

## 1. MARTA Stormwater Pond Civil Design

## INDIVIDUAL PROJECT ORDER # 26

Describing a specific agreement between Kimley-Horn and Associates, Inc. (the “Engineer” or “Kimley-Horn”), and the City of Chamblee (the “City”) in accordance with the terms of the Master Agreement for Engineering Services dated April 20, 2021 which is incorporated herein by reference.

### IDENTIFICATION OF PROJECT:

Project Name: MARTA Stormwater Park – Civil Design

Project Number: 019935026

### PROJECT UNDERSTANDING:

The City of Chamblee (City) has requested that Kimley-Horn prepare a refined concept and construction documents for retrofitting the MARTA stormwater pond that is located along the proposed Rail Trail Segment 4 based on the Feasibility Study and Concept prepared by Kimley-Horn (March 31, 2022). Kimley-Horn engineers and landscape architects adapted the Carlos Perez design from the 2016 Rail-Trail Extension Conceptual Design Study as the basis for the concept. This contract includes the development of a refined concept (30% design) and construction documents as a next step towards achieving the vision of the City to create a park space that incorporates multiple public amenities and provides an aesthetic water feature improving water quality. More specifically, the following elements are anticipated to be included in the design as approved by the City during the design process:

- ADA accessible multi-use path
- Retaining walls
- Amphitheater type seating
- Elevated observation platform
- Forebay below the observation platform
- Retrofits to the pond bottom that includes a meandering channel and pocket wetlands
- Walking trail through the pond, including stream crossings
- Plaza spaces with seating

### PROJECT TEAM AND ORGANIZATION:

For this project, Kimley-Horn has identified staff that have a shared interest and expertise in park, stream, wetland design, and landscape architecture in a park setting. Our selected staff are presented below.

The Kimley-Horn key team members include:

- Contract Manager – Matt Dunagin, PE
- Project Manager & Site Design – Eric Byrne, PE
- Structures and Retaining Walls – Gavin Good, PE and Brad Fischer, EIT
- Landscape Architecture – Cody Zanni, RLA and Stephen Salvatierra
- Stream and Wetland Design – Eric Byrne, PE and Jonathan Beaver, EIT
- Hydrology and Hydraulics – Kandace Kea, PE

### SCOPE OF SERVICES:

The scope of this project will be outlined in three (3) separate tasks: 1) Refined Concept – 30% Design 2) Construction Documents – 60%, 90%, and 100% Design, and 3) Operations and Maintenance Guidance. Project management is included in each of the separate tasks and not as a standalone task. Prior to

initiating work, a kickoff meeting will be scheduled with the City to further discuss the preferred conceptual plan and solicit direction on various design options. A detailed scope for each individual task is provided below.

### **TASK 1 – REFINED CONCEPT – 30% DESIGN:**

Kimley-Horn will prepare a refined concept that incorporates survey information and preliminary grading and design features sufficient for a 30% milestone review by the City. The following elements will be included in the 30% design:

- A. The 30% progress refined concept and design submittal will include:
  - o Drawings
    - Preliminary site plan, including the following preliminary information:
      - Stream alignment and dimensions
      - Wetland locations and dimensions
      - ADA multi-use path locations and grades
      - Walking trail locations
      - Site Amenity locations and type, including plazas and seating
      - Stream/wetland crossing locations
      - Retaining wall locations
    - Preliminary grading sheet(s)
    - Preliminary landscaping plan
    - Preliminary retaining wall typical sections and details
    - Preliminary path and walking trail typical sections and details
    - Preliminary stream/wetland crossing typical sections and details
    - Preliminary Site Amenity details
  - o Preliminary Opinion of Probable Construction Costs using RS Means and Local Data with escalation to account for inflation.

This scope of services includes one (1) in-person meeting to discuss the 30% design. Comments from the 30% review and discussion will be incorporated into the 60% drawing package.

### **TASK 2 – CONSTRUCTION DOCUMENTS – 60%, 90%, AND 100% DESIGN**

Kimley-Horn will prepare Construction Documents for the site as described in the project understanding, and revised in the Refined Concept approved by the City in the 30% design. The construction documents and supporting analysis will be provided to the City for review in accordance with the following milestone schedule:

- A. 60% progress design submittal will include:
  - o Drawings
    - Cover sheet
    - Abbreviations, symbols, and general notes
    - Existing conditions sheet(s)
    - Demolition sheet(s)
    - Revised site plan including forebay
    - Revised grading plan

- Preliminary retaining wall plan and profile sheets
- Preliminary retaining wall typical sections and details
- ADA multi-use path alignment and profile sheet(s)
- ADA multi-use path and walking trail typical sections
- ADA multi-use path and walking trail details
- Elevated observation platform plan sheet, including location, limits, and grades
- Preliminary elevated observation platform details
- Amphitheater seating plan sheet, including location, limits and grades
- Preliminary amphitheater seating details
- Stream/wetland crossing plan sheet(s), including locations and limits
- Preliminary stream/wetland crossing typical sections and details
- Preliminary plaza plan sheet(s) including locations, limits and type
- Stream channel profile sheet(s)
- Stream channel typical section sheet(s)
- Stream channel cross-sections sheets(s)
- Preliminary stream channel details sheet(s)
- Wetland typical sections sheet(s)
- Preliminary wetland detail sheet(s)
- Standard details sheet(s)
- Special detail sheet(s)
- Preliminary planting plan sheet(s)
- Preliminary planting plan detail sheet(s)
- Updated Preliminary Opinion of Probable Construction Costs using RS Means and Local Data with escalation to account for inflation.

This scope of services includes one (1) in-person meeting with the City to discuss the 60% design. Comments on the 60% design submittal will be incorporated into the 90% design.

B. 90% progress design submittal will include:

- Drawings
  - Cover sheet
  - Abbreviations, symbols, and general notes
  - Existing conditions sheet(s)
  - Demolition sheet(s)
  - Final site plan
  - Final grading plan
  - Final retaining wall plan and profile sheets
  - Final retaining wall typical sections and details
  - ADA multi-use path alignment and profile sheet(s)
  - ADA multi-use path and walking trail typical sections
  - ADA multi-use path and walking trail details
  - Elevated observation platform plan sheet, including location, limits, and grades
  - Final elevated observation platform details
  - Amphitheater seating plan sheet, including location, limits and grades
  - Final amphitheater seating details
  - Stream/wetland crossing plan sheet(s), including locations and limits
  - Final stream/wetland crossing typical section and details
  - Final plaza plan sheet(s) including locations, limits and type

- Stream channel profile sheet(s)
- Stream channel typical section sheet(s)
- Stream channel cross-sections sheets(s)
- Final stream channel details sheet(s)
- Wetland typical sections sheet(s)
- Final wetland detail sheet(s)
- Standard details sheet(s)
- Special detail sheet(s)
- Final planting plan sheet(s)
- Final planting plan detail sheet(s)
- Erosion and sediment control legend and notes
- NPDES compliance sheet
- Soil map sheet
- NPDES map sheet
- Erosion and sediment control plans (initial phase)
- Erosion and sediment control plans (intermediate phase)
- Erosion and sediment control plans (final phase)
- Erosion and sediment control detail sheets
- Updated Opinion of Probable Construction Costs using RS Means and Local Data with escalation to account for inflation.

If needed, Kimley-Horn will participate in one (1) in-person meeting with City staff to discuss the 90% design. Kimley-Horn will address and incorporate comments from the 90% review.

- C. 100% Design: Kimley-Horn will prepare and submit a final 100% construction document package, signed and sealed to the City, including a Final Cost Estimate.

#### **Assumptions:**

- Survey & Geotechnical Engineering will be performed by the City's on-call surveying firm and provided to Kimley-Horn. On-call consultants will be available for coordination throughout the project.
- Design of utility relocations is not anticipated or included in the scope.
- All retaining walls will be fill-type retaining walls such as cast-in-place cantilever retaining walls, gravity walls, or proprietary wall systems (Including contractor design wall systems such as modular block walls, mechanically stabilized earth walls, or gravix walls). All walls will utilize the same wall type. Up to three (3) wall typical sections may be provided to address varying heights and conditions.
- The stream/wetland crossings will consist of the same typical section, bridge length, and structure type. Bridge components may be fully-engineered or proprietary systems as deemed appropriate.
- At-grade trails (ADA multi-use path and walking trail) will utilize a concrete or asphalt pavement.
- Meetings:
  - One (1) in-person meeting with City staff to discuss the 30% design.
  - One (1) in-person meeting with City staff to discuss the 60% design.
  - One (1) in-person meeting with City staff to discuss the 90% design.
- Proposed plantings will be species native to the Georgia Piedmont physiographic region, where appropriate. Proposed plantings may also include non-native species; however, plants listed on

Georgia Exotic Pest Plant Council's List of Non-native Invasive Plants in Georgia will not be proposed for this project.

- 30%, 60%, and 90% deliverables will be provided in electronic (PDF) format. One (1) hard copy of each deliverable will be provided upon request.
- Final 100% construction documents will be provided in electronic format.
- A stream buffer variance is not required because the project extents are not within the 25-foot, 50-foot, or 75-foot buffer of the receiving stream.
- A USACE nationwide permit is not required (NW 43. Stormwater Management Facilities) because the maintenance of stormwater management facilities, low impact development integrated management features, and pollutant reduction green infrastructure features that are not waters of the United States do not require a section 404 permit.
- Erosion and Sediment Control will be permitted by City of Chamblee as the local issuing authority. No other City permitting will be required, including but not limited to, a Land Disturbance Permit (LDP).

**Deliverables:**

1. 30% construction documents.
2. 60% construction documents.
3. 90% construction documents.
4. Opinion of probable construction costs (60% and 90% design phase).
5. Final 100% construction documents.
6. Final opinion of probable construction costs (100% design phase).

### **TASK 3 – OPERATIONS AND MAINTENANCE GUIDANCE**

Kimley-Horn will prepare an operation and maintenance plan (O&M plan) for the constructed wetlands.

- The O&M Plan will include the following sections (as appropriate):
  - Table of Contents
  - Site Plan View Drawing
  - Normal Operating Procedure
  - Inspection and Maintenance Schedule
  - Product Manuals (Maintenance) as applicable

**Assumptions:**




















- One (1) round of City review and comments on the draft O&M plan.
- Deliverables will be provided in digital format.

**Deliverables:**

1. Draft O&M plan.
2. Final O&M plan.

## SCHEDULE

ID	Task Name	Duration	Start	Finish	4th Quarter			1st Quarter			2nd Quarter			3rd Quarter	
					Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
1	Marta Pond Design														
2	Survey	30 days	Mon 10/3/22	Fri 11/11/22											
3	Task 1. Refined Concept														
4	30% Design - Submittal	60 days	Mon 11/14/22	Fri 2/3/23											
5	Task 2. Construction Documents														
6	60% Design - Submittal	60 days	Mon 2/6/23	Fri 4/28/23											
7	90% Design - Submittal	40 days	Mon 5/1/23	Fri 6/23/23											
8	100% Design	20 days	Mon 6/26/23	Fri 7/21/23											
9	Task 3. Operations and Maintenance	20 days	Mon 6/26/23	Fri 7/21/23											
10															

Project: MartaPondDesign_Sch Date: Tue 9/6/22	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
	Summary		Manual Summary Rollup		Progress	
	Project Summary		Manual Summary		Manual Progress	
	Inactive Task		Start-only			
	Inactive Milestone		Finish-only			
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## FEE AND EXPENSES

Kimley-Horn will complete the above scope of services on a time and expense basis invoiced monthly per the standard rate sheet provided with the Master Services Agreement. Individual task amounts are provided for budgeting purposes only. Kimley-Horn reserves the right to reallocate amounts among tasks as necessary. Kimley-Horn will not exceed the total amount listed below without written approval.

<i>Description</i>	<i>Time &amp; Expense Budget Fees (NTE)</i>
Task 1 – Refined Concept – 30% Design	\$90,000
Task 2 – Construction Documents – 60%, 90%, and 100%	\$147,500
Task 3 – Operations and Maintenance	\$5,000
<b>Total:</b>	<b>\$242,500</b>

ACCEPTED:

THE CITY OF CHAMBLEE, GEORGIA

KIMLEY-HORN AND ASSOCIATES, INC.

BY: \_\_\_\_\_  
Jon Walker, ICMA, MPA

BY: \_\_\_\_\_

TITLE: City Manager

TITLE: \_\_\_\_\_

P.E. No.: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

Motion to authorize the city manager to sign an individual project order with Kimley Horn as submitted for the MARTA Stormwater Pond Civil Design.