



4800 Ashford Dunwoody Road  
 Dunwoody, Georgia 30338  
 dunwoodyga.gov | 678.382.6700

## MEMORANDUM

**To:** Mayor and City Council

**From:** Michelle Hirose, Deputy Public Works Director

**Date:** July 8, 2024

**Subject:** **Design Contract with KCI Technologies, Inc. for Village Crossroads-Chamblee Dunwoody Road from Womack Road to Roberts Drive Corridor Improvements**

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### **ACTION**

Authorize the Mayor, City Manager, or designee to execute all documents necessary and proper for a design contract with KCI Technologies, Inc. (KCI) for the preliminary engineering of Chamblee Dunwoody between Womack Road and Roberts Drive (Village Crossroads Project)

### **SUMMARY**

The Atlanta Regional Commission has committed \$250,000 for preliminary engineering design of the Village Crossroads. The city currently has allocated \$455,000 in local SPLOST funds for the design phase. KCI has submitted a proposed fee of \$797,001.70 for the 1<sup>st</sup> phase, which includes concept validation, 30% design phase which will include public engagement, environmental assessments, updated traffic analysis, survey, and utility location. The recommended contract limit of \$837,000 includes a 5% design contingency. Any unused funds from this phase will be applied to the subsequent phases for completion of preliminary design and final design phase. The project will follow the federal requirement for plan development with construction projected for 2028.

The city advertised a Request for Qualifications ([RFQ 24-02](#)) to complete the plan development process required for federally funded projects. Five firms submitted qualifications that were responsive to the RFQ and the two firms rated highest for qualifications were asked to submit technical proposals. Based on an evaluation of the qualifications and technical proposals, KCI was rated as the most qualified firm to enter contract negotiations in accordance with the Georgia Department of Transportation's procurement policy.

### **DETAILS**

The Village Crossroads project was identified in the 2011 Dunwoody Village Master Plan. In 2017, the city received federal funding through the Atlanta Regional Commission to develop a conceptual design. The city elected to defer work on the conceptual design until the Village master plan update was completed in 2020.

GDOT approved the concept in October 2023, which consisted of a cycle track and wider sidewalks on both sides of Chamblee Dunwoody Road from Womack Road to Roberts Drive. The cycle track would be separated from the vehicle travel lanes and raised to the level of the



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sidewalk. A landscape buffer with street trees and lighting would separate the cycle track from the sidewalk.

**RECOMMENDED ACTION**

Authorize the Mayor, City Manager, or designee to execute all documents necessary and proper for a design contract with KCI Technologies, Inc. for the preliminary engineering of Chamblee Dunwoody between Womack Road and Roberts Drive (Village Crossroads Project)



*City of*  
**Dunwoody**  
*Georgia*

**Award for the Design Contract  
Chamblee Dunwoody Road from Womack Road to Roberts Drive LCI  
Dunwoody Village Crossroads**

July 8, 2024

# Background/Timeline

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- Identified in the 2011 Dunwoody Village Master Plan
  - Public Engagement
- Engineering Contract for Concept Design was approved by Council in April 2017
- Preferred Concept Alternative was presented to Council March 2022
- GDOT Approved the Concept in October 2023
  - Public Engagement

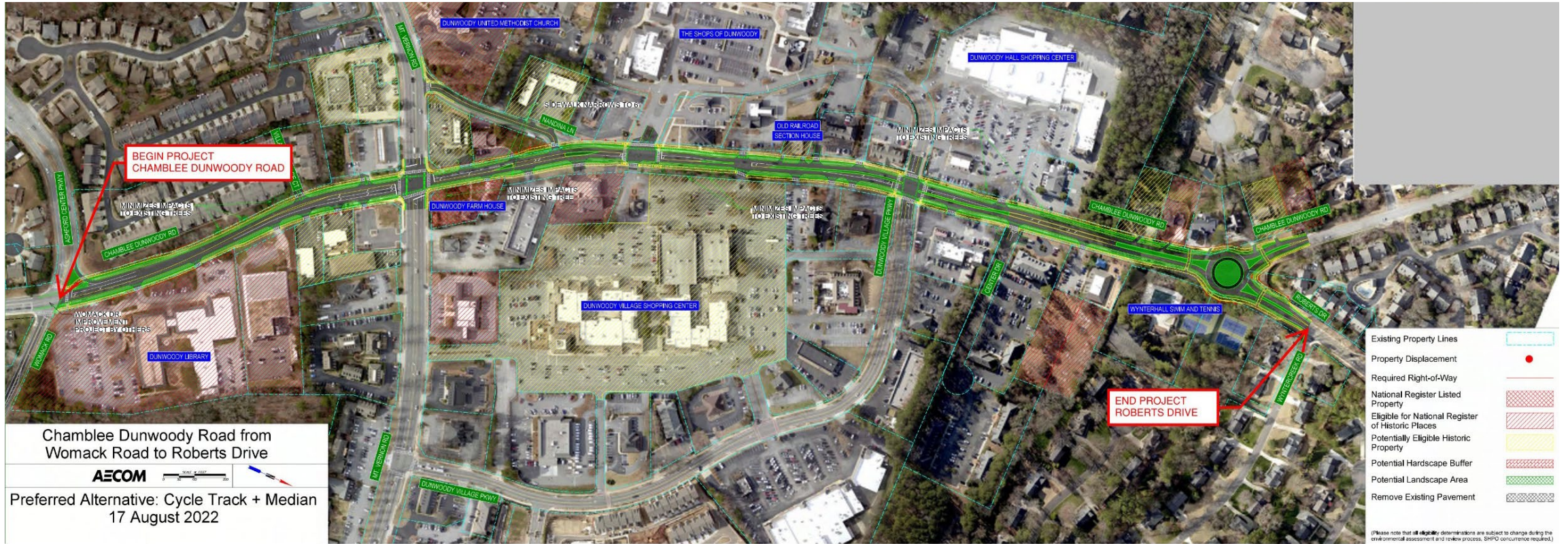
# Summary

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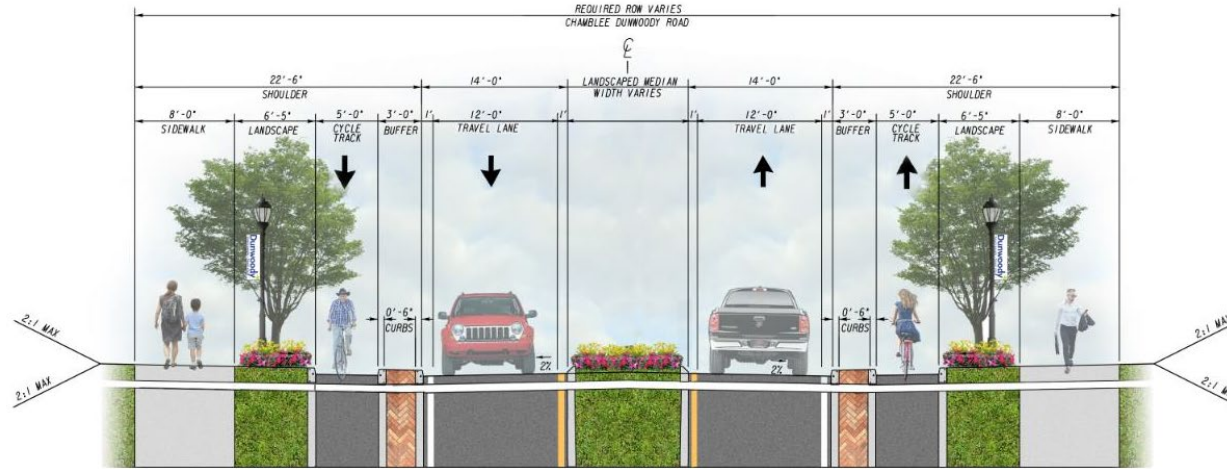


- GDOT Approved Concept Report in October 2023.
- Advertised Preliminary Engineering Design in January 2024.
- Request Awarding the Preliminary Engineering Design Contract.

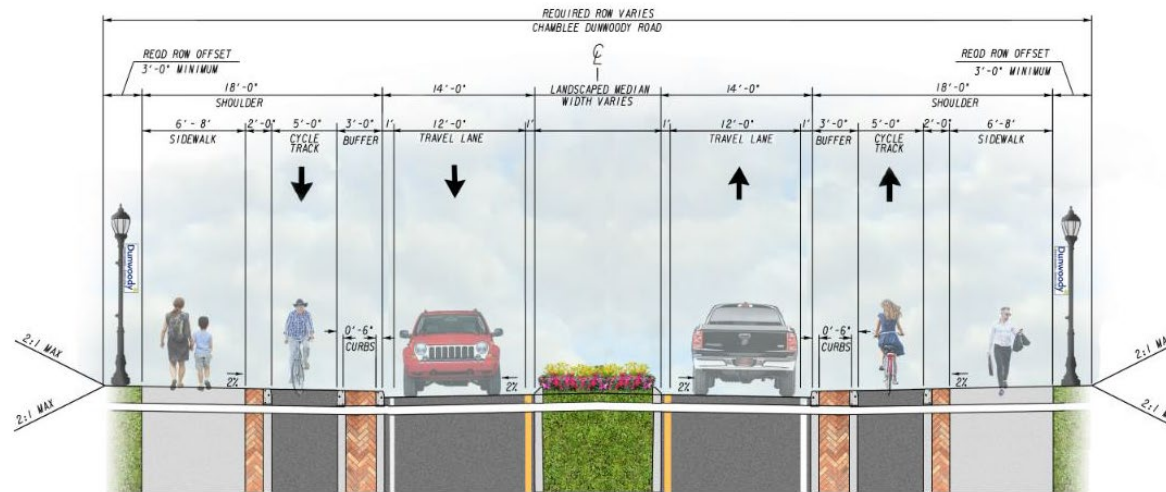
# Project Layout



# Project Typical Section



**TYPICAL SECTION: CHAMBLEE DUNWOODY ROAD**  
PREFERRED TYPICAL: 1NB LANE + MEDIAN



**TYPICAL SECTION: CHAMBLEE DUNWOODY ROAD**  
PREFERRED CONSTRAINED TYPICAL: 1NB LANE + MEDIAN

# Perspective View





# Financial Impact

- Project will be a phased contract with the 1<sup>st</sup> Phase Scope:
  - Survey, Concept Validation, 30% Preliminary Design including Public Engagement, Environmental Resource ID, Updated Traffic Analysis, and Utility Locates.
  - Award Amount: \$797,001.50 + 5% Design Contingency.
- Additional ARC TIP Funding was requested in May 2024.
  - Awards will be announced in August 2024.

Project Budget						
	Estimated Project Cost	Current City Funding	Current Federal Funding	Applied For Federal Funding	Future CIP Budget (FY 2029 and Beyond)	TOTAL
Preliminary Engineering	\$ 1,500,000.00	\$ 450,000.00	\$ 250,000.00	\$ 800,000.00	\$ -	\$ 1,500,000.00
Right of Way	\$ 9,061,000.00	\$ 1,500,000.00		\$ 4,200,000.00	\$ 3,361,000.00	\$ 9,061,000.00
Construction	\$ 16,600,000.00	\$ 3,200,000.00	\$ 6,000,000.00	\$ 2,600,000.00	\$ 4,800,000.00	\$ 16,600,000.00

# Staff Recommendation

- Recommend award of a design contract to KCI for 30% preliminary engineering in an amount not to exceed \$837,000.



City of  
**Dunwoody**  
Georgia

City of Dunwoody  
**COST PROPOSAL**

Proj. No.:  
 PI No.: 0019785  
 Prime: KCI Technologies, Inc.  
 Date: 14-Jun-2024

Project: Chamblee Dunwoody Rd fm Womack Rd to Roberts Dr LCI  
 County: DeKalb  
 Contract Type: Cost Plus Fixed Fee  
 Fixed Fee %: 10%

Master Contract: contract number  
 Contract Expiration: TBD  
 Task Order No: n/a

**Cost Summary**  
**By Phase / Discipline / Firm**

v Formula Pulls Firm Name from each Discipline Tab

Phase	Phase Description	Total Fee	KCI Technologies, Inc.	KCI Technologies, Inc.	Aulick Engineering, LLC	TJ Schnell	KCI Technologies, Inc.	KCI Technologies, Inc.	Edwards-Pitman Environmental	Southern Research HPC, Inc.	Spatial Plans, LLC	KCI Technologies, Inc.	KCI	Platinum Geomatics, LLC
	Enter discipline provided by firm >>		Project Management	Roadway Design	Design Support	Landscaping	Traffic Operations	Environmental	Environmental	Environmental	Environmental	Survey	Aerial Mapping	Utilities Investigation (SUE)
	<b>Totals</b>	<b>\$ 797,001.70</b>	<b>\$ 52,798.25</b>	<b>\$ 174,825.95</b>	<b>\$ 16,172.10</b>	<b>\$ 11,100.00</b>	<b>\$ 99,910.20</b>	<b>\$ 141,778.69</b>	<b>\$ 25,409.67</b>	<b>\$ 34,739.24</b>	<b>\$ 27,296.63</b>	<b>\$ 122,107.14</b>	<b>\$ -</b>	<b>\$ 77,035.51</b>
1	Concept Validation/ 30% D	\$ 495,544.52	\$ 33,866.90	\$ 157,872.45	\$ 16,172.10	\$ 11,100.00	\$ 92,980.59	\$ 124,140.75	\$ 24,672.49	\$ 34,739.24	\$ -	\$ -	\$ -	\$ -
2	Database Preparation	\$ 199,852.61	\$ -	\$ 709.96	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122,107.14	\$ -	\$ 77,035.51
3	Environmental Document	\$ 8,551.97	\$ 3,832.78	\$ 3,982.01	\$ -	\$ -	\$ -	\$ -	\$ 737.18	\$ -	\$ -	\$ -	\$ -	\$ -
4	Preliminary Plans	\$ 13,828.32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5	Right of Way Plans	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	Final Plans	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	Construction Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	Special Studies	\$ 15,371.74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,371.74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	Public Involvement	\$ 63,852.54	\$ 15,098.57	\$ 12,261.53	\$ -	\$ -	\$ 6,929.61	\$ 2,266.20	\$ -	\$ -	\$ 27,296.63	\$ -	\$ -	\$ -

Corporate Environmental Risk Management HWA	Key Engineering Group, Inc. Lighting		
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