian Sonn
jsonn@structorgroup.com
(770) 226-8096

OWNER SATISFACTION

Owner is satisfied with performance of the Team.

CURRENT KEY PERSONNEL

Dave McCauley

SIZE

3,850 sf

SCHEDULE

2024-2026

CONSTRUCTION BUDGET / FINAL CONSTRUCTION COST

\$1.77M / \$1.97M

SCOPE

Full Architectural Design

ATLANTA, GA

Westside Park

LDDBlueline was selected to provide full design services for the buildings on this design/build project with Reeves Young. The support structures placed throughout the park provide patrons with restroom/concession buildings and covered areas for gatherings. The buildings provided in Phase 1 include restroom pavilions at the roundabout and playground and a restroom building and free-standing pavilion at the Open Lawn. The granite wainscots on the building exteriors connect this new park with the look of existing parks throughout the City while the forms show they are new. Heavy timber is used to emphasize the park feel but translucent fiberglass panels bring a modern look while allowing natural light inside.

The overall project received SITES Silver Certification for sustainability.

CLIENT / CONTRACTOR

Mr. Keith Hicks, Director
(404) 546-6865

kjhicks@atlantaga.gov

Mr. Matt Olson
(770) 271-1159

Molson@reevesyoung.com

OWNER SATISFACTION

Owner was satisfied with performance of the Team.

CURRENT KEY PERSONNEL

Dave McCauley
Brian Heinlein

SIZE

Restrooms: 2,419 sf
Pavilions: 3,456 sf

SCHEDULE

2019-2021

CONSTRUCTION BUDGET / FINAL CONSTRUCTION COST

\$2.7M / \$2.85M

SCOPE

Full Architectural Design



C.

Statement of Suitability



**MILFORD RECREATION CENTER
COBB COUNTY, GA**

LDDBlueline provided full design services for a recreation facility with gym, fitness, multipurpose, and gathering spaces.

Statement of Suitability

Public spaces carry responsibility. We approach Homecoming Park with the same care, discipline, and long-term thinking the City expects from a trusted partner.

FIRM DIFFERENTIATOR

The LDDBlueline Team offers a full range of services including land planning, building site planning, feasibility studies, architectural design, interior design, space planning, and FF&E selection. The hands-on approach style of project management and leadership of LDDBlueline has allowed the firm to progress with the creative staff and technology to produce award-winning designs. LDDBlueline's team of dedicated, recreation professionals will design and manage your project, with the assistance of CPS, through the completion of construction. Homecoming Park should aesthetically acknowledge its place within the Village Mill neighborhood but also within the context of the larger Dunwoody community.

The design and project management team of LDDBlueline has completed numerous community/recreation relevant projects for municipalities and the State of Georgia which are aesthetically pleasing while also durable and low-maintenance. We are currently working on Dunwoody's new Maintenance complex which allows us to better understand some of the City's unique requirements. We believe the LDDBlueline team is the right choice for the following reasons:

Team Experience - Our Team has worked together on previous community/recreation projects, including projects for Dunwoody and within DeKalb County. We share a common work ethic and have expectations of each to provide professional services as a seamless Team of one. The LDDBlueline Team understands that parks must be aesthetically appealing to the public but built for durability and ease of maintaining the visual attraction.

Methodology - We utilize a Collaborative Design Workshop process to engage City leadership, operations staff, CPS, and the Construction Manager early in the process. The kickoff session establishes priorities including:

- Site relationships to adjacent residences
- Accessible and inclusive playground design
- Architectural character for the community building and gazebos
- Budget alignment and milestone scheduling

Lessons learned from recent park projects are openly discussed to avoid repetition of challenges and reinforce best practices. Regular working sessions maintain momentum and alignment as the design advances.



Collaborative Budget Control - Designing a facility within a fixed budget is a managed and planned process. The LDDBlueline Team brings extensive experience with the CM-at-Risk delivery method, including the new Dunwoody Maintenance Complex, Cobb County's Milford Recreation Center, and the Marcus Jewish Community Center Renovations. Having the Construction Manager (CM) on board early in the process allows them to understand the development of the project and why certain decisions are made. After verifying that the site and building programs are compatible with the dollars available, the design process proceeds from one phase to the next. "Check and balance" estimates conducted at each phase will involve an open dialogue with the Design team, Dunwoody, CPS, and the CM to discuss possible options to keep the project in budget and moving forward, including the use of add alternates.

PROVIDE EVIDENCE OF THE FIRM'S FIT TO THE PROJECT

LDDBlueline's Senior Team Leaders each have over 20 years of project management experience. Principal Dave McCauley, who has over 36 years of experience including leading all community/recreation projects for LDDBlueline for 26 years, is currently working with the City of Dunwoody

on the new Maintenance Complex. Senior Project Manager Brian Heinlein has over 20 years of architectural design experience with community/recreation projects and has worked closely with Dave. Milli Dunkin, who will provide interior design services as needed, possesses 32 years of interior design services. Our goal is to ensure that Dunwoody receives the level of expertise that is expected and deserved.

BUILDING INFORMATION MODELING

LDDBlueline has utilized BIM and Autodesk Revit as its primary documentation platform since 2008. For Homecoming Park, BIM supports:

- Early massing and site integration studies
- Enhanced coordination with consultants and the CM
- Improved constructability review and clash detection
- Clear visualization for City review and stakeholder engagement

Our cloud-based workflow enables real-time collaboration across disciplines, reducing errors and improving documentation quality.

Current & Projected Workload

LDDBlueline has structured its team to incorporate the City of Dunwoody project into our current workload without impacting schedule or quality. As reflected in the accompanying workload chart, each team member maintains a manageable assignment level with capacity to dedicate focused attention to this project. Dave McCauley and Brian Heinlein meet weekly to review staffing and adjust resources as needed to maintain progress. Additional support from our other offices is available if required.

We provide fully integrated architectural and interior design services, ensuring continuity from programming through construction administration. Our experience with civic and community-focused projects positions us to deliver a functional, durable, and thoughtfully designed facility. Microsoft Project is utilized to manage milestones, review periods, and permit deadlines, keeping the team aligned and on schedule.

Our Georgia office provides close proximity to Dunwoody, allowing for responsive communication, efficient site visits, and consistent in-person coordination.

LDDBlueline	
Project	Completion Date
Brook Run Maintenance Complex, Construction	May 2026
Paideia School Fieldhouse	May 2026
Element Church Sanctuary	December 2026
Salvation Army Red Shield Lodge Renovation	April 2026 - August 2026
Athens-Clarke County Mental Health Facility	March 2027
Bartow County Fire Station, Design	August 2026 - August 2027
Cobb County Animal Shelter, Design	April 2027 - April 2028
Dodge County Courthouse Renovation	October 2026 - February 2028

W/MBE Status



While LDDBlueline does not maintain a formal written W/MBE participation plan, we are committed to fostering inclusive and diverse project teams. We regularly engage Minority-, Women-, and Small-Business Enterprises (MBE/WBE/SBE) across a range of disciplines based on project needs. Our firm maintains an internal database of qualified MBE/WBE/SBE partners, including firms with whom we have established successful working relationships, and we proactively consider these partners when assembling our teams.



DESIGN WITH ACCESSIBILITY

SITE ACCESS AND SAFETY

Some of the first items that the LDDBlueline team discusses during the design process are access and safety, both during construction and after completion. We understand that projects often are adjacent to areas that will be actively used by the public while construction is underway, so minimizing the potential conflict is important. Details of Construction Phasing are coordinated with Dunwoody's staff and the CM to maximum the use of existing facilities if needed during construction activities.

ACCESSIBILITY

LDDBlueline has a process in which our team collaborates with owners to design public buildings that comply with ADA and local accessibility codes. We survey the existing conditions of areas required to be accessible via topographic survey or as-built measurement in order to obtain accurate base data for use

in designing new construction or required modifications. For new facilities, we conduct an internal review for ADA compliance prior to any submittal to permitting authorities. LDDBlueline has worked closely with state and local agencies in developing new facility designs, often including submittal early in the design process to the State ADA Coordinator's for preliminary review. This collaborative effort by all parties during design helps to minimize changes during final inspections and reduce the chance for future legal challenges.

ENVIRONMENTAL CONCERNS

The City of Dunwoody is located in an EPA zone in Georgia that has a high potential for radon. New structures at Homecoming Park should have a basic under-slab ventilation system to reduce the chance of radon accumulation. Additional testing should be provided by the City to verify the presence of any potentially hazardous materials in the existing structures prior to demolition and to allow the team to include these costs in the overall budget.

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