

MEMORANDUM

Subject:	Contract Amendment with Practical Design Partners for Phase 2 of the Winters Chapel Path
Date:	April 14, 2025
From:	Tiffany Siegel, Capital Projects Manager
То:	Mayor and City Council

ACTION

Authorize the Mayor, City Manager, or designee to execute all documents necessary and proper for a contract amendment with Practical Design Partners, LLC (PDP) for the final design of Phase 2 of the Winters Chapel Path.

SUMMARY

The City Council approved a contract for \$393,640.35 with Practical Design Partners for concept development in May 2024. The concept report will be submitted to the Georgia Department of Transportation July 2025 and the project will be moving into the preliminary engineering phase in October 2025. PDP has submitted a proposed fee of \$782,095 including at 5% contingency for the preliminary engineering phase which will provide the final design plans and will include a public meeting, environmental approval and right of way plans.

The Atlanta Regional Commission (ARC) previously programmed, \$1,500,000 of federal funding for construction of Phase 2 of the Winters Chapel path between Charmant Place and Peeler Road. Earlier this year, the ARC approved an additional \$600,000 to complete the design. The city currently has allocated in the FY2025 budget \$700,000 in local SPLOST funds which will cover the balance of the final design costs and satisfy the 20% local match required for federal funds. The remining SPLOST funds will be rolled into the right of way and construction phases of the project.

DETAILS

The Winters Chapel Path project was first identified in the Winters Chapel Road Area Study adopted by Dunwoody and Peachtree Corners in 2015. The project is also identified in the Dunwoody Trail Master Plan as P17. In 2023, Dunwoody completed Phase 1 of the path on the west side of Winters Chapel between Dunwoody Club Drive and Charmant Place. Phase 2 will continue the path on the west side of the road southward from Charmant Place into Peachtree Corners and then back into Dunwoody ending at Peeler Road. The concept design contract was approved in May 2024. The design phase of the project will follow the federal requirements for plan development with construction projected for 2028.

Project Schedule

Council Approved Concept Design Contract - May 2024



GDOT approval of the Concept Report – Fall 2025 Public Information Open House – Winter 2026 Right of Way Acquisition – Winter 2027 Construction – Fall 2028

RECOMMENDED ACTION

Authorize the Mayor, City Manager, or designee to execute all documents necessary and proper for a contract amendment with Practical Design Partners, LLC for the final design of Phase 2 of the Winters Chapel Path.

	Dunwoody PROPOSAL																									
Proj. No. Pl No. Prime Date	0019791 PDP 19-Mar-2025 Cost Summary By Phase / Disciplin					v	County: Contract Type: Fixed Fee %:	Del Co: 10%	Kalb st Plus Fixed F % lame from each I	ee Disc	ipline Tab	[•] ее		M onti	laster Contract: tract Expiration: Task Order No:	n/a	Γ	Include a columr Ensure formulas	to the correspor		discipline tab.)posi				
Phase	Phase Description	Enter discipline Proje		PDP Project Management		PDP Roadway Design			Pond and Company Landscaping		Pond and Company Traffic Operations		VHB Environmental		N/A Environmental	KCI Survey		KCI Aerial Mapping		KCI Utilities Investigation (SUE)		VHB Geotech		KCI Lighting		
	Totals	\$	744,851.53	\$	66,816.82	\$	297,845.06	\$	36,863.44	\$	47,008.89	\$	48,737.79	\$	98,836.26	\$-	\$	65,125.99	\$ -	\$	16,077.95	\$	20,061.87	\$	47,477.46	\$
1	Concept Development	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-		\$	-	\$ -	\$	-	\$	-	\$	-	
2	Database Preparation	\$	63,709.92	\$	3,290.22	\$	2,019.40	\$	-	\$	-	\$	-	\$	-		\$	58,400.30	\$ -	\$	-	\$	-	\$	-	
3	Environmental Document	\$	73,452.22	\$	6,833.54	\$	8,820.24	\$	-	\$	-	\$	-	\$	57,798.44		\$	-	\$ -	\$	-	\$	-	\$	-	
4	Preliminary Plans	\$	254,219.24	\$	19,741.33	\$	121,418.52	\$	15,547.60	\$	24,652.06	\$	29,764.48	\$	2,846.57		\$	-	\$	\$	-	\$	20,061.87	\$	20,186.81	
5	Right of Way Plans	\$	26,479.13	\$	4,049.51	\$	22,429.62	\$	-	\$	-	\$	-	\$	-		\$	-	\$ -	\$	-	\$	-	\$	-	
6	Final Plans	\$	238,623.72	\$	22,272.27	\$	112,044.66	\$	-	\$	19,851.58	\$	18,973.31	\$	38,191.25		\$	-	\$ -	\$	-	\$	-	\$	27,290.65	
7	Construction Services	\$	37,177.24	\$	10,629.95	\$	24,042.04	\$	-	\$	2,505.25	\$	-	\$	-		\$	-	\$ -	\$	-	\$	-	\$	-	
8	Special Studies	\$	51,190.06	\$	-	\$	7,070.58	\$	21,315.84	\$	-	\$	-	\$	-		\$	6,725.69	\$ -	\$	16,077.95	\$	-	\$	-	
9	Public Involvement	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-		\$	-	\$ -	\$	-	\$	-	\$	-	
	Fixed Fee	\$	66,068.77		,	\$,	\$	3,350.87	\$	4,269.35	\$	4,426.37	\$		50	\$	5,907.02	\$ -	\$	1,458.29	\$	550.19	\$	4,306.27	
			Tab Name>>		PM1		Rd1		DS1		Br1		Trf1		Env1	Env2		Srv1	Map1		SUE1		OMT1		Lt1	
	DBE (Yes or No)			_	Yes	-	Yes		Yes		No		No		No			No	No	-	No	_	No		No	
	DBE Participation	\$	401,525.32	\$	66,816.82	\$	297,845.06	\$	36,863.44	\$	-	\$	-	\$	-	\$-	\$		\$ -	\$	-	\$		\$	-	\$
	DBE %		53.9%		9.0%		40.0%	,	4.9%																	

Contract DBE Goal % 15.0%

Hours Summary By Phase / Firm

	By Phase / Firm														
Phase	Phase Description	Total Hours	PDP	PDP	PDP	Pond and Company	Pond and Company	VHB	N/A	КСІ	КСІ	ксі	VHB	ксі	
			Project Management	Roadway Design	Design Support	Landscaping	Traffic Operations	Environmental	Environmental	Survey	Aerial Mapping	Utilities Investigation (SUE)	Geotech	Lighting	
	Totals	4,493	264	1,711	212	337	262	699	-	533	-	142	40	293	
1	Concept Development	-	-	-	_	-	-	-		_	_	-	-	_	
2	Database Preparation	496	13	12	-	-	-	-		471		-	-		
3	Environmental Document	470	27	47	-	-	-	396			_		-		
4	Preliminary Plans	1,381	78	695	88	180	160	19			_	_	40	121	
5	Right of Way Plans	150	16	134	-	-	-					_	-		
6	Final Plans	1,437	88	652	-	139	102	284			_	_	-	172	
7	Construction Services	191	42	131	-	18	-	-		-	-	-	-	-	
8	Special Studies	368	-	40	124	-	-			62	_	142	-		
9	Public Involvement	-	-	-	-	-	-	-		-	-	-	-	-	

-	\$-
-	\$-

-	-

UIZ OSCA E RUIZ

LEGEND TRAFFIC DIRECTIONAL ARROWS EXISTING R/W - PROPERTY LINE - REQUIRED RIGHT OF WAY PERMANENT EASEMENT LIMITS

ORIVEWAY EASEMENT LIMITS PROPOSED PAVEMENT RESURFACING PROPOSED CONCRETE CURB & GUTTER PROPOSED CONCRETE RAISED MEDIAN PROPOSED SHARED USE PATH DRIVEWAY CONSTRUCTION

ENVIRONMENTALLY SENSITIVE AREA (ESA)

EXISTING SIGNAL UPGRADE

PROPOSED SIGNAL INSTALLATION

4'-0' 12'-0' SHARED USE PATH

 23'-0" TYP
 11'-0"
 11'-0"

 SHOULDER WIDTH
 TRAVEL LANE
 TRAVEL LANE

WINTERS CHAPEL ROAD

CRUZ GOMEZ

075 WINTER:

LAKEVIEW LN

5105 WINTERS CHAPEL ROAD CEMETERY ASSOCIATION

7079 LAKEVIEW LN THURMOND ELIZABE

7069 LAKEVIEW

)59 IAKEVIEW

ISLAID

IRANDA MOLES

LUIS H

I AKFVI

2'-0" 12'-0" 3'-0" SHARED USE PATH GDOT STD. 9031L GRAVITY RETAINING WALL

WALL DETAI



SUMAC DRI

WINTERS

WINTERS CHAPEL

DDD PRACTICAL DESIGN PART



SCALE IN FEET

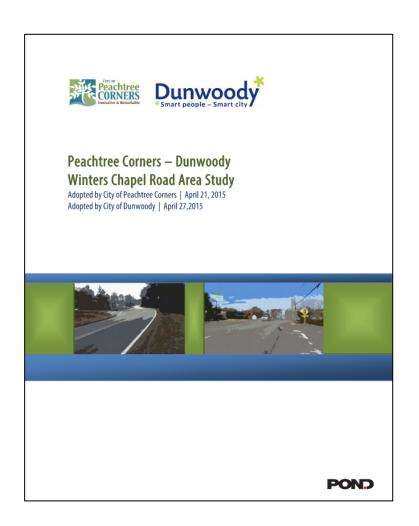
City of Dunwoody Georgia

Contract Amendment with Practical Design Partners for Final Design of Winters Chapel Path Phase 2 Winters Chapel Road from Charmant Place to Peeler Road

April 14, 2025

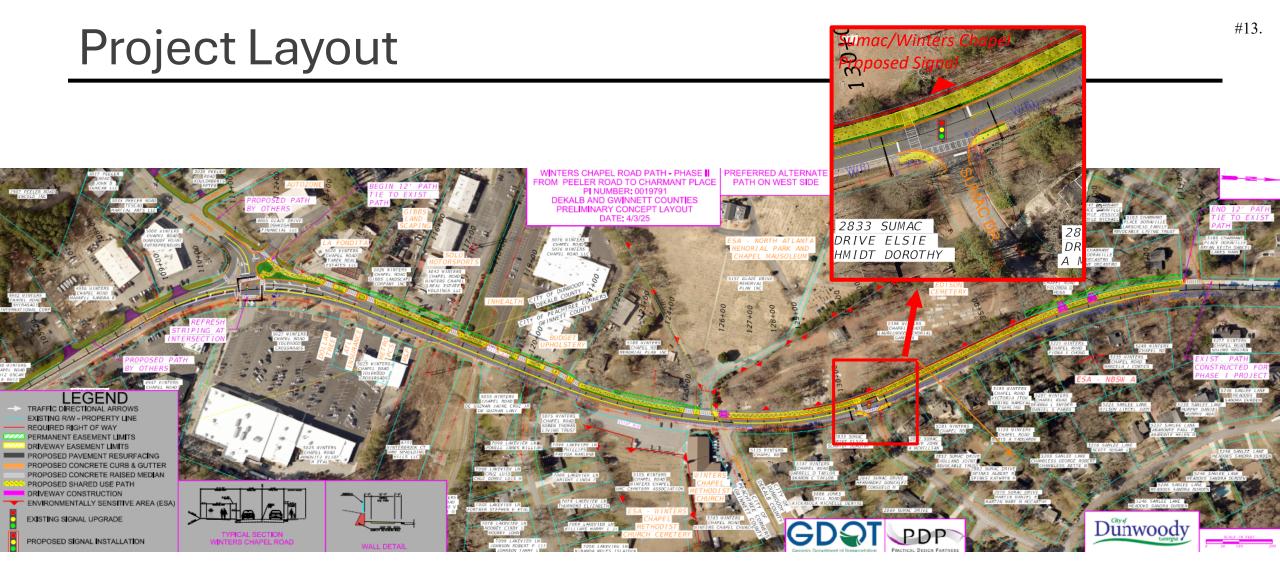
Background/Timeline

- Identified in the 2015 Winters Chapel Road Area Study
- Phase 1 of path from on west side of Winters Chapel Dunwoody Club Drive to Charmant Place completed in 2023
- Engineering Contract for Concept Design of Phase 2 was approved by Council in May 2024



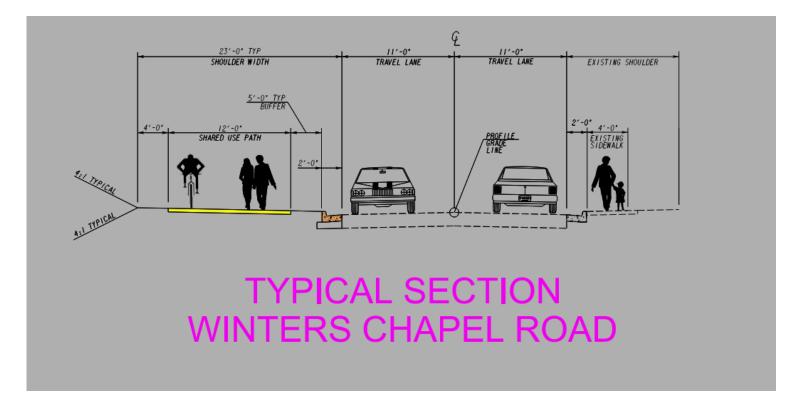


2



Sumac/Winters Chapel – Proposing Signal at this intersection and currently going through GDOT process for approval.







Financial Impact

- Amendment to design contract includes the following scope:
 - Public Involvement, Approved Environmental Document, ROW Plans, Final Plans, and Construction Services Support.
 - Award Amount: \$782,094.11 (includes 5% Design Contingency)
- Atlanta Regional Commission Transportation Improvement Program (TIP) Funding of \$600,000 was awarded for Preliminary Engineering phase in 2025.

Project Budget for Design												
	Estimated Project Cost			Current City ding (FY24-28)	Current Federal Funding			equired City Funding	Funds for Reallocation to ROW and CST			
Concept	\$	393,640.35	\$	450,000.00		-	\$	393,640.35	\$	56,359.65		
Preliminary Engineering	\$	782,094.11	\$	700,000.00	\$	600,000.00	\$	182,094.11	\$	517,905.89		
TOTAL	\$	1,175,734.46	\$	1,150,000.00	\$	600,000.00	\$	575,734.46	\$	574,265.54		



5

- Concept Design Started July 2024
- GDOT approval of the Concept Report Fall 2025
- Public Information Open House Winter 2026
- Right of Way Acquisition Winter 2027
- Construction Fall 2028



Staff Recommendation

• Recommend approval of contract amendment with Practical Design Partners (PDP) for final design in an amount not to exceed \$782,094.11.



City of Dunwoody Georgia