



Climate Ready Rainscapes Oak Park Contract 2:

Program Management, Outreach, and Implementation

Prepared by Greenprint Partners on November 17, 2024

Project Understanding

Greenprint is delighted to launch and manage the Village of Oak Park's (the Village's) residential green infrastructure (GI) cost-share program, Climate Ready Rainscapes (Rainscapes). The services included in this Contract 2 will cover all aspects of managing the program, from its launch, assessing homes, and enrolling homeowners to design, construction, and maintenance. We understand the overarching goals of this assignment to be:

- Providing efficient management, execution, and refinement of this program in order to maximize the amount of funding awarded to residents for GI projects and reduce administrative burden on Village staff;
- Elevating the program's reach to underserved residents, particularly those most at risk for climate and flooding impacts and those under 80% of Area Median Income (AMI);
- Utilizing GI as a tool to serve both stormwater management and educational purposes; and
- Providing exceptional customer service to participants in the program.

This document identifies the main phases and tasks associated with Contract 2 to launch and manage the Rainscapes program. A fee summary associated with this scope of work is also provided.

Scope of Work

Project management (Ongoing)

The tasks included in this phase will be ongoing and include:

- Bi-weekly coordination meetings with Village staff and ongoing project correspondence
- Greenprint team meetings and correspondence to advance project work
- Invoicing, budget and timeline management
- Data maintenance and metrics tracking via Amplifund & Copper
- Administration of contractor training program

Phase 1: Learn (January – March)

This phase includes everything needed to raise homeowner awareness about the Rainscapes program, gather information about their property, and determine their eligibility for the program and initial feasibility of GI on the site. At the end of this phase, eligible and interested homeowners will be formally enrolled in the program to move into the Assess phase. Greenprint's assumption is that we will be in conversation with approximately 50 homeowners during this phase. Tasks are likely to include:

- **Re-engage waitlisted candidates.** Correspondence with previously waitlisted candidates for the program to assess their interest in program participation



- **Reach out to priority populations.** Outreach and engagement for new interest, focusing on priority populations as identified in the Equity Analysis performed as part of Contract 1. It is anticipated that this task will be somewhat limited in 2025 while the team processes pre-existing demand for the program. Activities will be directed toward areas of high flood risk and social vulnerability and are likely to include attendance at community events and meetings as well as flyering and mailers
- **Initial desktop screening.** Initial screening of homeowner eligibility as well as quick desktop feasibility assessments for each eligible property. Homeowners who are determined to be ineligible will receive notification of ineligibility via email, along with an explanation of the factors leading to their ineligibility
- **Share info with interested and eligible residents.** Informational webinars, consultation calls, and correspondence with homeowners to give further information about the program and answer questions
- **Receive enrollment forms.** Processing of enrollment forms / letters of intent once homeowners have committed to advance in the program
- **Prioritize applications.** Collaboration with Village staff to prioritize properties if demand exceeds available funds

Phase 2: Assess (April – May)

During this phase, Greenprint will conduct a site visit to further assess each enrolled property's stormwater issues, document features external to the home, and discuss potential GI solutions with the homeowner(s). Following the visit, a detailed report will be prepared that summarizes what was observed on the property and proposes GI solutions that can be advanced through the Rainscapes program. As appropriate, the report will direct homeowners to other funding sources when Rainscapes funding cannot be applied to a solution for the home (such as directing homeowners with basement sewer backups to the Village of Oak Park's Sewer Backup Protection Grant. Following review of the report and decision to move forward with the proposed solutions, the homeowner will submit a signed green infrastructure (GI) agreement to advance to the Design & Build phase. Greenprint will create up to 35 home assessment reports during the Assess phase, with a goal of advancing at least 24 projects to the Design & Build phase. Tasks during this phase are anticipated to include:

- **Conduct site visits.** Scheduling and conducting up to 35 site visits to inform home assessments
- **Create and refine home assessment reports.** Producing up to 35 home assessment reports and communicating with the homeowner to answer questions and refine the report as needed
- **Process GI agreements.** Coordinating with homeowners on questions related to the GI agreement, processing submitted forms, and coordinating with the Village on project approvals and documentation



Phase 3: Design & Build (May – October)

During the Design & Build phase, homeowners will work with contractors from the Village's pre-qualified list to install GI, with Greenprint primarily playing a technical support role. Greenprint will facilitate construction of a minimum of 24 projects in 2025. Tasks are likely to include:

- **Assist income-qualified homeowners in securing contractors.** Providing technical support to income-qualified homeowners in preparing bid materials, securing quotes, and selecting a contractor
- **Provide technical guidance.** Serving as a technical resource to all homeowners as needed as they work with contractors
- **Approve final project details.** Reviewing and approving final designs and costs from contractors
- **Ensure installation quality.** Performing a quality check of the installation following construction

Phase 4: Maintain (June – December)

Finally, the Maintain phase will offer a chance for homeowners to learn about their new GI installation and how to take care of it. Greenprint is investigating a partnership with OPCAN's Climate Coaching program for continued volunteer maintenance support; however, maintenance is the homeowner's responsibility for at least three years following construction of the nature-based solutions. The main activities will include:

- **Provide maintenance training.** Conducting a brief maintenance training and disseminating a maintenance guide for each homeowner
- **Survey participants.** Administering a survey to each homeowner to help improve the program within one year of GI installation
- **Track projects.** Maintaining a map with project types and locations in Oak Park.
- **Reflect on and revise program design iteratively.** Revising the program design based on feedback received to continually improve offerings and effectiveness
- **Report on progress.** Creating and sharing an illustrative report that summarizes survey data, lessons learned, and achievements from the previous year along with program refinements for the next program year



Fee Summary

The following table outlines Greenprint's proposed budget and hours by phase.

Phase	Proposed Budget	Proposed Hours
Project management	\$7,800	52
Phase 1: Learn	\$12,500	92
Phase 2: Assess	\$18,200	106
Phase 3: Design & Build	\$7,800	46
Phase 4: Maintain	\$5,200	30
Reimbursables (mileage, printing)	\$500	n/a
Construction costs (Village match)	\$48,000	
Total	\$100,000	326

Greenprint Partners Hourly Billing Rates

December 1, 2024

Maximum hourly rates are as follows and are valid for 12 months from the date of acceptance.

Role	Hourly Rate
Vice President, Engineering	\$289
Chief Operating Officer	\$268
Vice President, Planning & Engagement	\$225
Engineering Manager	\$218
Director of Marketing	\$214
Manager, Climate Programs	\$172
Project Engineer	\$172
Program Specialist 2	\$139
Project Administrator	\$109



Professional Services for RainReady

Qualifications to provide RainReady program design, management, outreach, and implementation for residential green infrastructure projects

PREPARED FOR

The Village of Oak Park, IL
March 2024

1 Transmittal Letter

2 Project Approach

3 Project Personnel

4 Experience + Qualifications

5 Letters of Support

6 Team Resumes



1

Transmittal Letter

GREENPRINT PARTNERS

Abby Zielinski
Village of Oak Park
123 Madison Street, Oak Park, IL 60302

March 14, 2024

Dear Abby,

Thank you for the opportunity to submit our proposal to the Village of Oak Park, IL (the Village) to provide RainReady program design, management, outreach, and implementation for residential green infrastructure (GI) projects.

COMPANY BACKGROUND

Founded in 2014 by Nicole Chavas and April Mendez, Fresh Coast Capital, LLC d/b/a Greenprint Partners (Greenprint) is a planning and civil engineering firm that believes every community deserves to be served by infrastructure that is sustainable, resilient, and equitable. Our team of program managers, planners, civil engineers, and communications professionals support green infrastructure implementation from the earliest planning phases through design, construction, and long-term maintenance. Greenprint brings all the capabilities desired by the Village to be able to design and manage the refreshed RainReady program, having designed and managed similar GI programs in Cook County and across the country. Headquartered in Chicago with satellite offices in Milwaukee, Seattle and San Diego, we have a full-time staff of 24 professionals, including 17 located in our Chicago office. We have been audited by a third party accounting firm since 2020 and have received a clean opinion every year. Greenprint is a certified WBE and B Corp.

Greenprint Partners affirms that we are bound to the terms, conditions, and specifications contained in the RFQ. Nicole Chavas will be the primary point of contact and has authority to negotiate on behalf of the firm.

Sincerely,



Nicole Chavas

President + Chief Operating Officer
(773) 612-2906
nicole@greenprintpartners.com

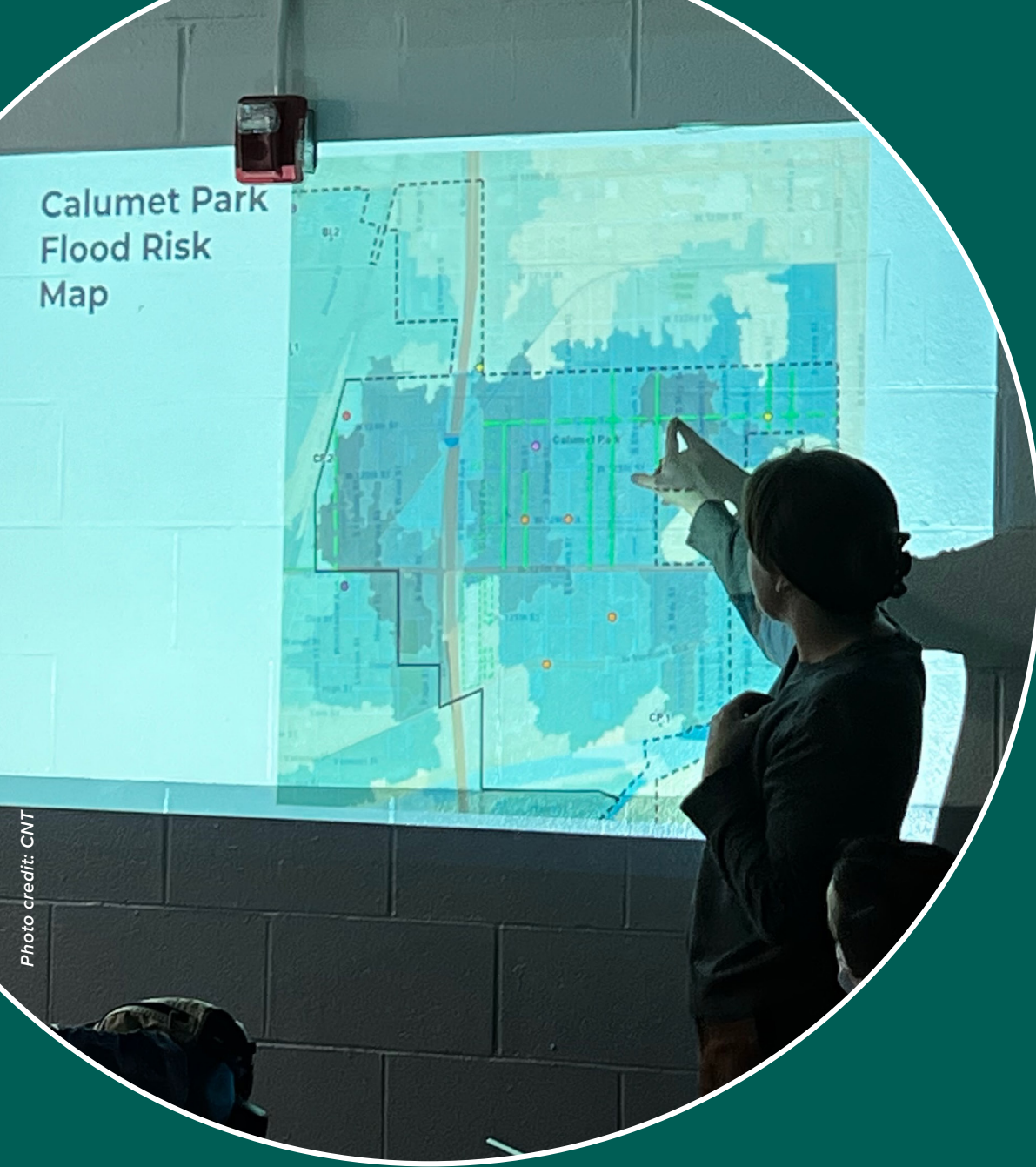


Photo credit: CNT

2

Project Approach

Project Approach

Project Understanding

We understand the Village of Oak Park (the Village) seeks to re-design and re-launch its residential green infrastructure (GI) cost-share program, RainReady, with an updated program design that streamlines program delivery in alignment with the equity goals of Climate Ready Oak Park. We understand that the Village is seeking:

- An experienced program manager who can efficiently design, execute, and refine this program in order to maximize the amount of funding awarded to residents for GI projects;
- GI expertise that can be applied at the residential scale to serve both stormwater management and educational functions; and
- A partner who can collaboratively develop an equity strategy that will guide the allocation of program resources across the Village.

Greenprint Partners (Greenprint) is uniquely suited to partner with the Village on this program, with a unique blend of national GI program management experience, a strong track record of working with municipalities in Cook County on GI and climate resiliency efforts, and a deep commitment to the Village, where two Greenprint leaders reside and are already actively engaged in community-driven climate action initiatives.

Project Strategy

This program is underpinned by the Village's recent [Climate Ready Oak Park Plan](#) (2022), which outlines commitments to decrease greenhouse gas emissions, reduce dependence on fossil fuels, increase GI and parks, and increase climate and sustainability dollars directed to the Village's most vulnerable residents. Our work in developing and managing residential retrofit programs across the

country has taught us that these programs are not only key to building community resilience to the flooding risks posed by climate change, but they also represent a meaningful and tangible way to educate, engage, and empower residents as stewards of climate solutions. When paired with intentional efforts to advance equitable distribution of resources, residential GI programs can also serve to help reverse disproportionate climate impacts on those most vulnerable.

We intend to build upon the program model offered by the Village from 2017-2021 to deliver an impactful, efficient, and equitable program, incorporating lessons learned from our national program experience and customizing it to the resources, assets, and goals of the Village and its residents. The equity strategies proposed throughout this project approach reflect lessons learned through our team's collective experience working on GI program implementation, as well as residential grant programs, in low-income communities and communities of color in Cook County and across the country. The outcome will be an efficiently run, equity-centered and well-subscribed program that helps the Village and its residents get the most good out of GI.

Phase 1: Program Design

Develop a program design that integrates lessons learned from previous efforts, streamlines and finds efficiencies in processes, and centers equity.

Based on our previous work developing similar programs for San Francisco and RainReady Calumet Corridor in south Cook County, we are well positioned to develop an innovative program that also incorporates the Village's learnings from its prior efforts. Greenprint comes to this opportu-



nity with meaningful context on the prior program approach, having discussed RainReady Oak Park with prior CNT program staff Bryan Nelson and Marcella Bondie-Keenan to gain their insights, in addition to having a project team member who experienced the program as a participant. We will further round out a comprehensive understanding

of the previous program's successes and areas for improvement through a series of conversations with Village staff. Our goal will be to identify a program design that delivers as much residential GI as possible in a streamlined and efficient manner, while optimizing for equity wherever possible.

Potential Equity Strategies

Greenprint's staff centers community voices and elevates equity considerations across all of its programs and projects. Our team was the lead author on the *Equity Guide for Green Stormwater Infrastructure Practitioners*, a national best practices guide co-developed with the Green Infrastructure Leadership Exchange that includes strategies to advance equity across seven goal areas for GI. We will apply our equity expertise to the program design in alignment with Village plans, policies, and guidance from staff. More specifically, we will use the guidance provided by the Climate Ready Oak Park Plan to ensure that a minimum of 40 percent of construction dollars are directed to the Village's most vulnerable residents. To achieve that goal, our team has brainstormed the following menu of strategies for discussion with Village staff and their technical assistance providers:

1. Prioritize underserved groups for program outreach.

- **Define “equity priority areas” based on vulnerability to climate impacts.** Collaborate with Village staff and technical assistance providers to define priority areas that score highly for factors such as the Climate Vulnerability Index (CVI), Social Vulnerability Index (SVI), and Racial Equity criteria included in Climate Ready Oak Park's *Existing Conditions and Vulnerability Assessment*.
- **Direct outreach toward equity priority areas.** Greenprint proposes to intentionally focus outreach in equity priority areas to ensure that homeowners in these areas have awareness of the program opportunity and its benefits.
- **Deploy culturally competent staff.** Greenprint's entire team has received training on best practices from the *Equity Guide for Green Stormwater Infrastructure Practitioners*. Our team also features multilingual and culturally sensitive staff who are passionate about advancing equitable climate resilience through collective action.

2. Remove financial obstacles to participation.

- **Implement a sliding scale approach to cost-sharing.** Create a sliding scale for homeowner contributions to construction costs based on income levels and other relevant factors as determined by the Village. This will help level the playing field for homeowners of limited means.
- **Reduce or remove the need for income-qualified residents to front costs.** Oak Park's previous residential cost-share program required homeowners to pay contractors upfront and submit for reimbursement by the Village, favoring residents who have discretionary income. For projects such as RainReady Calumet Corridor and San Francisco's Green Infrastructure Grants for Homes residential retrofit pilot, Greenprint has paid contractors directly and been reimbursed by our government clients to remove upfront access to capital as a barrier.

3. Make it easy for homeowners to select a qualified contractor.

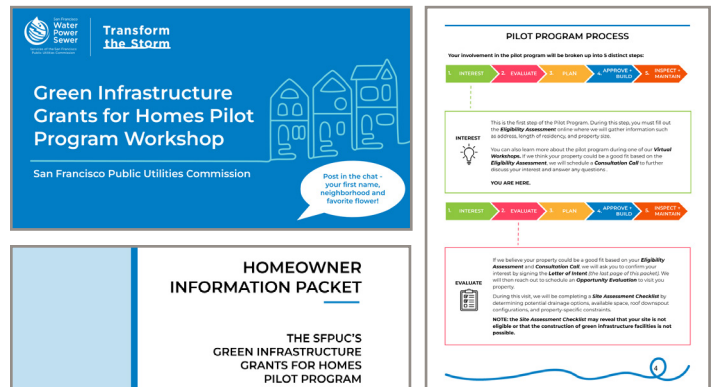
- **Empower homeowners with accessible information + a pool of pre-qualified contractors to choose from.** A well-written, understandable home assessment report combined with an available pool of pre-qualified contractors and ongoing support from Greenprint will empower homeowners to understand what to expect from their project, secure multiple competitive bids to ensure they are getting the best price, and work with a trusted and experienced RainReady contractor.

Create a comprehensive communications and outreach strategy that includes refreshed program branding and collateral.

Our overall communications approach is to utilize well-established channels of communication through the Village, social media, community partners, and other outlets to get the word out broadly, while focusing direct outreach on the most vulnerable homeowners. This will enable us to ensure that homeowners in equity priority areas are proactively considered through our intake process. Our team has extensive hands-on knowledge of the Village’s community-based organizations and communications channels given that two senior members of our project team — Nicole Chavas and Aya O’Connor — are Oak Park homeowners who have been actively engaged in local climate initiatives for years. Two key partners in our communications strategy will be the Oak Park Climate Action Network (OPCAN) and Laurie Casey, who leads an intersectional sustainability-focused group called Climate Outreach to Oak Park (COOP) with a reach of 5,800 Oak Park residents and members from many local community organizations — including Oak Park Regional Housing Center, Interfaith Green Network, West Cook Wild Ones, Deep Roots Project, and Black Residents of Oak Park — who could be leveraged to help spread the word about the RainReady program. Community members who commit time to supporting program communications will be compensated for their time.

In preparation for launching the program, Greenprint will collaborate with Village staff to prepare a suite of complementary program ma-

terials that feature refreshed branding. Our team brings branding expertise that can be applied in accordance with the Village’s desires, whether the Village wishes to refine the existing program branding, align the brand to Climate Ready Oak Park, or associate it with Village branding.



Select residential GI grant program materials developed by Greenprint for SFPUC

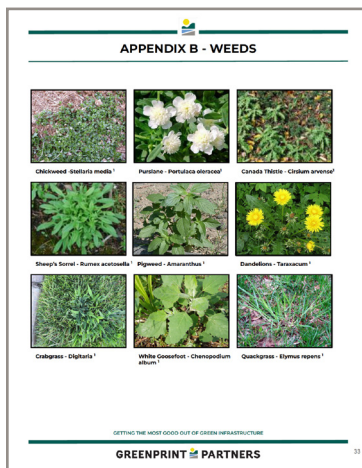
Following the branding exercise, our team will create updated program materials, including the program workplan, enrollment forms and brochures, a home assessment report template, homeowner grant agreement, and FAQs. If desired, we can also provide a content calendar with materials that can be distributed through partners’ chosen channel(s), such as e-newsletters, website, social media, video, flyers, signage, and/or postcards. Our team strives for accessible, user-friendly, and compelling materials that are easily understood by all target audiences. To ensure that we meet this goal, we would welcome partner and community anchor feedback in a focus group to review our draft materials prior to finalizing them. We can also provide all program materials in Spanish and other languages as directed by the Village.



CREATE EQUITABLE OUTREACH STRATEGY.

As mentioned above, we will work with Village staff to identify “equity priority areas” of the community using the foundation provided by Climate Ready Oak Park. Direct outreach will be focused on these areas to ensure program access for underserved homeowners, in addition to a broader communications campaign directed to all residents. Through our outreach and communications strategy, we will map out a more detailed understanding of these homeowners and their potential barriers to participation, as well as solutions to address those barriers. In addition, we will tap into relationships with organizations and institutions that serve priority neighborhoods to reach homeowners in these areas, such as schools, block party organizers, and organizations that are part of the COOP network, as well as consider flyering or direct mailers.

DEVELOP TRAINING PROGRAMS FOR CONTRACTORS + HOMEOWNERS.



Excerpt from a training manual for a project owner to help them identify weeds in their new rain garden

homeowners to feel confident in participating in the program and selecting a contractor. We will develop a screening process and virtual training program that will provide an overview of the program requirements, provide context on eligible GI projects and best practices in GI design, build customer service and cultural awareness skills, and elevate potential homeowner concerns and questions that may arise during the process. The training could also provide context on how the

projects advance the goals of Climate Ready Oak Park, to help build awareness in the contractor community. We are also well equipped to develop simple maintenance guides for homeowners to ensure that they are well prepared to care for their new GI installation, and provide onsite training during the project closeout visit. To further support long-term establishment and performance of each participant’s project, OPCAN has confirmed their Climate Coaches have the expertise and availability to support participants with maintenance questions related to native plantings and stormwater management.

Phase 2: Program Management, Outreach, and Implementation Approach

Utilize our sophisticated and well-honed program management approach to efficiently and effectively manage the program.

Greenprint’s team is committed to approaching program management in a well-organized, detail-oriented, and communicative way. Greenprint’s team brings decades of experience working with municipalities, counties, and water utilities as well as a unique track record of developing and managing GI grant programs. Our program management approach is anchored on consistent, clear, and proactive communication and coordination; diligent maintenance of the project plan, schedule, and budget; and a keen eye toward quality control. We deeply understand the sensitivities involved with working with residential homeowners and will treat our role as if we are an extension of Village staff to make sure that all homeowners are treated with respect and receive the best possible customer experience.

Our team is also well attuned to the need for reporting and has substantial experience developing, tracking, and reporting on GI metrics. For this program, we will co-create our reporting system

with Village staff to ensure that it is catered to the Village's needs. The system will be drawn upon for team check-in meetings as well as annual reporting. Greenprint uses Copper, our customized GI program management system, to track, manage, and report on applications and projects as they move through programs. In partnership with the Village, we will develop and agree to a series of performance metrics which will be programmed into our system to facilitate meaningful and timely reporting to relevant stakeholders. Metrics can be reported at the project and program levels. Our proposal includes potential metrics for Village consideration for each of the sections to follow.

Activate communications channels to raise awareness of the program and conduct direct outreach to vulnerable residents.

The Oak Park community already has extensive social infrastructure in place to tap into to inform the general public about the RainReady program. Our combined decades of experience in the field has taught us that folks are far more likely to be receptive to the idea of GI when approached by a known entity, such as their school, congregation, neighbors, community leader, or local community organization. Using branded collateral developed in the program design phase, we will leverage diverse communication channels such as those detailed in Exhibit 1.

Building on general communications about the program, our team will undertake a dedicated effort to reach homeowners located in equity priority areas. This may require more intentional engagement above and beyond the communication channels detailed above. We can support a range of public outreach and education strategies, which will be tailored based on the opportunities for, and needs of, homeowners in these areas. Potential tactics may include:

- Table at popular community events like Day in our Village, the Eco-Extravaganza, and the Juneteenth community picnic
- Direct mail, flyering, and/or door-to-door outreach in priority areas
- Conduct intentional engagement with elementary schools that serve homeowners in priority areas
- Connect with block party organizers in priority areas to attend and discuss the program in partnership with One Earth Local's green block parties
- Launch RainReady Neighbors in partnership with OPCAN, where prior participants commit to share their stories, connect with interested homeowners, and provide tours of their installation

Metrics: #of placed communications; # organic social media impressions; # outreach events

EXHIBIT 1. EXAMPLE COMMUNICATION CHANNELS

1. Relevant Community-based

Facebook pages

- Oak Park Garden Club
- Oak Parkers Focused on Fixing the Flooding

2. Village Communications Channels

- *OP/FYI* (Oak Park newsletter)
- Village e-News
- Village social media accounts

3. Community Partner Channels

- OPCAN website
- OPCAN Climate Coach program referrals
- COOP newsletter and monthly meetings

4. Schools

- D97/ D200 newsletters
- School PTOs / Green Teams

5. Other

- *Wednesday Journal*; informative Letters to the Editor



Facilitate a clear and efficient enrollment process.

Greenprint has honed our approach for bringing property owners into GI grant programs across a wide range of property types and contexts, and brings expertise specifically in bringing GI to communities on the front lines of climate change.



The opportunity to work with like-minded professionals at Greenprint and residents on the issue of urban flooding through RainReady Calumet is a fulfillment of a major goal of my retirement years. This work has blended my love of the outdoors, concerns for the environment, and my challenges as a homeowner. I plan to continue to be active in this work.”

Mary Carvlin
Blue Island steering committee member

Throughout enrollment, we will continuously monitor our metrics to ensure that we are meeting equity goals. Our intake process will begin with an enrollment application (available in digital and paper forms) that requests basic information about the homeowner and their property. See Exhibit 2. Enrollment Process (page 8) for a visualization of the process. Following receipt of an application, our engineering team will do a quick feasibility analysis of the property. For properties that appear to be feasible, we will conduct an initial phone call with the homeowner to learn more about their interest in the program and their property, answer any questions, and inform them of the overall process, purpose of GI, and general maintenance expectations. Our team has bilingual

staff to accommodate Spanish speakers in all project conversations, and we can add other fluency if needed. At this point, the project team will assess whether applicants will be advanced to the Village for approval. Applicants that have unsuitable conditions for GI, are not approved by the Village, or are otherwise determined ineligible will receive follow-up correspondence to explain why they are not advancing in the program. This correspondence can also be an opportunity to connect the homeowner with other Village, MWRD, or County sustainability and flood mitigation programs or other local climate action resources.

HOME ASSESSMENT AND HOMEOWNER COMMITMENT.

Once properties are approved by the Village, Greenprint will conduct a home assessment that includes a site visit to learn more about conditions on the ground, followed by preparation of a report and concept design for the property. Home assessments will be conducted for up to 40 homes each year, as budget allows. The report will include an overview of findings from homeowner conversations and the site visit; educational content on flood risk, the role of GI, and its co-benefits; a concept-level design for proposed GI in alignment with homeowner preferences with recommended plant list; and a clear overview of needs for long-term maintenance. This report will be written using simple language that is free from jargon and will include images and drawings to illustrate concepts for the homeowner. The report will also include all information needed to enable the homeowner to request bids from the pre-approved contractors listed on the Village’s website.

Metrics: # enrollment applications received; # home assessments completed; metrics can be disaggregated by race/ethnicity, income, and other equity metrics



Provide support for GI installation and project closeout.

With well-trained contractors and clear assessment reports to support efficient requests for bids, we anticipate the bidding and selection process for the homeowner will be straightforward, and Greenprint can be available to answer homeowner questions as they select a contractor and schedule their installation.

After the project is installed, Greenprint will conduct a project closeout visit with each homeowner to confirm the project was built in line with program requirements, provide brief maintenance training accompanied by a user-friendly maintenance guide for future reference, and administer a participant experience survey. We will also refer them to the [OPCAN Climate Coach program](#) as a resource for ongoing support related to maintenance of their installation. Grant payments will be made in line with the process developed as part of the equity strategy in Phase 1.

Metrics: Conversion rate of # of homeowners who received assessments and then followed through with installation; # of GI installations by GI typology; % construction dollars directed toward priority equity areas; participant experience survey results

Report program achievements annually, and reflect on and refine practices.

Greenprint practices adaptive management and strongly believes in continuous improvement and learning. We will utilize this philosophy to continually improve our program design and implementation alongside feedback from Village staff and participants. Our team will produce a



As a member of Robbins RainReady Steering Committee, I have been able to witness the RainReady Organization, CNT, and Greenprint Partners, with help from the Robbins community create a solution to help the Village of Robbins come up with a solution to mitigate a long-standing water issue that has been a plague on the community for some time. It's agencies like RainReady that partner with underdeveloped communities to help ensure sustainable stormwater management."

Trustee Gregory Jackson
Village of Robbins

detailed report at the end of each program year that reviews the team's GI outreach efforts along with successful installations for the year; depicts the quantitative benefits, metrics, and outcomes for the program year; and reflects on lessons learned. This report will interweave feedback from participant surveys, which we will conduct at project closeout for all participants. The survey will include questions about homeowners' overall experience with our team, customer service feedback, areas to highlight as successes, and potential areas for improvement. We will also conduct quarterly reflection sessions and at major milestones with the Village to ensure course corrections whenever needed.



EXHIBIT 2. ENROLLMENT PROCESS

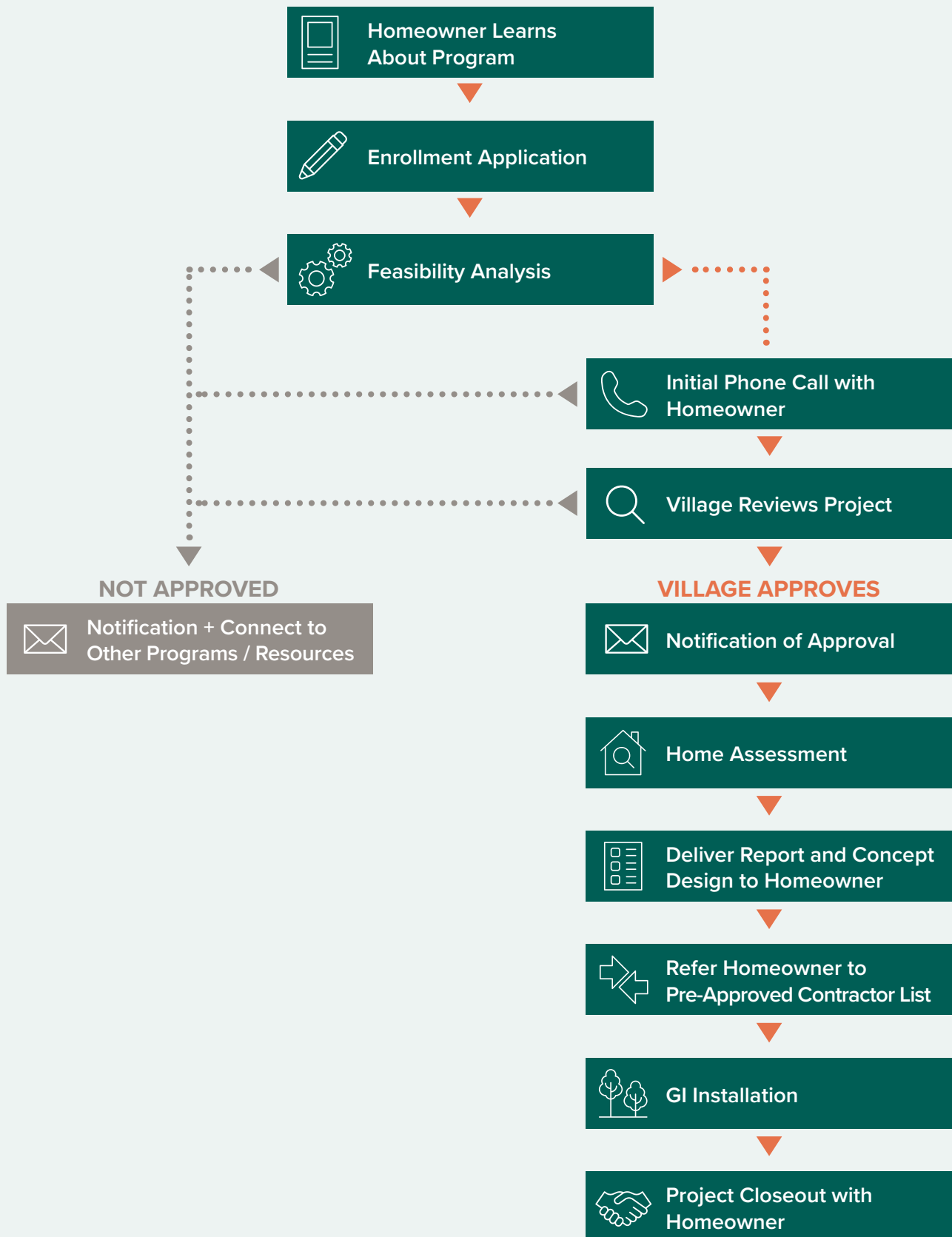




Photo credit: CNT

3

Project Personnel

Project Personnel

Greenprint Partners is pleased to present a project team with highly relevant experience designing and managing green infrastructure grant programs, leading community and property owner outreach initiatives, providing complementary marketing and communications services, and designing and implementing small-scale green infrastructure (GI). Our team has extensive history working with municipalities across Cook County, and will also bring best practices and lessons learned from our efforts designing and managing GI grant programs across the country. We have all the necessary resources in-house to efficiently design and manage the program, and can guarantee that, for so long as our team members continue to be employed by Greenprint, the project team will remain as proposed and will be assigned to this project for its duration.

Leadership



Nicole Chavas, President + CEO

Role: Principal-in-Charge

Since co-founding Greenprint Partners 10 years ago, Nicole has overseen program design and implementation for institutional and residential green infrastructure grant programs all across the country, most notably the Fresh Coast Green Communities program in Milwaukee. She is committed to helping municipalities streamline how they can work with residents, community groups, and the contractor community to scale local investment in nature-based solutions and activate community participation in climate initiatives. A proud Oak Park resident, Nicole is highly engaged in local climate action efforts in partnership with the Oak Park Climate Action Network and brings deep community knowledge, existing relationships with local community organizations, and experience leveraging a variety of local communication channels to spread the word about sustainability initiatives. In 2021, she installed a (now thriving!) RainReady-funded rain garden in her backyard and thus is intimately familiar with the prior RainReady customer experience in Oak Park.



Kristin Ihnchak, Vice President, Equitable Planning

Role: Program Manager

Kristin has spent her career managing neighborhood-scale projects, establishing partnerships with community organizations, and planning and conducting community outreach. As an empathetic listener with a deep commitment to elevating local expertise, Kristin leads Greenprint's planning team in the co-creation of GI plans, programs, and installations that are tailored to the specific needs of individual communities. She is dedicated to increasing public awareness of GI as a climate resilience tool and advancing equitable and sustainable solutions to stormwater management. Prior to joining Greenprint, Kristin spent 10 years at the Chicago Metropolitan Agency for Planning (CMAP) tackling on-the-ground climate and sustainability challenges through technical assistance to local governments across the Chicago region. Kristin's experience managing similar resident-driven GI programs such as RainReady Calumet Corridor and the Frontline Community-Led Green Infrastructure program in Milwaukee well positions her to lead Greenprint's work with RainReady Oak Park.



Additional Key Personnel



Jim Sparber, PE, Vice President, Engineering

Role: Technical Lead

Expertise: Program design and management, site design, permitting, contractor training, bid package development

- 30 years of experience in the planning, design and construction of municipal infrastructure, including 25 years serving municipalities in the Chicago region
- Brings a strong technical perspective to the design and management of green infrastructure grant programs, ensuring programs efficiently meet or exceed the municipality's objectives and result in high quality projects for participating property owners



Aya O'Connor, Marketing Director, Strategic Communications

Role: Marketing + Communications Lead

Expertise: Community engagement, strategic communications, graphic design

- Brings a keen understanding of design strategy, execution, and continued innovation of common program marketing touch points
- Supports clients' community outreach efforts by developing materials that further public knowledge of sustainable infrastructure projects
- Oak Park resident who has provided strategic communications services to community groups in service of advancing the goals of Climate Ready Oak Park



Nora Kusaka Herrero, PE, Project Manager, Engineering

Role: QA/QC

Expertise: Project management, engineering design

- Professional engineer dedicated to the planning, design and implementation of community-based green stormwater infrastructure projects
- Served as interim Assistant Program Manager on Fresh Coast Green Communities, leading projects through the design process and working with property owners to develop GI features that both manage stormwater on the site and provide desired co-benefits



Peter Bornhoff, EIT, Project Engineer

Role: Home Assessment Lead

Expertise: Property assessment, contractor management, engineering design

- Broad experience in municipal engineering, design engineering and construction management brings a holistic view to working with municipalities and property owners to effectively site green infrastructure projects
- Conducts preliminary project site assessments, identifying optimal locations for green infrastructure; designs and drafts concept plans, construction drawings, and maintenance manuals



Raul Justo, Jr.

Role: Enrollment Manager

Expertise: Community engagement, GIS mapping and analysis, housing policies, programs, and planning

- Leads outreach and enrollment of property owners in Greenprint-managed green infrastructure grant programs
- Prepares maps and data analysis to help inform project siting decisions, existing conditions analyses and plan recommendations



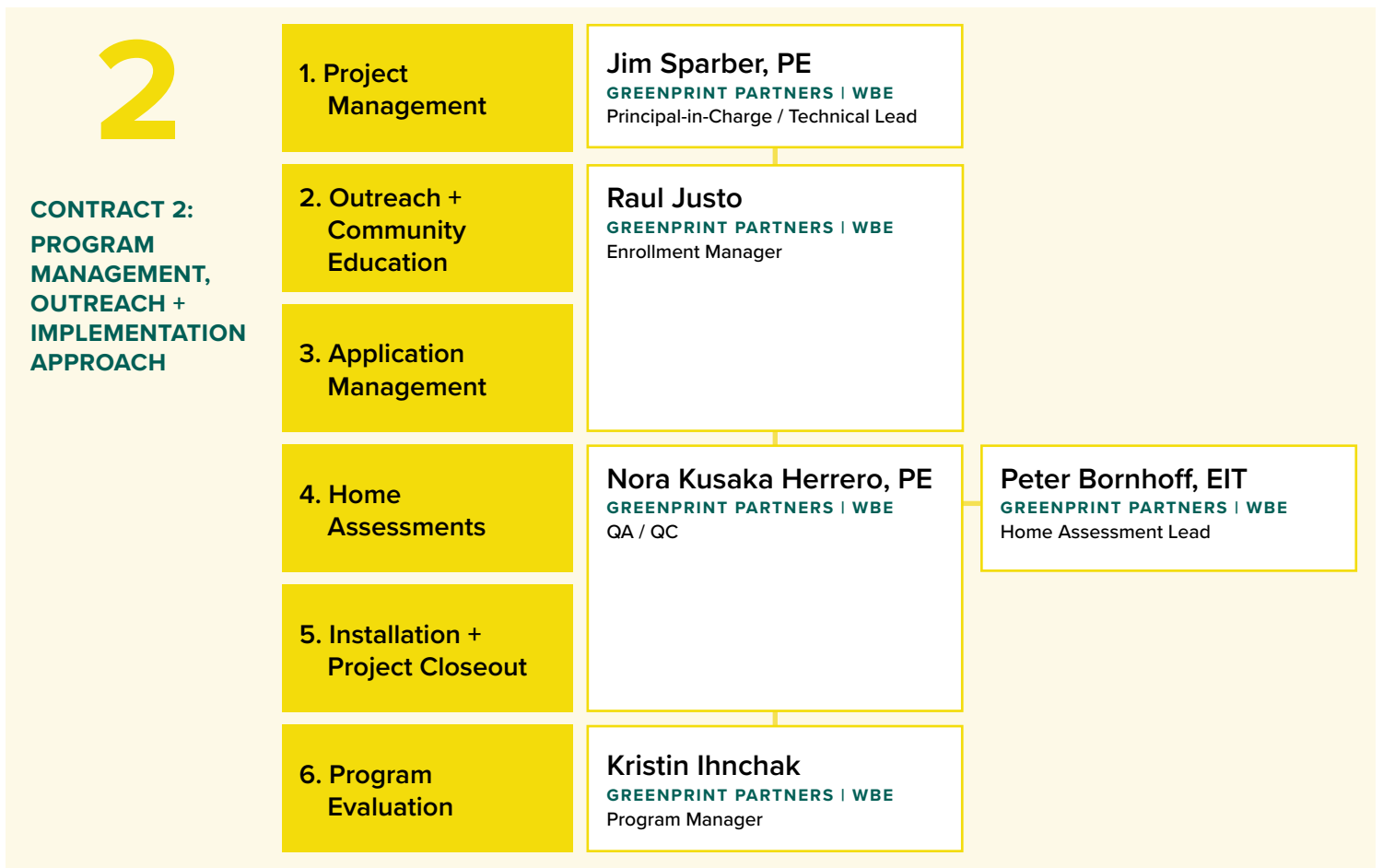
Fabiola Bautista

Role: Contractor Training Lead

Expertise: Training, workforce development

- Collaborates with Greenprint's engineering team to help equip contractors with the knowledge and skills they need to be able to compete for opportunities in green infrastructure
- Designed and managed workforce development programs for Chicago's construction industry prior to joining Greenprint

Org Chart





4

Experience + Qualifications

Experience + Qualifications

About Greenprint Partners

Greenprint Partners (WBE, DBE, B Corp) (Greenprint) is a women-owned planning and civil engineering firm that believes every community deserves to be served by infrastructure that is sustainable, resilient, and equitable. Our Chicago-based team of program managers, planners, civil engineers and communications professionals support green infrastructure (GI) implementation from the earliest planning phases through design, construction, and long-term maintenance. Our engineering team brings decades of experience in municipal infrastructure, water, and land development while our planning and community engagement teams specialize in connecting historically underrepresented communities to high impact infrastructure projects and programs. As lead author of the [Equity Guide for Green Stormwater Infrastructure Practitioners](#), our team ensures that frontline communities share in the environmental and community benefits of sustainable infrastructure.

Greenprint is a national leader in GI grant program delivery and has accelerated the success of these programs in the Midwest and across the country. As a result, our clients benefit from working with specialized practitioners that deeply understand their challenges and aspirations, deliver GI programs with transparency and accountability, and engage our clients, community partners, program participants, and the contractor community as true partners with a shared goal. Our equity-driven approach to program design and management has helped our state and local government partners invest millions of dollars into community-driven GI projects, activating community anchor institutions and residents to become advocates and stewards of GI on their sites. Through this work, we have honed a process that facilitates sophisticated

coordination with property owners, government agencies, subcontractors, and community stakeholders to manage numerous projects simultaneously while achieving budget, schedule, and impact goals.

Greenprint brings a unique blend of national GI program management experience, a strong track record of working with both the Center for Neighborhood Technology (CNT) and municipalities in Cook County on GI and climate resiliency efforts, and a deep commitment to the Village of Oak Park (the Village), where two senior firm leaders reside and are actively engaged in community-driven climate action initiatives. As a result, we are uniquely qualified to partner with the Village to redesign and relaunch the RainReady program.

Project Examples

RAINREADY CALUMET CORRIDOR

In 2022, Greenprint was contracted by CNT to implement six plans for stormwater management and resilience in Blue Island, Calumet City, Calumet Park, Dolton, Riverdale, and Robbins. With \$6M in ARPA funds from Cook County, the program assessed and prioritized GI recommendations in conjunction with community stakeholders to define a set of project priorities and engaged with landowners for high priority projects. Over the next two years, projects will be designed, constructed, and established.

Resident steering committees prioritized a wide range of projects for construction, including stormwater bumpouts at an intersection adjacent to a daycare to improve crossing safety in Calumet City; installation of permeable pavement and subsurface storage that will improve sidewalk



connectivity and stormwater management along a thoroughfare in Robbins; and revitalization of an internal courtyard at an elementary school in Calumet Park to improve its functionality. A new residential retrofit program will also provide homeowners in multiple communities with overhead sewer lines to alleviate basement sewage backups and install small-scale GI such as rain gardens and rain barrels.

HIGHLIGHTS

- **Services:** Program Management, Resident and Municipality Outreach and Engagement, Planning, Engineering Design, Permitting, Innovative Fundraising, Project Management, Construction Management, Vegetative Establishment, Maintenance
- **Dates:** 2023–2026
- **Contract:** \$5,080,858; Construction Costs: \$3.7M
- **Key Personnel:** Kristin Ihnchak: Program Manager | Jim Sparber, PE: Technical Advisor | Nora Kusaka Herrero: Engineering Support
- **References:** Marcella Bondie Keenan, Environment & Sustainability Initiatives Program Manager, Cook County; (312) 603-8210, Marcella.Bondie@cookcountyil.gov

MILWAUKEE METROPOLITAN SEWERAGE DISTRICT: FRESH COAST GREEN COMMUNITIES

The Milwaukee Metropolitan Sewerage District (the District) is partnering with Greenprint to plan, build, and maintain multi-benefit GI on public and private property through this holistic \$21M program. Greenprint is responsible for sourcing and implementing GI projects on public and private property that collectively manage six to eight million gallons of stormwater, with a customized payment structure we developed in partnership with the District during the contracting process to appropriately share risk and connect funding to outcomes. Participating property owners receive



The City of Calumet City was honored to be chosen as one of the six communities to help develop the RainReady Calumet Corridor and to work directly with the program's knowledgeable and professional staff. Calumet City's SCAC (Senior Citizen Advisory Committee) was chosen to represent the seven wards of the City and to help address and provide input regarding the most grave flood concerns that impact certain neighborhoods within the community.

RainReady's staff was absolutely wonderful with this group of seniors and bringing out what was needed from them to make it a successful partnership with the City. Seniors have an insight that is phenomenal when it comes to improving quality of life, and the staff and groups associated with the RainReady project were creative, dedicated, listened/open-minded about opinions, honest, compassionate, kind, and all with excellent communication and interpersonal skills. We were grateful for their conscientiousness to ensure Calumet City's participation was successful."

Valencia Williams, Special Projects Coordinator,
The City of Calumet City

technical assistance and funding to cover design, construction, and five years of maintenance. Greenprint manages a team of engineering consultants, landscape designers, and non-profit partners who support all aspects of project sourcing and design. Once projects are designed and permitted, Greenprint procures construction contractors and manages construction. Greenprint also works closely with a number of local nonprofits



Project Showcase: Forest Home Cemetery & Arboretum, Milwaukee, WI

Through FCGC, Greenprint is working with Forest Home Cemetery & Arboretum to bring GI to their site to help reduce on-site flooding and muddy conditions. Proposed features include new downspouts and gutters on the mausoleum, underground storage systems, low-no maintenance ground cover, a bioretention basin, and native landscaping. These features will manage up to an estimated 190,085 gallons of water during large rain events. To further engage with the community, Greenprint shared a table with MMSD at the Cemetery's annual Día De Los Muertos event in 2023, where we talked with community members to raise awareness about their upcoming GI project.



Kristin Ihnchak at Forest Home Cemetery & Arboretum's Día de los Muertos event

and community-based organizations to help connect projects to community priorities and maximize project impacts. To further invest in maximizing the equity of the program, Greenprint sourced and secured \$600,000 in grant funding from the Builders Initiative, a Midwestern foundation, to fund deeper community engagement efforts that include compensating community-based organizations for their participation. Within the first year of the program, Greenprint secured commitments from 20 projects that represent >100% of the District's minimum gallons goal, with over a dozen additional projects in the pipeline. 12 of those committed projects are in detailed design and one project has completed construction.

HIGHLIGHTS

- **Services:** Program Management and Administration, Site Analysis, Portfolio Planning, Landowner Outreach and Enrollment, Community Engagement + Public Communications, Engineering Design + Construction Management, Maintenance Management
- **Dates:** November 2022–May 2031

- **Contract:** \$21,240,000; Construction Costs: \$14M
- **Key Personnel:** Jim Sparber, PE: Program Manager | Nora Kusaka Herrero, PE: Interim Assistant Program Manager | Nicole Chavas: Program Design | Kristin Ihnchak: Program Manager (Builders Initiative)
- **Reference:** Lisa Sasso, Senior Project Planner, Milwaukee Metropolitan Sewerage District; (414) 225-2048, lsasso@mmsd.com

MWRD SUBURBAN GREEN SCHOOLYARDS PILOT

Greenprint was hired by the Metropolitan Water Reclamation District of Greater Chicago (MWRD) on an as-needed basis for three years to provide GI support services, as well as any other engineering support required by MWRD. A major task order under the contract includes providing consulting services related to a Suburban Green Schoolyards Pilot Program including communications, community engagement, planning, design, and construction. Four schools are currently participating in the pilot program: Morton East High School (Cicero), Burnham Elementary (Burnham), Graves + Heritage Elementary (Summit), and East Leyden High School (Franklin Park).



HIGHLIGHTS

- **Services:** Project Management, Planning, Community Engagement, Engineering Design, Construction Support Services, Estimating Services, Inspection Services, Funding Support
- **Dates:** November 2022–November 2025
- **Contract:** \$1,640,600
- **Key Personnel:** Jim Sparber, PE: QA/QC + Engineering | Nora Kusaka Herrero, PE: Project Engineer | Peter Bornhoff, EIT: Project Engineer | Kristin Ihnchak: Planning/Community Engagement Lead | Alex Heidtke, PE: Project Manager
- **Reference:** Holly Sauter, Principal Civil Engineer, Stormwater Management, Metropolitan Water Reclamation District; (312) 751-3189, sauterh@mwrdd.org

GREEN INFRASTRUCTURE GRANTS FOR HOMES PILOT PROGRAM

In 2023, the San Francisco Public Utilities Commission (SFPUC) selected Greenprint to launch and manage a pilot program to build GI on residential properties. The goals of the pilot are to understand whether a citywide residential GI grant program can cost effectively reduce the amount of stormwater runoff entering the sewer system



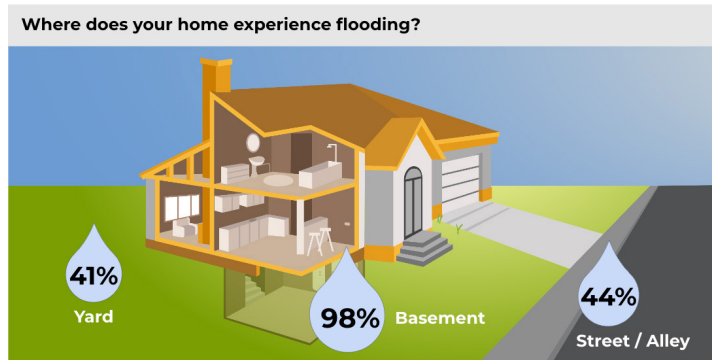
and reduce the stormwater portion of customers' sewer service charges through the SFPUC's Stormwater Credit Program. Eligible project types include rain gardens, permeable pavement, infiltration trenches, and rainwater harvesting. Greenprint created informational materials for homeowners to learn more about the pilot and eligibility requirements, and led a well-attended webinar. In addition to overseeing construction and subcontractors, Greenprint also provides customer support to program participants by preparing them for property assessments, developing and reviewing concept plans, and helping participants submit their grant applications to the SFPUC. Greenprint is collecting valuable data to help the SFPUC explore the viability of scaling this initiative to a city-wide program and effectively engaging homeowners as stormwater stewards.

HIGHLIGHTS

- **Services:** Program Management and Administration, Site Analysis, Portfolio Planning, Landowner Outreach and Enrollment, Community Engagement + Public Communications, Engineering Design + Construction Management, Maintenance Management
- **Dates:** March 2023-present
- **Contract:** \$300,000; \$150,000 for program management, \$150,000 for grants
- **Key Personnel:** Rose Jordan: Program Manager | Jim Sparber, PE: Technical Advisor | Nora Kusaka Herrero, PE: Incoming Project Manager
- **Reference:** Will Logsdon, Urban Watershed Planning Division, Wastewater Enterprise, San Francisco Public Utilities Commission; WLogsdon@sfgwater.org

SHERMAN PARK NEIGHBORHOOD PLAN

Through financial support from the Builders Initiative, Greenprint is providing technical assistance and engagement support to a resident-led initiative to develop a neighborhood stormwater strategy for the Sherman Park neighborhood of Milwaukee. The formed Advisory Group is seeking information and potential solutions to commonly experienced stormwater issues in the neighborhood, as well as clarity on existing financial resources available to help homeowners protect their properties from flooding. To better understand the stormwater issues occurring in Sherman Park, Greenprint has attended each of the monthly Advisory Group meetings, prepared and distributed a resident survey, and co-hosted two resident meetings in order to hear straight from the impacted community. Greenprint is in the process of analyzing the survey results and compiling information to develop a step-by-step Residential Strategies Guide, as well as to provide site recommendations for strategically placed green stormwater infrastructure within Sherman Park.



HIGHLIGHTS

- **Services:** Resident Outreach and Engagement, Planning, Project Management
- **Dates:** August 2023–present
- **Contract:** \$72,000
- **Key Personnel:** Kristin Ihnchak: Senior Advisor | Sydney VanKuren, AICP: Project Manager
- **Reference:** Steve O’Connell, Sherman Park Advisory Group; iconsase@gmail.com



5

Letters of
Support



Abby Zielinski
Village of Oak Park
123 Madison Street, Oak Park, IL 60302

March 8, 2024

Dear Abby Zielinski and RainReady Selection Committee,

I am Programs Director for One Earth Local, and run several outreach and education programs for Oak Park residents, as well as residents on Chicago's Greater West Side. Some of my programs include "Be A Planet Hero" Green Block Party Programs in Oak Park and Austin Eats' educational programs that help the Austin community build a resilient and healthy food system.

Having worked closely with Nicole Chavas and Aya O'Connor of Greenprint Partners on a Department of Energy residential electrification grant application for Oak Park, I am excited to write in support of Greenprint's proposal for the RainReady program design, management, outreach, and implementation for residential green infrastructure projects. They are professional, dependable, solution-oriented and incredibly easy to work with. Not only will they make your jobs easier, their work will increase the Village's already strong reputation as a wonderful place to live that is on the forefront of sustainability initiatives.

As a long-time sustainability communications and outreach professional, I believe that programs are most successful when backed by a thoughtful and tactical communications strategy and a strong network of amplifiers and supporters. As Abby knows, having been a member, I run Climate Ready Community Outreach to Oak Park (COOP), an award-winning, intersectional outreach and education group focused on outreach around the Village of Oak Park's Climate Ready Oak Park sustainability plan. We have a reach of 5,800 Oak Park residents and members from many local community organizations — including Oak Park Regional Housing Authority, Interfaith Green Network, West Cook Wild Ones, Deep Roots Project and Black Residents of Oak Park, etc, — who could be leveraged to help spread the word about the RainReady program.

Given their expertise, local investment and prior success managing similar RainReady programs, I am confident that Greenprint Partners will make an excellent partner for this endeavor. Greenprint Partners is innovative, detail-oriented, and committed to delivering equitable and community-centered solutions and long-term sustainability.

If awarded, I am committed and look forward to participation in the project team's outreach group.

Please do not hesitate to reach out with any questions.

Sincerely,

Laurie Casey
One Earth Local Programs Director | COOP Lead
laurie@oneearthcollective.org



Abby Zielinski
Village of Oak Park
123 Madison Street, Oak Park, IL 60302

March 12, 2024

Dear Abby Zielinski and RainReady Selection Committee,

My name is Pamela Tate, and I am a member of the Oak Park Climate Action Network (OPCAN), which is a group of residents concerned about the climate emergency and what Oak Park can do to help reduce emissions and promote biodiversity in our community.

I am writing to express our strong support for Green print Partners' proposal to redesign and manage the Village of Oak Park's RainReady program. We are excited about the potential for this partnership to advance the goals of Climate Ready Oak Park through the equitable implementation of residential green infrastructure across the village.

Greenprint Partners' vision aligns well with our mission to promote sustainable living practices and mitigate the impacts of the climate emergency. We are particularly enthusiastic about collaborating with Green print to extend the reach and impact of the Rain Ready program. OPCAN is committed to leveraging our communication channels to increase awareness and participation in the program. Furthermore, our new Community Climate Coach program, just launched this week, which will provide assistance to residents on a variety of climate action issues including native gardening and stormwater management, will be well positioned to help refer homeowners to the Rain Ready program and provide assistance to participants to ensure their projects are successful long-term. We believe this collaboration will not only enhance the program's effectiveness but also foster deeper community engagement with sustainable practices.

All of us at OPCAN wholeheartedly support Greenprint Partners' proposal and look forward to the opportunity to work together to make the Rain Ready program a resounding success. We are ready to offer our volunteer network and website to help ensure the program's goals are met and exceeded.

Given the expertise, local presence and prior success managing similar residential green infrastructure programs of Green print Partners, I am confident that they will be a valued, mission-aligned partner to the Village.

Please do not hesitate to reach out with any questions.

Sincerely,

A handwritten signature in black ink that reads "Pamela Tate". The signature is written in a cursive, flowing style.

Pamela Tate
Oak Park Climate Action Network



Photo credit: CNT

6

Team Resumes



Nicole Chavas

PRESIDENT + COO

Role: Principal-in-Charge

EDUCATION

M.B.A., 2015
Northwestern University

Master's of
Accountancy, 2004
University of Wisconsin-Madison

B.B.A., Accounting,
2003
University of Wisconsin-Madison

21 YEARS OF EXPERIENCE

10 years with
Greenprint Partners

CONTACT

(773) 612-2906
nicole@
greenprintpartners.com
Chicago office

Since co-founding Greenprint Partners 10 years ago, Nicole has overseen program design and implementation for institutional and residential GI grant programs across the country. She is committed to helping municipalities streamline how they can work with residents, community groups, and the contractor community to scale local investment in nature-based solutions and activate community participation in climate action. Nicole is a proud Oak Park resident.

Portfolio Showcase

FRESH COAST GREEN COMMUNITIES, Milwaukee, WI

Led the program design and contracting for a new GI grant program created in partnership with the Milwaukee Metropolitan Sewerage District to install GI to manage six to eight million gallons of stormwater on public and private property. Worked collaboratively with the District and Program Manager to design the incentive structure, impact metrics, outreach strategy and operational infrastructure. The program was oversubscribed in the first year and expanded in 2024.

OAK PARK CLIMATE ACTION NETWORK DOE GRANT APPLICATION, Oak Park, IL

Greenprint partnered with OPCAN to develop the Heat Pump Neighbors program model and submit a grant application to the Department of Energy's Buildings Upgrade Prize with a goal of accelerating heat pump adoption in single family homes across Oak Park. Nicole led weekly calls with OPCAN members, facilitated a strategic process to define the program model, and prepared the application.

MSD PROJECT CLEAR RAINSCAPING PROGRAM, St. Louis, MO

Funded by the Kresge Foundation, Nicole led an analysis of St. Louis Metropolitan Sewer District's (MSD) institutional GI grant program, identified barriers to adoption, and developed a program model that increased participation and directed MSD investment into low income communities and communities of color. This new community-based program model increased participation from community anchor institutions, helping MSD accelerate their GI investment goals while creating triple bottom line impact.



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Kristin Ihnchak

VICE PRESIDENT | EQUITABLE PLANNING

Role: Program Manager

EDUCATION

Master's of Urban Planning and Policy, 2009
University of Illinois, Chicago

B.A., Political Science, 2004
Lake Forest College

20 YEARS OF EXPERIENCE

2 years with Greenprint Partners

CONTACT

(847) 275-0356
kristin@greenprintpartners.com
Chicago office

Kristin has deep experience managing projects of all scales, establishing partnerships with community organizations, and planning and conducting community outreach. She leads Greenprint's planning team in the co-creation of GI plans that are tailored to the specific needs of individual communities, and is dedicated to advancing equitable solutions to stormwater management. She sees home retrofits as a key way to galvanize residents in implementing resilience solutions.

Portfolio Showcase

RAINREADY CALUMET CORRIDOR, Cook County, IL

Serves as Program Manager for a \$6M initiative funded by Cook County to implement GI in six south suburban communities. Works with resident steering committees to evaluate projects for their stormwater management potential as well as additional co-benefits. Per resident feedback, County funding will establish a new residential retrofit program, managed by Greenprint, that will provide homeowners with overhead sewer lines to alleviate basement sewage backups and install complementary GI.

SUBURBAN GREEN SCHOOLYARDS PILOT, Cook County, IL

Serves as Community Engagement Lead for Metropolitan Water Reclamation District's Suburban Green Schoolyards Pilot. Leads the outreach and engagement strategies and development of a comprehensive funding strategy for both individual school needs and long-term program sustainability as well as development of grant applications to support the program, including a \$1M EPA Government-to-Government application.

FRONTLINE COMMUNITY-LED GREEN INFRASTRUCTURE, BUILDERS INITIATIVE, Milwaukee, WI

Serves as Program Manager for a philanthropically funded program that encourages the participation of frontline communities in MMSD's Fresh Coast Green Communities (FCGC) program. The Builders Initiative program has enabled Greenprint to compensate multiple grassroots organizations, and also includes partnership with a northwest-side CBO to develop a neighborhood stormwater strategy that features residential solutions.





Jim Sparber, PE

VICE PRESIDENT | ENGINEERING

Role: Technical Lead

EDUCATION

M.S., Environmental Management, 1996
Illinois Institute of Technology

B.S., Civil Engineering, 1992
Valparaiso University

32 YEARS OF EXPERIENCE

6 years with Greenprint Partners

PROFESSIONAL REGISTRATIONS

Professional Engineer:
WI 48428-6
IL 062.051640
MO PE-2019006989
MI 6201060608
PA PE092004
GA PE045591
NY 102937
VT 018.0135065
WA 21015915

CONTACT

(815) 529-0776
jim@
greenprintpartners.com
Chicago office

Jim draws on three decades of experience in the planning, design and construction of municipal infrastructure, including 25 years of focused service to municipalities in the Chicago region. At Greenprint, Jim leverages his experience to develop and manage complex sustainable infrastructure projects and programs for municipal clients across the country. Jim’s commitment to strong client service and technical quality, combined with a commitment to protecting the health and well-being of community residents and our environment, shapes his approach to GI program design and management.

Portfolio Showcase

RAINREADY CALUMET CORRIDOR, Cook County, IL

Serves as Technical Advisor for a \$6M initiative funded by Cook County to implement stormwater management and resilience plans in six south suburban communities. In particular, Jim applies his expertise with municipal contracting and engineering, as well as in residential retrofit program execution, to ensure smooth and efficient processes.

GREEN INFRASTRUCTURE GRANTS FOR HOMES, San Francisco, CA

Serves as Technical Lead for a pilot program to fund GI projects on residential properties to reduce stormwater runoff and lower sewer service charges through San Francisco Public Utilities Commission’s Stormwater Credit Program. Collaborated on program design, guided development of program protocols and templates, screened homeowners’ properties for eligibility, trained subcontractors to perform home assessments in line with program requirements, developed, presented and revised initial concept plans, and developed bid packages to support bid requests.

FRESH COAST GREEN COMMUNITIES, Milwaukee, WI

Serves as Program Manager for a \$21M program created in partnership with the Milwaukee Metropolitan Sewerage District to install green infrastructure projects that collectively manage six to eight million gallons of stormwater on public and private property. Jim worked collaboratively with the District to design and launch the program, and now oversees all aspects of program delivery. The program was oversubscribed in the first year and expanded in 2024.





Aya O'Connor

MARKETING DIRECTOR | STRATEGIC COMMUNICATIONS

Role: Marketing + Communications Lead

EDUCATION

B.A., Graphic Design
+ Japanese, 2006
University of Notre Dame

17 YEARS OF EXPERIENCE

<1 year with
Greenprint Partners

CERTIFICATIONS

Strategies that Build
Winning Brands, 2021
Northwestern University

CONTACT

(512) 264-4266
aya@
greenprintpartners.com
Chicago office

Aya is an experienced marketing director who has led design, brand strategy, and communications for over 15 years. Aya is a dedicated advocate for sustainability and excels at developing materials that make it easy for community members to understand the value of climate resilient solutions like GI. She is particularly adept at visualizing complex concepts in ways that are clear, concise, and inspire action. Aya supports clients' community outreach efforts by developing materials that further public knowledge of their sustainable infrastructure projects. Aya is a proud Oak Park resident.

Portfolio Showcase

CHOLLAS CREEK WATERSHED PLANNING, *San Diego, CA*

Conducts communications planning and development for Groundwork San Diego-Chollas Creek, a community organization focused on delivering education, GI, and climate safe neighborhoods. Supporting a grassroots marketing campaign.

CLIMATE READY OAK PARK: ONE YEAR ON*, *Oak Park, IL*

Helped facilitate and document a community listening session with nearly 100 participants, centering conversation on current achievements, goals, and how to reach those goals in a just manner. Designed and produced a report outlining results of the listening session and the Village's progress towards its goals.

OAK PARK CLIMATE ACTION NETWORK*, *Oak Park, IL*

Developed logo and brand identity for a grassroots community group advocating for climate action in Oak Park. Designed a graphical summary for a Department of Energy residential electrification grant application and produced a video highlighting the group's efforts to accelerate heat pump adoption in single family homes across the Village.

KIRKLAND & ELLIS CHICAGO GREEN TEAM*, *Chicago, IL*

Served as Team Leader / Member. Planned and executed inspiring sustainability-focused events and educational campaigns. Produced effective Earth Week social media campaign receiving 3X engagement.

**Work completed prior to joining Greenprint*





Nora Kusaka Herrero, PE

PROJECT MANAGER | ENGINEERING

Role: QA/QC

EDUCATION

B.S.E., Environmental Engineering, 2015
University of Michigan

8 YEARS OF EXPERIENCE

1 year with
Greenprint Partners

PROFESSIONAL REGISTRATIONS

Professional Engineer:
IL 062-073838

CONTACT

(734) 709-6651
nora@
greenprintpartners.com
Chicago office

Nora’s experience partnering with communities to deliver sustainable civil engineering projects uniquely positions her to provide QA/QC for RainReady Oak Park. She is committed to equity and efficiency in program design and implementation, and is skilled in project management, green infrastructure design, and community engagement, aligning perfectly with the program’s objectives to mitigate flooding, enhance stormwater infrastructure, and deliver public health and environmental benefits.

Portfolio Showcase

FRESH COAST GREEN COMMUNITIES, *Milwaukee, WI*

Served as interim Assistant Program Manager for a \$21M program created in partnership with the Milwaukee Metropolitan Sewerage District to plan, design, and install GI on public and private property to manage 6 to 8 million gallons of stormwater. Nora managed 15 active projects and 7 potential projects simultaneously, leading the effort in evaluating potential sites, managing subconsultants, and reviewing detailed design.

GARDENS RISING GREEN INFRASTRUCTURE FEASIBILITY STUDY*, *New York City, NY*

Served as Project Manager on this study that investigated how 47 community gardens throughout the Lower East Side of NYC can play a critical role in the city’s climate resilience. Each garden was evaluated for potential GI retrofits to assess annual stormwater capture, and garden community members were interviewed and participated in workshops to learn about GI.

NYC GREEN INFRASTRUCTURE PERFORMANCE STUDY*, *New York City, NY*

Served as Design Engineer for the monitoring and evaluation of GI in NYC as a part of a contract with NYC EPA. The study developed methodology to test the performance of previously constructed ROW bioswales and public school turf fields. Nora went into the field and managed a crew to conduct the experiments and analyzed the data to generate a report of the findings. The finding provided recommendations for future GI installations within NYC.

**Work completed prior to joining Greenprint*





Peter Bornhoff, EIT

PROJECT ENGINEER

Role: Home Assessment Lead

EDUCATION

B.S., Civil Engineering,
2017
Valparaiso University

7 YEARS OF EXPERIENCE

2 years with
Greenprint Partners

CERTIFICATIONS

Fundamentals of
Engineering Exam-Civil,
2018

CONTACT

(708) 639-5914
peter@
greenprintpartners.com
Chicago office

Peter assesses the potential for GI on properties throughout the country and works with municipalities, landowners, and contractors to bring projects from concept to construction. He is passionate about implementing GI as a multi-benefit solution to improve water quality and address environmental justice concerns. His skills in project management, client communication, and engineering design make him an ideal co-leader for home assessment services, driving Oak Park towards a greener, resilient future.

Portfolio Showcase

SUBURBAN GREEN SCHOOLYARDS PILOT, *Cook County, IL*

Served as Project Engineer for the evaluation of 6 potential GI projects through the Metropolitan Water Reclamation District's (MWRD) Suburban Green Schoolyards Pilot. Evaluation involved using publicly available data to estimate the capacity and cost of potential green infrastructure installations using engineering judgment to assist the MWRD in future planning.

ST. LUKE'S EPISCOPAL CHURCH, *Philadelphia, PA*

Served as Associate Engineer for the civil design of a bioinfiltration garden retrofit as part of the Philadelphia Water Department's Stormwater Grants program. This project provided a gathering green space for the church community that will also help attract pollinators for their vegetable gardens. Site elements included a bioinfiltration garden, depaving, and downspout disconnections.

NORTH STREET RECONSTRUCTION AND INTEGRATED STORMWATER MANAGEMENT*, *Lafayette, IN*

Served as Design Engineer, providing civil engineering services associated with construction drawing designs to convert an historic brick street into a permeable street for the City of Lafayette. Met and coordinated with landowners impacted by the project to answer questions and solve existing problems with the street. Provided public bidding assistance to post, review, and select qualified contractors and provided construction oversight. Site elements included permeable pavers and vegetative GI.

**Work completed prior to joining Greenprint*



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Raul Justo, Jr.

CLIMATE PROGRAM SPECIALIST | EQUITABLE PLANNING

Role: Enrollment Manager

EDUCATION

Master's of Urban Planning & Policy, 2023
University of Illinois, Chicago

B.A., Urban Studies & Planning, 2017
San Francisco State University

7 YEARS OF EXPERIENCE

<1 year with Greenprint Partners

CERTIFICATIONS

Certified Diversity Professional, 2021
The Institute for Diversity Certification

LANGUAGES

Bilingual English/Spanish

CONTACT

(415) 410-7933
raul@greenprintpartners.com
Chicago office

Raul leverages his expertise in data analysis and community engagement to help address societal and environmental challenges that disproportionately impact low- and moderate-income communities and communities of color. He has deployed his unique set of skills to manage housing stability programs, work closely with public housing tenants at risk of eviction, and connect public and non-profits property owners to funding programs to fund, design, and implement climate resilient infrastructure on their sites.

Work Experience

CLIMATE PROGRAMS SPECIALIST | GREENPRINT PARTNERS

Chicago, IL | *Begins April 2024*

- Leads outreach and enrollment of property owners in GI grant programs
- Prepares maps and data analysis to help inform project siting decisions, existing conditions analyses and plan recommendations

PROJECT ASSOCIATE | THIRD SECTOR

Remote | *1.5 years*

- Delivered technical assistance to government agencies, including outcomes-focused practices and tools, data collection and analysis, stakeholder engagement, implementation, and project management support

PLANNING ANALYST/PROJECT MANAGER | CHICAGO HOUSING AUTHORITY

Chicago, IL | *3 years*

- Managed the agency-wide implementation of the Language Access Plan to improve service delivery for over 5,000 residents
- Collected and analyzed data for annual and quarterly compliance reporting to HUD

SENIOR ANALYST, COMMUNITY DEVELOPMENT | MAYOR'S OFFICE HOPE SF INITIATIVE

San Francisco, CA | *2 years*

- Developed and implemented a \$2.2M housing stability program for public housing families at risk of eviction





Fabiola Bautista

PROGRAM ADMINISTRATOR | FINANCE + ADMINISTRATION

Role: Contractor Training Lead

EDUCATION

B.A., Human Resource Development, 2018
Northeastern Illinois University

6 YEARS OF EXPERIENCE

<1 year with
Greenprint Partners

CONTACT

(773) 793-5338

fabiola@
greenprintpartners.com
Chicago office

Fabiola is a training leader with a focus on workforce development in the construction industry. With an organized and engaging training methodology, her approach combines technical expertise with a friendly, accessible teaching style. At Greenprint she partners with our engineering team to help equip contractors with the knowledge and skills they need to be able to compete for opportunities in GI.

Work Experience

PROGRAM ADMINISTRATOR | GREENPRINT PARTNERS

Chicago, IL | <1 year

- Supports Project Managers with workforce development elements of large GI programs
- Manages construction project documentation, including contracts and bidding documents, and coordinates with contractors

MANAGER OF TRAINING AND MENTORSHIP | HIRE360 CHICAGO

Chicago, IL | 1.5 years

- Planned, implemented, and led ComEd and HIRE360's Take Charge Electrical Vehicle pre-apprentice program, an eight-week training program that prepared candidates for entry level roles in the electrical industry/trade
- Created and implemented HIRE360's Learning Academy; a robust test preparation program for candidates entering the construction trades and over 100 + were admitted to their respective trade unions

COORDINATOR OF TRAINING AND MENTORSHIP | HIRE360 CHICAGO

Chicago, IL | <1 year

- Developed and implemented HIRE360's mentoring program, leading monthly meetings to support, train, and educate new mentors through professional development and coaching practices
- Coordinated multiple simultaneous training sessions, designed and evaluated educational content, and oversaw recruitment and registration