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MEMORANDUM

To: Mayor and City Council

From: Michael Smith, Public Works Director

Date: March 10, 2014

Subject: **Discussion of Design Contract Amendment for 19-Acre Park**

ITEM DESCRIPTION

Discussion to amend the contract with Kimley-Horn and Associates Incorporated for preparation of the final construction documents for the 5-acre park located on the 19-acre Emory Hospital Site.

BACKGROUND

In March 2012, the city began Project Renaissance, a catalytic public/private partnership covering over 35 acres of underdeveloped land in the Georgetown area. As part of this initiative the city is developing signature park areas across the 35 acres connected by a multi-use trail.

In 2012, the City Council approved a contract with Kimley-Horn and Associates (KHA) for the concept design and construction document preparation for the park and trail projects contained within Project Renaissance. They were selected through a competitive process in accordance with city purchasing policies.

In July 2012, the city and KHA held public input sessions to assist in the preparation of concept plans and selection of park elements for the public park areas and the multi-use trail connecting them in the Georgetown area as a part of Project Renaissance.

In September 2012, the city and KHA hosted a charette and public workshops to develop concept plans for the park areas and multi-use trail on the 16 acre property as well as the park areas and multi-use trail on the 19 acre property. The charette was held at St. Patrick's Episcopal Church and two workshops were held at the Dunwoody Library.

At the October 2012 Council Meeting, Council reviewed and provided feedback regarding the park concept plans. Council authorized staff to work with KHA to develop final construction drawings for the park areas and multi-use trail on the 16 acre property. These parks and connecting trail are substantially complete and will be opened to the public later this spring.

The Council also reviewed two concepts for the park areas on the 19-acre property at the October 2012 meeting and expressed support for elements of both 19 acre park concepts. This property was slated to be acquired in multiple transactions over a three year period for cash flow purposes. The Council's direction was to hold off on directing KHA to begin final construction documents for the 19-acre property until the entire property was acquired and



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the city was ready to begin construction of the proposed improvements. In October 2013, the City acquired the final tract of the 19-acre property and budgeted for the initial phase of construction in the FY 2014 Budget.

In November 2013, staff presented an updated concept to Council that synthesized the input from the initial meetings (held in 2012) into an updated concept for the park. Staff also hosted a public meeting at St. Patrick's Episcopal Church that month. Based on additional input received at these meetings, the concept was revised and presented again at the December Council meeting. A final version of the concept plan was presented to Council in January and direction was provided at that time to proceed with final construction documents for this concept plan.

DISCUSSION

The city is ready to begin preparation of the final construction documents for the park at the 19-acre site. The city budgeted \$1,025,000 in FY 2014 for a first phase of the construction. As the engineering and final design is completed, a construction cost estimate will be developed that will aid in budgeting the remaining funding necessary to complete the full build out of the park in 2015. KHA, who will be present at the meeting to answer any questions, has requested an additional \$28,667.22 to complete the engineering and construction documents. At the time of construction contract award, staff will negotiate a fee for construction administration based on the selected contractor's schedule and present the fee for Council approval.

The additional funding is being requested by KHA due to changes in the original scope in three areas:

1. Additional construction administration effort on the 16-acre site due to a construction schedule that was longer than anticipated at the time of the original design contract.
2. Significant additional concept work and public meetings from October 2013 to January 2014 for the 19-acre park design. The original proposal was based on two public meetings and a City Council presentation which were all held in 2012. In finalizing the concept, there was one additional public meeting and three additional Council presentations.
3. Preparation of a hydrology study for the 19-acre park as part of the land disturbance permit (LDP) submittal. The original proposal was based on the city's desire to rely on the hydrology report that will be required for the adjacent neighborhood development if possible depending on the timing of both projects. With the park now expected to precede the neighborhood development a separate hydrology report will be necessary to satisfy LDP requirements.



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RECOMMENDATION

Staff has carefully reviewed the original contract and the requested amendment and the requested modification does not conflict with the terms and scope of the original contract. Staff recommends that the Mayor and Council approve a contract amendment in the amount of \$28,668 with Kimley-Horn and Associates Incorporated to bring the total contract amount to \$239,793 for the both the park and trail developments on both sites.

FUNDING

Staff recommends funding the additional \$28,668 from the \$1,025,000 of partial construction funding included in the 2014 budget.