



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

MEMORANDUM

To: Mayor and City Council
From: Michael Smith, Public Works Director
Date: December 9, 2024
Subject: **Approval of a Contract Amendment with Practical Design Partners, LLC for Final Design of the Peeler Road Shared Use Path**

ACTION

Authorize the Mayor, City Manager, or designee to execute all documents necessary and proper to increase Practical Design Partners, LLC (PDP) design contract from \$64,400 to \$123,198 to prepare final design plans for the Peeler Road Shared Use Path Construction Plans and to provide an additional \$15,000 allowance for design contingencies, if needed. The additional expense is requested to move to the next phase of the project while adding key modifications in response to extensive community input.

SUMMARY

The proposed contract amendment would provide for the final design plans to be completed for a path on the north side of Peeler Road between Winters Chapel Road and Lakeside Drive. The improvements consist of a 12-foot-wide concrete shared use path for cyclists and pedestrians that will connect the neighborhoods along Peeler Road with Windwood Hollow Park and the restaurants and stores along Winters Chapel Road at the east end of the project. The path is part of a larger system of paths that would eventually connect Brook Run Park and Phase Two of the Winters Chapel Road path currently in design. The project is funded through the city's Special Purpose Local Option Sales Tax (SPLOST).

Through extensive public input and discussions with residents along the project, several enhancements have been added to the design:

<i>Concern</i>	<i>Design Feature</i>
Privacy	A privacy fence is proposed along the top of the slope between the path and the adjacent homeowners' property line. The fence will screen the backyards of the residences until the trees proposed to be planted on the slope mature.
Stormwater Management	The stormwater system will be designed to collect water from the right of way and piped into existing pipe systems to be maintained by the city.
Tree Canopy	Underground electrical equipment is proposed to be relocated so that the path can be shifted



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

	further away from the residences east of the Four Oaks entrance preserving more trees. The slope between the path and the right of way limit will be replanted with trees and trees will be planted between the path and the roadway.
Speeding on Peeler Road	The right turn lane into Four Oaks is proposed to be removed and replaced with a splitter island intended to address speeding concerns on Peeler Road by calming traffic. The island is narrower than the turn lane which will allow for the project limits to be narrowed in this area.

DETAILS

The project is recommended in the city’s comprehensive transportation plan and is identified as project P16 in the recently adopted Trail Master plan. The path will eventually connect with a trail system linking to Brook Run Park and Winters Chapel Road shared use path.

The City Council originally approved a design contract for \$64,400 with PDP in October 2021. A concept plan was developed and presented for public comment in early 2022. This began a 2½ year process of public outreach and concept refinement including a Council presentation in June 2023 and a community meeting in May 2024. A total of 44 people registered their attendance at the meeting, with 23 respondents submitting written comments. Of the written comments, 7 indicated support for the project, 5 were opposed, and 11 were neutral. In August 2024, Public Works sent a letter to property owners to provide answers to comments made in person and online. A link to the letter can be found here: www.dunwoodyga.gov/peelerpath.

This outreach process included evaluating other alternatives and multiple revisions of the original concept that exhausted the funds in the original design contract. The proposed contract amendment will allow the final design plans to be completed in preparation for construction of the project. The project has always been planned to be funded by SPLOST and the funding for this contract amendment as well as right of way and construction funding are included in the 5-year SPLOST budget.

RECOMMENDED ACTION

Authorize the Mayor, City Manager, or designee to execute all documents necessary and proper for a contract amendment not to exceed \$138,198 with Practical Design Partners, LLC (PDP) for final design of Peeler Road Shared Use Path.

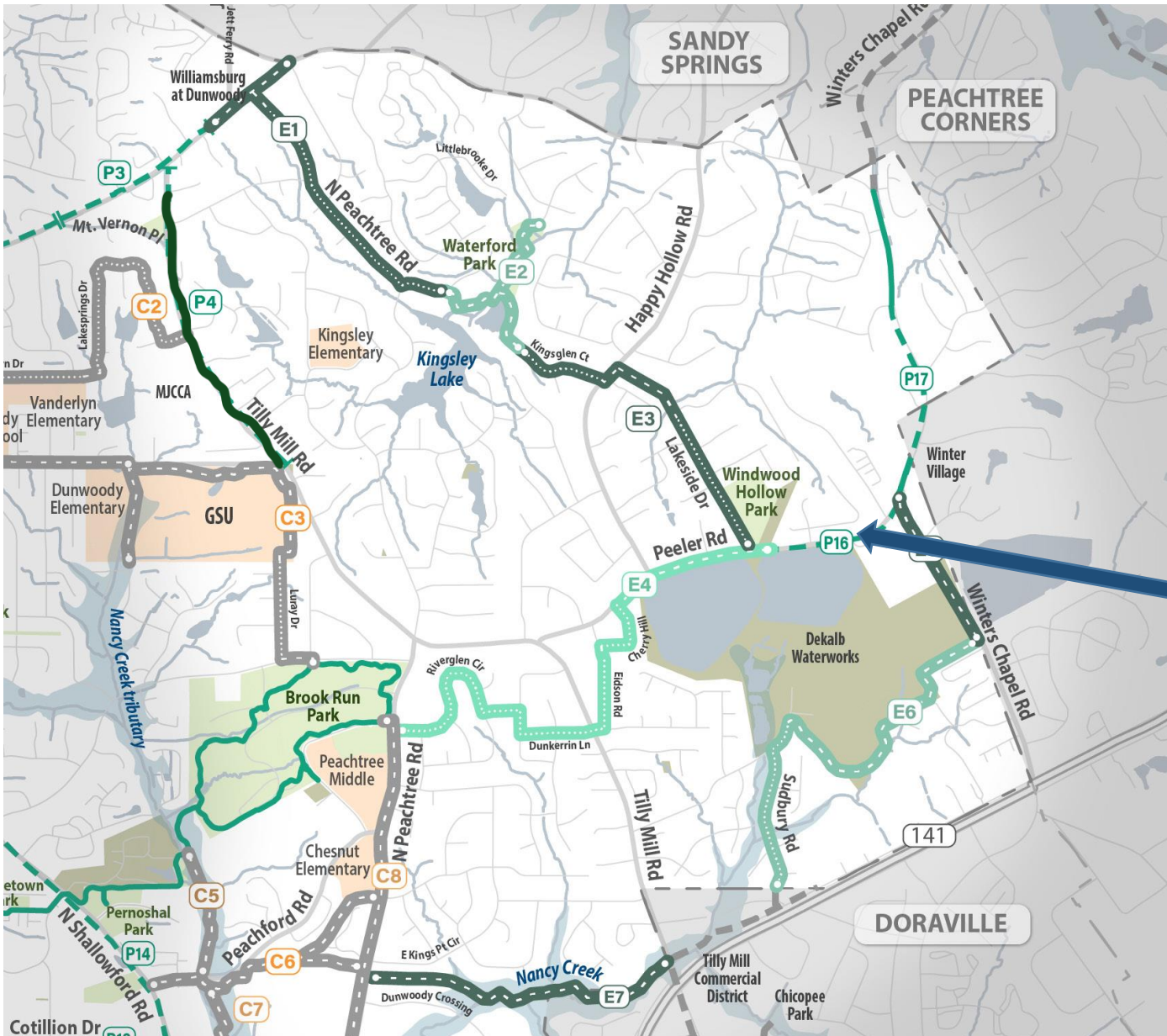


City of **Dunwoody** *Georgia*

Peeler Road Path from Winters Chapel Road to
Windwood Hollow Park

December 9, 2024

Packet page:...



Dunwoody Trail Master Plan
 Project P16- Peeler Road Path
 Winters Chapel Road to Lakeside Dr.

- Completed Trails
- Programmed Trails

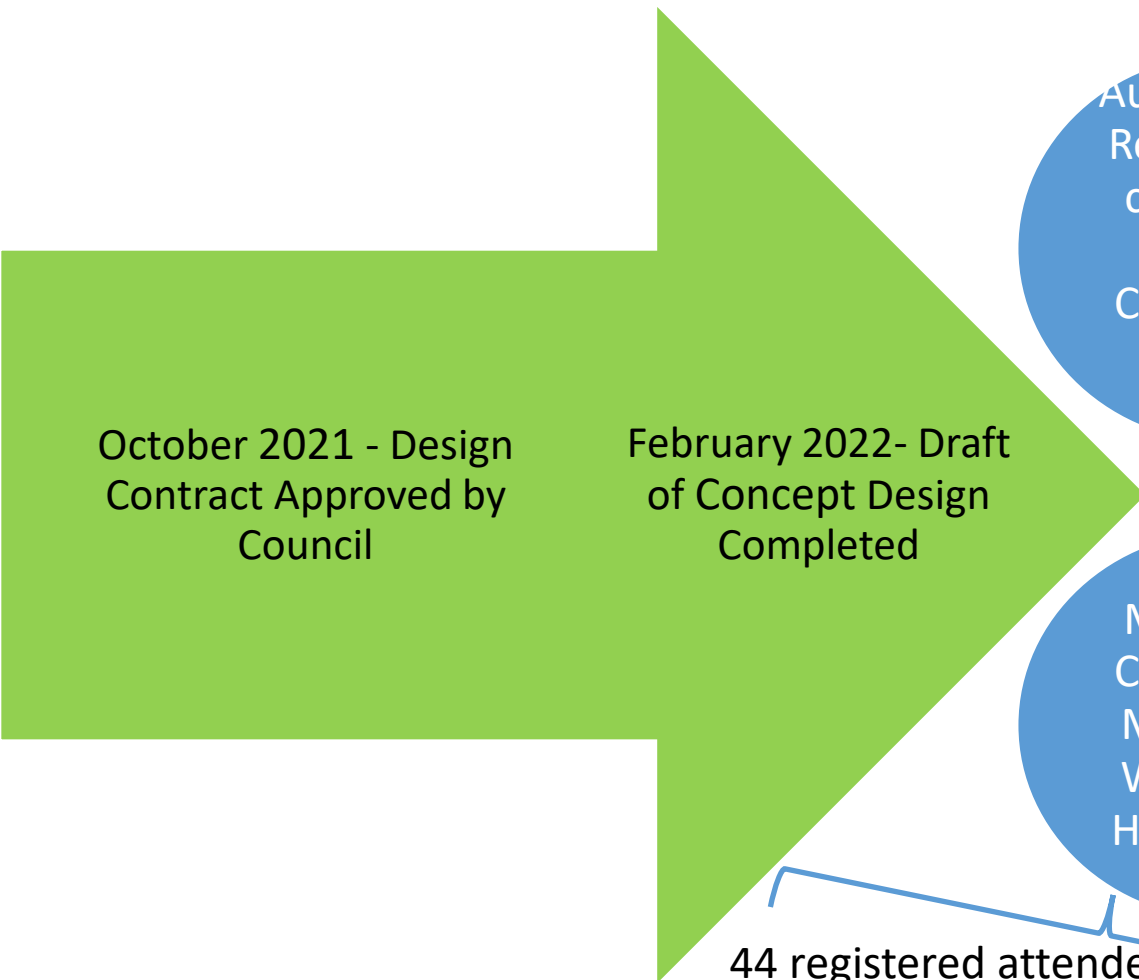
Timeline

October 2021 - Design Contract Approved by Council

March 2022 – Draft Concept Design Completed Presented for Public Comment

May 2024 - Community meeting held at Winwood Park

- A total of 44 registered attendees
- 23 comments were submitted by the public.
- Of the written comments, 7 indicated support for the project, 5 were opposed, and 11 were neutral.
- Some of the concerns raised included the tree canopy, privacy issues, the need for a shared-use path along the corridor despite the presence of an existing sidewalk, pedestrian safety crossing Peeler Road, speed management along the corridor.



October 2021 - Design Contract Approved by Council

February 2022- Draft of Concept Design Completed

Concept Design

August 2024- Response to comments from Community Meeting

March 2022- Open public comment period, meeting with Four Oaks

June 2022- Project discussed at DHA meeting

June 2023 Concept Presented to City Council

May 2024- Community Meeting at Windwood Hollow Park

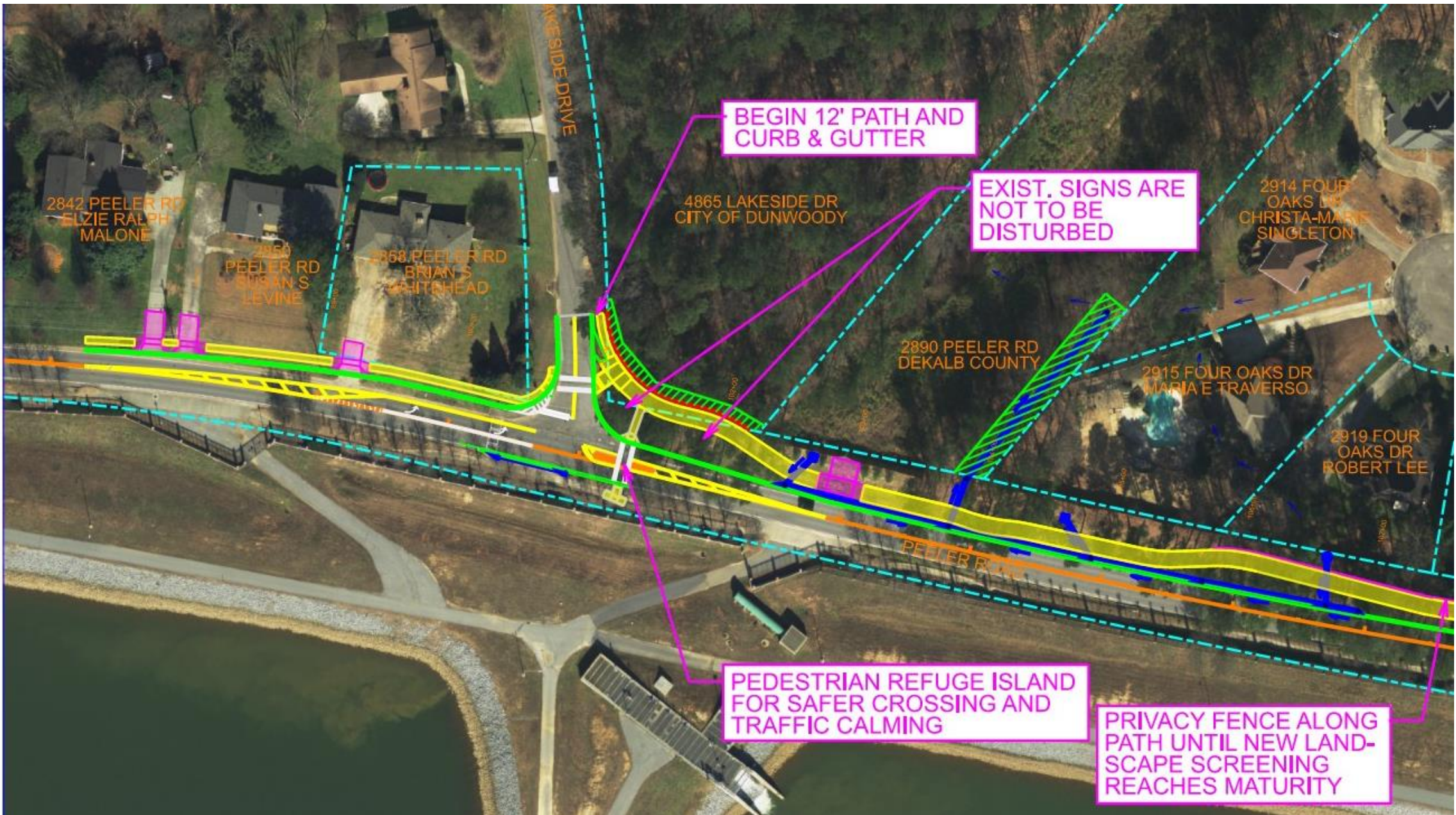
July to December 2023- Follow up meetings with adjacent Four Oaks residents

69 public comments
2/3 of the comments expressed support for the project

44 registered attendees
23 comments submitted, 7 in support, 5 opposed, and 11 neutral.





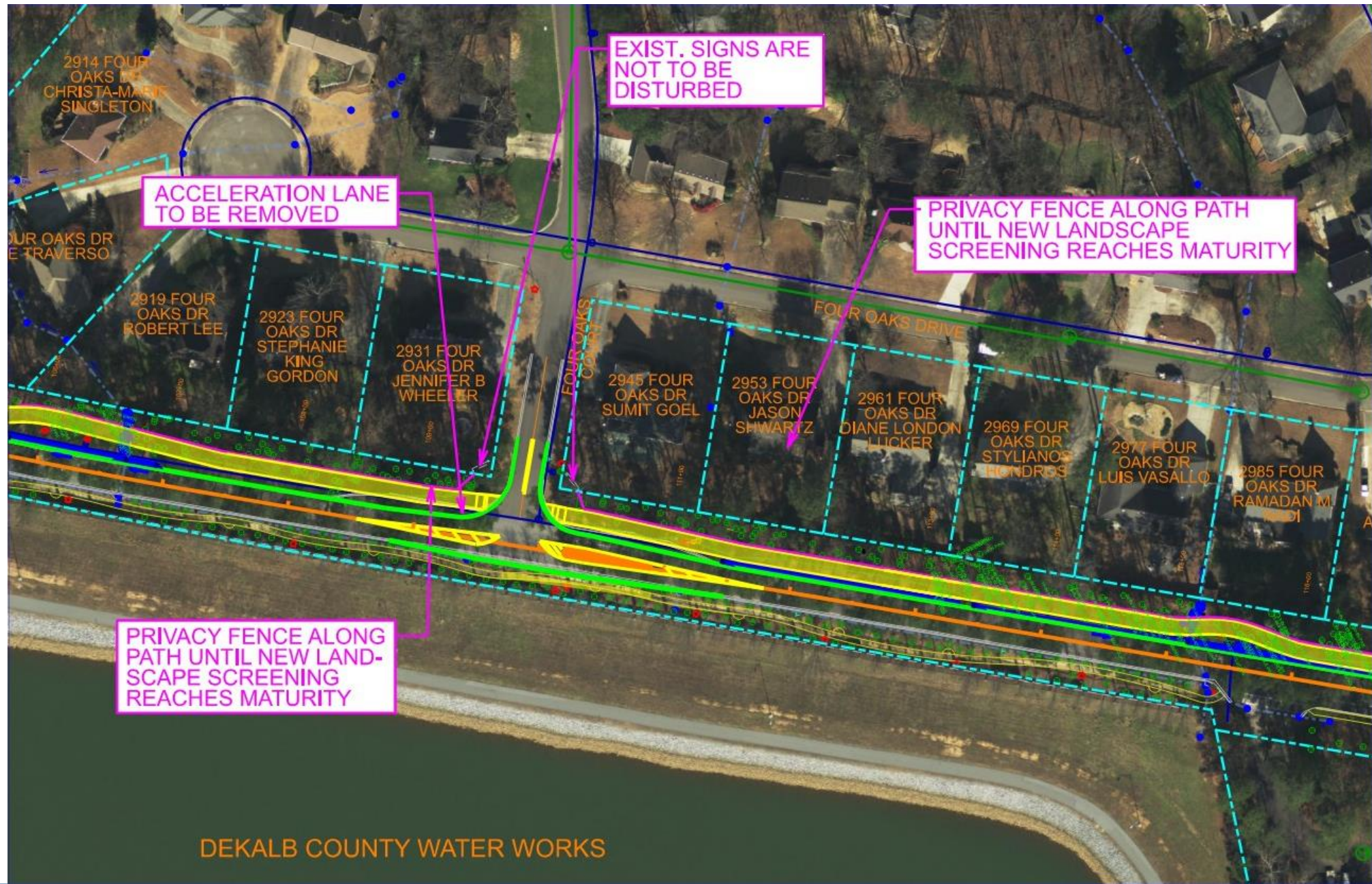


BEGIN 12' PATH AND CURB & GUTTER

EXIST. SIGNS ARE NOT TO BE DISTURBED

PEDESTRIAN REFUGE ISLAND FOR SAFER CROSSING AND TRAFFIC CALMING

PRIVACY FENCE ALONG PATH UNTIL NEW LANDSCAPE SCREENING REACHES MATURITY

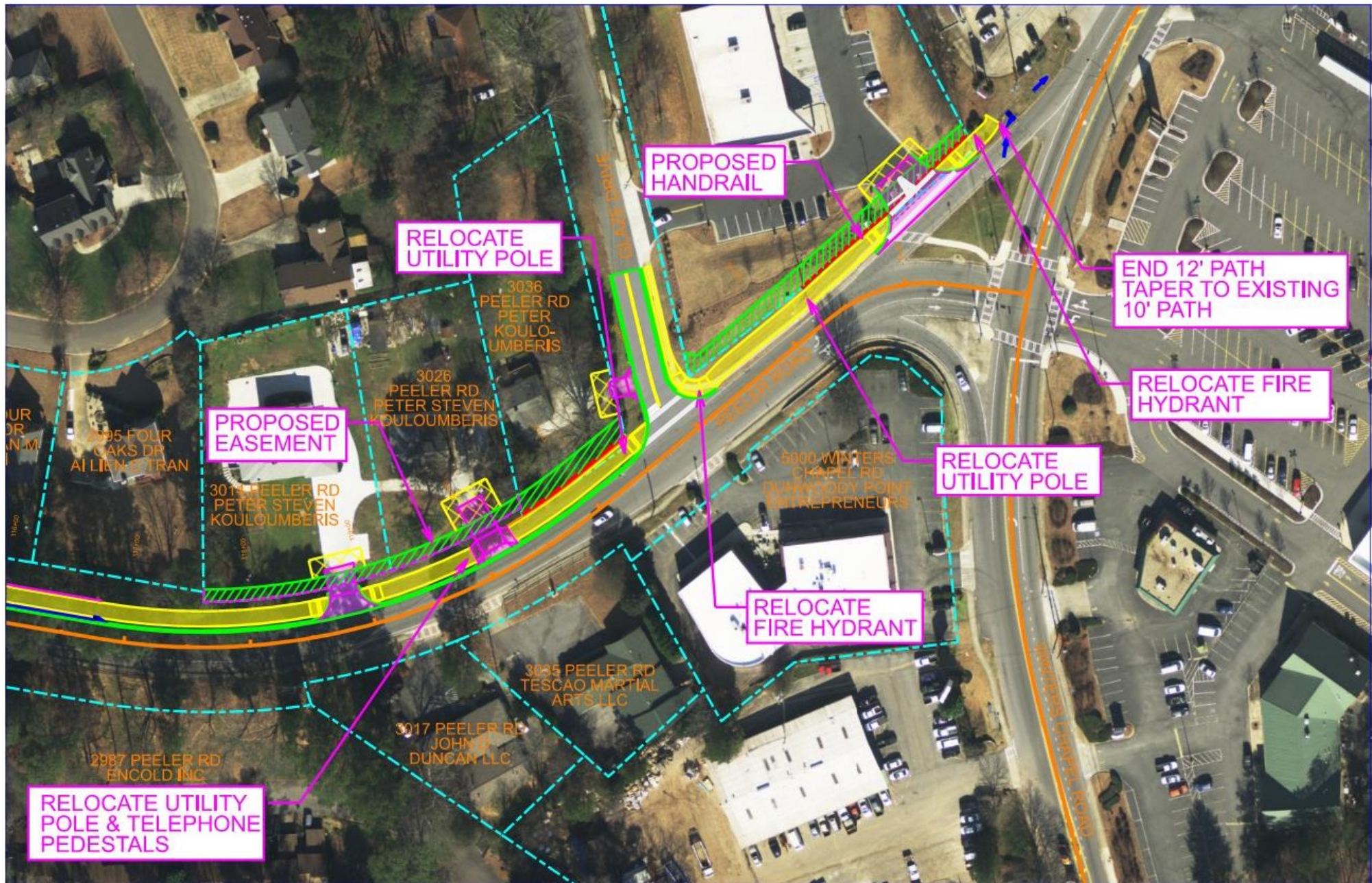


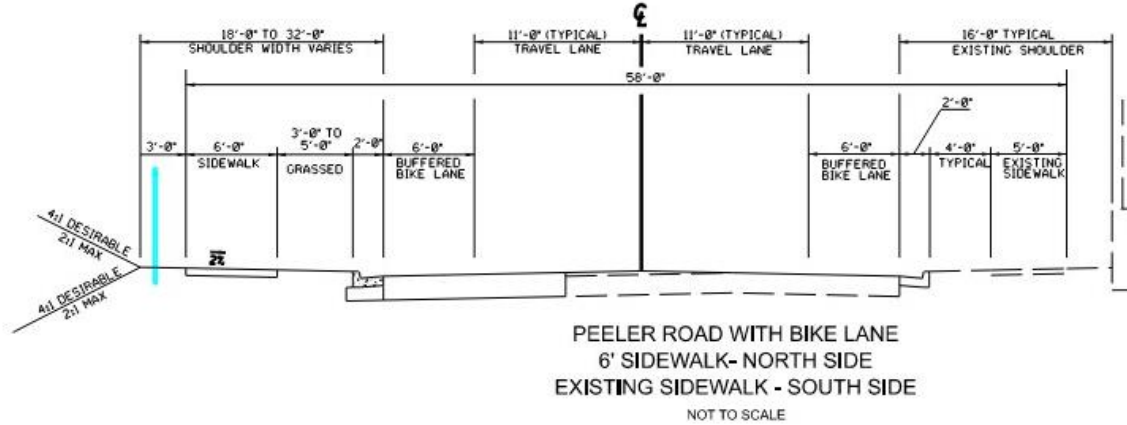
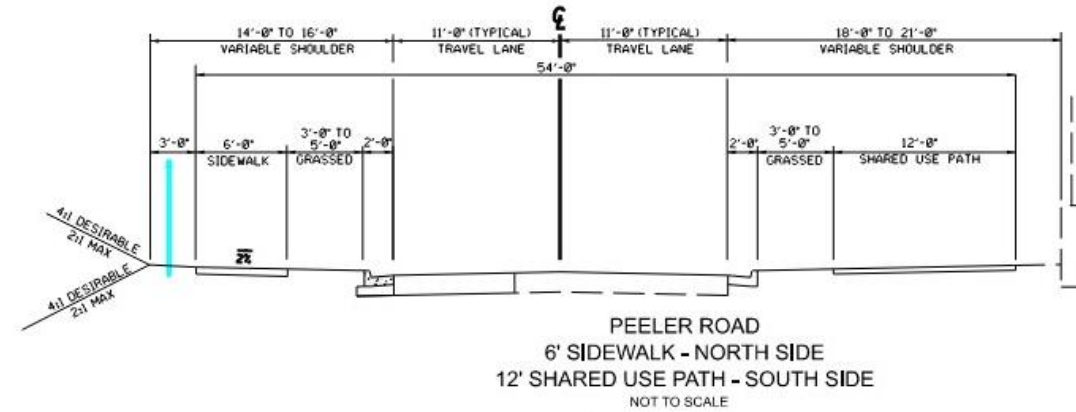
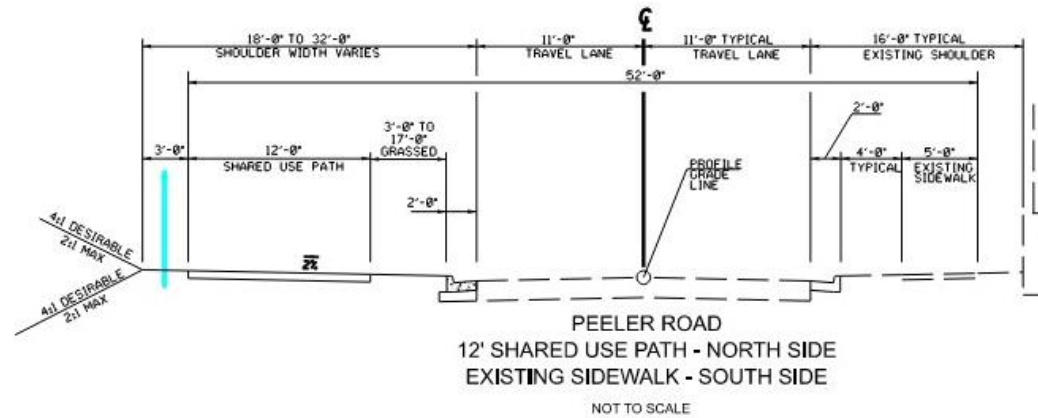


Existing Looking East



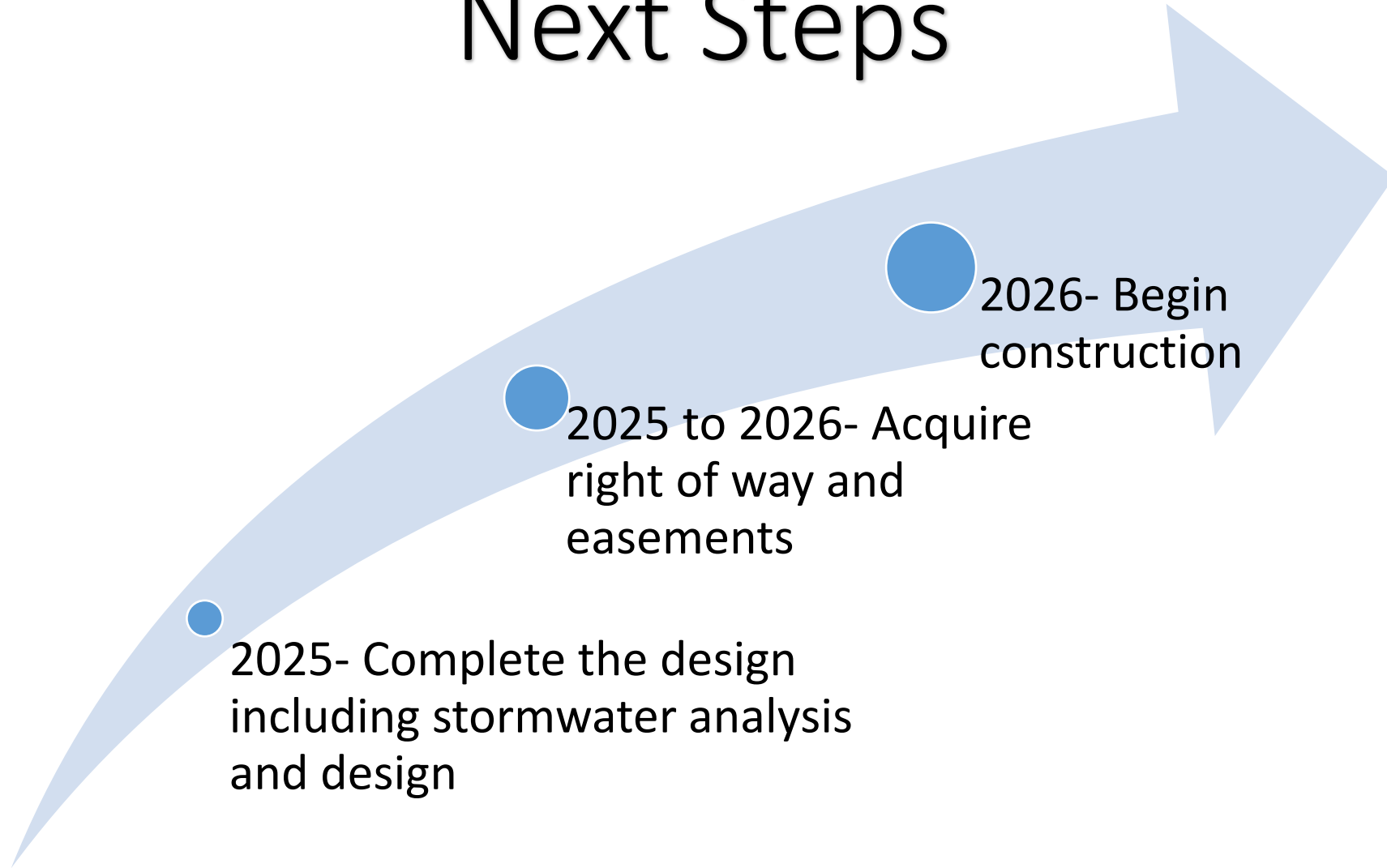
Existing Looking West





	6' Sidewalk (Path on South Side)	10' Path	12' Path	6' Sidewalk with Buffered Bike Lanes
Cost (approximate)	\$4.5 million	\$3.2 million	\$3.25 million	\$3.75 million
Distance of Construction Limits from Rear of Homes	60-90 feet	52-77 feet	50-75 feet	50-80 feet
Trees Removed	207	201	227	>238
Right of Way	0.3 acres of right of way and 10 easements	0.4 acres of right of way and 6 easements	0.4 acres of right of way and 6 easements	~0.4 acres of right of way and 6 easements
Side Street and Driveway Crossings	10 plus intersection crossing at Winters Chapel	6	6	Bikes in road-N/A

Next Steps



September 10, 2024

Michelle Hirose, P.E.
Public Works Deputy Director
City of Dunwoody
4800 Ashford Dunwoody Road
Dunwoody, GA 30338

Re: Supplemental Request for RFP 21-02 Design Peeler Road Shared Use Path Project

Michelle,

Practical Design Partners, LLC (PDP) appreciates the opportunity to submit this supplemental request for engineering design services for the path installation along Peeler Road.

Anticipated Scope of Work:

The City of Dunwoody has requested the following changes to the scope of the project, resulting in this supplemental request:

- The concept phase exceeded the scope and budget through the month of February 2022 to include additional revisions to the concept layout based on new city guidelines.
- The city requested additional concept alternatives and revisions, and approved invoicing the remaining project phases on 2/22/24, 4/22/24, and 8/6/24.

30% Plans were previously completed based on the original concept design. Design revisions will be completed and incorporated into the 60% plan submittal. These revisions include the following:

- The proposed 12-ft will remain on the north side with a composite privacy fence (type and color to be provided by city).
- Proposed median islands will be designed at Lakeside Drive and Four Oaks Court, for pedestrian refuge and traffic calming.
- Rectangular Rapid Flashing Beacons (RRFB) will be proposed for one median crossing. PDP will check stopping sight distance for the RRFB locations. RRFB Details, including the power source, will be provided by the city for inclusion in the plans.
- Additional survey along the south side for symmetrical widening will be completed to design the median islands while minimizing impacts to light poles, trees, benches, and drainage structures.
- Pedestrian lighting will be designed along the path per the original proposal. Lighting levels and illumination criteria will be coordinated with the city for approval. Photometric calculations will be developed to determine the light pole spacing needed to meet the city's lighting needs. Utility conflicts and utility clearances will be also considered. The PDP Team will complete the photometrics and identify pole locations only. It is assumed that Georgia Power will provide the necessary details for lighting installation.
- At 2919 Four Oaks Drive, the existing drainage inlet at the back of the R/W will be piped towards the roadway and collected in the roadway system. The roadway system will be piped north through the DeKalb County property.

PO Box 3111
Tucker, GA 30085
Tel: 770-855-4683

www.practicaldesignpartners.com

- The open drainage ditch at the back of the 2914 Four Oaks Dr property will be piped, connecting the existing closed drainage systems. This work will be identified in the plans by notes only. The contractor will complete the connection as directed by the City’s construction engineer.
- A headwall at the toe of slope will also be evaluated to collect stormwater.
- The Hydrology Report will be developed to reflect the piping of stormwater as mentioned above to document post-construction stormwater results.

The PDP Team will complete the additional survey within 4 weeks of NTP. 60% Plans will be completed and provided within 16 weeks of receiving additional survey after NTP.

Proposed Fee:

Services will be invoiced monthly based on the progress of each task. Direct expenses such as printing, reproduction, postage and delivery are included.

Tasks	Original Fee Proposal	Invoiced to Date	Supplemental Request	Total Fee Proposed
Concept Development	\$4,900	\$4,900		\$4,900
Survey Database	\$17,500	\$17,500	\$5,600	\$23,100
Path Design	\$28,500	\$28,500	\$46,390	\$74,890
Lighting Plans	\$7,500	\$1,308	\$6,808	\$14,308
Contingency	\$6,000	\$6,000		\$6,000
Grand Total	\$64,400	\$58,208	\$58,798	\$123,198

Additional Assumptions:

1. All previous assumptions included in the original contract remain.
2. Plan submittal milestones include revised 60% Plans, Right-of-Way Plans, 90% Plans, and Final Plans. It is assumed that an additional 30% submittal is not required.
3. The contingency fee has been utilized for prior out of scope work. Fee does not include the design of MS4 Best Management Practices (BMPs), SUE, or environmental services. If those services are necessary, it would occur under an additional supplemental request.

Thanks again for the opportunity to provide our proposal for this project. We look forward to continuing our personal relationship with the City of Dunwoody.

Please let us know if there are any questions.

Sincerely,



Daniel Taylor, PE
Project Manager
Practical Design Partners, LLC