

**MULTI-YEAR CONTRACT
SERVICE PROVIDER CONTRACT
RFP 25-02 MUNICIPAL SERVICE PROVIDER**

This **CONTRACT** made and entered into this _____ by and between the City of Dunwoody, Georgia (Party of the First Part, hereinafter called the "City"), and, _____ (Party of the Second Part, hereinafter called the "Service Provider").

NOW THEREFORE, for and in consideration of the mutual promises and obligations contained herein and under the conditions hereinafter set forth, the parties do hereby agree as follows:

1. TERM:

The services to be performed under this Contract shall commence on January 1, 2026. The initial term of this Contract shall be through December 31, 2030. This Contract shall terminate absolutely and without further obligation on the part of the City on December 31 of each succeeding and renewed year, as required by O.C.G.A. §36-60-13, as amended, unless terminated earlier in accordance with the termination provisions of this Contract. This Contract may be automatically renewed on an annual basis for three additional twelve-month terms along with a fourth additional twelve-month term subject to Council approval, for a total lifetime Contract term of five years, upon the same terms and conditions, as provided for in this Contract unless previously terminated. This Contract will terminate on December 31, 2030.

2. ATTACHMENTS:

Copies of the Service Provider's proposal, clarifications and modifications, including all drawings, specifications, price lists, Instructions to Bidders, General Conditions, Special Provisions, and Detailed Specifications submitted to the City during the Bid process (hereinafter collectively referred to as the "Bid ") are attached hereto (Exhibit A) and are specifically incorporated herein by reference. In the event of a conflict between the City's contract documents and the Bid, the City's contract documents shall control.

3. PERFORMANCE:

Service Provider agrees to furnish all skill and labor of every description necessary to carry out and complete in good, firm and substantial, workmanlike manner, the work specified, in strict conformity with the Bid.

4. PRICE:

As full compensation for the performance of this Contract, the City shall pay the Service Provider for the actual quantity of work performed. Bid amount shown on Exhibit A is the total obligation of the City pursuant to OCGA section 36-60-13 (a) (3). The fees for the work to be performed under this Contract shall be charged to the City in accordance with the rate schedule referenced in the Bid (Exhibit A). The City agrees to pay the Service Provider following receipt by the City of a detailed invoice, reflecting the actual work performed by the Service Provider.

5. INDEMNIFICATION AND HOLD HARMLESS:

Service Provider shall indemnify and hold completely harmless the City, and the members (including, without limitation, members of the City's Council, and members of the citizens' advisory committees of each), officers, employees and agents of each in accordance with the terms contained in General Conditions Section 6.14 of the RFP.

6. TERMINATION FOR CAUSE:

The City may terminate this agreement for cause as outlined in General Conditions Section 6.18 of the RFP. Such termination shall be without prejudice to any of the City's rights or remedies provided by law.

7. TERMINATION FOR CONVENIENCE:

The City may terminate this agreement for convenience as outlined in General Conditions Section 6.18 of the RFP.

8. TERMINATION FOR FUND APPROPRIATION:

The City may unilaterally terminate this Agreement due to a lack of funding at any time by written notice to the Consultant. In the event of the City's termination of this Agreement for fund appropriation, the Service Provider will be paid for those services actually performed. Partially completed performance of the Agreement will be compensated based upon a signed statement of completion to be submitted by the Service Provider, which shall itemize each element of performance.

9. CONTRACT NOT TO DISCRIMINATE:

During the performance of this Contract, the Service Provider will not discriminate against any employee or applicant for employment because of race, creed, color, sex, national origin, age, or disability which does not preclude the applicant or employee from performing the essential functions of the position. The Service Provider will also, in all solicitations or advertisements for employees placed by qualified applicants, consider the same without regard to race, creed, color, sex, national origin, age, or disability which does not preclude the applicant from performing the essential functions of the job. The Service Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Contract so that such provision will be binding upon each subservice provider, providing that the foregoing provisions shall not apply to contracts or subservice providers for standard commercial supplies of raw materials.

10. ASSIGNMENT:

The Service Provider shall not sublet, assign, transfer, pledge, convey, sell or otherwise dispose of the whole or any part of this Contract or his right, title, or interest therein to any person, firm, or corporation except in accordance with General Conditions Section 6.20 of the RFP.

11. WAIVER:

A waiver by either party of any breach of any provision, term, covenant, or condition of this Contract shall not be deemed a waiver of any subsequent breach of the same or any other provision, term, covenant, or condition.

12. SEVERABILITY:

The parties agree that each of the provisions included in this Contract is separate, distinct and severable from the other and remaining provisions of this Contract, and that the invalidity of any Contract provision shall not affect the validity of any other provision or provisions of this Contract.

13. GOVERNING LAW:

The parties agree that this Contract shall be governed and construed in accordance with the laws of the State of Georgia. This Contract has been signed in DeKalb County, Georgia.

14. MERGER CLAUSE:

The parties agree that the terms of this Contract include the entire Contract between the parties, and as such, shall exclusively bind the parties. No other representations, either oral or written, may be used to contradict the terms of this Contract.

15. TRAVEL COST REIMBURSEMENT

If travel cost reimbursement is to be a part of this contract then the vendor must comply with the City's Travel Policy.

IN WITNESS WHEREOF, the parties hereto, acting through their duly authorized agents, have caused this **CONTRACT** to be signed, sealed and delivered.

(Signatures Next Page)

DRAFT LOWE CONTRACT FOR PARKS AND PUBLIC WORKS

CITY OF DUNWOODY, GEORGIA

By: _____

Lynn Deutsch, Mayor
City of Dunwoody, Georgia

ATTEST:

Signature

Print Name
City Clerk/ City of Dunwoody

APPROVED AS TO FORM:

Signature
City of Dunwoody Staff Attorney

SERVICE PROVIDER: _____

BY: _____

Signature

Print Name

Title

ATTEST:

Signature

Print Name

DRAFT LOWE CONTRACT FOR PARKS AND PUBLIC WORKS

Solicitation No. RFP 25-02

CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with the City of Dunwoody has registered with and is participating in a federal work authorization program* [any of the electronic verification of work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-603], in accordance with the applicability provisions and deadlines established in O.C.G.A 13-10-91.

The undersigned further agrees that, should it employ or contract with any subcontractor(s) in connection with the physical performance of services pursuant to this contract, contractor will secure from such subcontractor(s) similar verification of compliance with O.C.G.A 13-10-91 on the Subcontractor Affidavit provided in Rule 300-10-01-.08 or a substantially similar form. Contractor further agrees to maintain records of such compliance and provide a copy of each such verification to the City of Dunwoody at the time the subcontractor(s) is retained to perform such service.

E-Verify * User Identification Number: _____

Company Name: _____

BY: Authorized Officer or Agent Date: _____
(Contractor Signature)

Title of Authorized Officer or Agent of Contractor: _____

Printed Name of Authorized Officer or Agent: _____

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

_____ DAY OF _____, _____

Notary Public

My Commission Expires: _____

* As of the effective date of O.C.G.A. 13-10-91, the applicable federal work authorization program is "E-Verify" operated by the U.S. Citizenship and Immigration Services Bureau of the U.S. Department of Homeland Security, in conjunction with the Social Security Administration (SSA)

DRAFT LOWE CONTRACT FOR PAVES AND PUBLIC WORKS

REQUEST FOR PROPOSALS RFP 2025-02

**CITY OF DUNWOODY | REQUEST FOR PROPOSAL
MUNICIPAL GOVERNMENT SERVICES**

MAY 19, 2025

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DRAFT LOWE CONTRACT FOR PARKS AND PUBLIC WORKS

SOLICITATION NO. RFP 2025-02

CITY OF DUNWOODY | REQUEST FOR PROPOSAL MUNICIPAL GOVERNMENT SERVICES

MAY 19, 2025





May 19, 2025

John Gates, Purchasing Manager
 City of Dunwoody
 4800 Ashford Dunwoody Road, Second Floor
 Dunwoody, GA 30338

RE: RFP No. 2025-02 Municipal Government Services

Dear Mr. Gates and Selection Committee Members,

Lowe Engineers (Lowe) is extremely pleased to submit our technical response to the City of Dunwoody's (City) Request for Proposals (RFP) 25-02, Municipal Government Services. We are submitting a combined response for the Parks and Recreation and the Public Works service areas. Having performed as one of the City's service providers since 2008, Lowe values the relationship with the City highly and is confident that our knowledge and performance will continue to bring unparalleled value to the City.

We believe we have **Unmatched Institutional Knowledge, Proven Solutions**, and a **Stable Partnership** with the City. We are incredibly grateful to have served as the City's Parks and Recreation and Public Works Departments since they were formed. We look forward to the opportunity to **Continue to Build on our Success** that we have had together with the City.

Please note that as we are submitting for two service areas in one response document, we have placed a note in the lower right footer of each page indicating whether that page applies to the Parks and Recreation area or the Public Works area or both. We believe this will facilitate your review.

Thank you again for the opportunity to submit and we appreciate your detailed review of our response. I am the contact person for Lowe and my title, telephone number, and email address can be found below. I acknowledge that our proposal may not be withdrawn for a period of one hundred and eighty (180) days after the time and date of the proposal opening. Please contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Jon Drysdale".

Jon Drysdale, PE
 Managing Partner
 Lowe Engineers, LLC
 C: 404.312.1843
 Jon.Drysdale@loweengineers.com



WE ARE YOUR STAFF

During the past 17 years, the City of Dunwoody (City) and Lowe Engineers (Lowe) have partnered in the start-up and operations of the City. We have initiated, established and performed the myriad services required in Public Works and Parks and Recreation. We are uniquely qualified to continue to provide these services and move the City forward with new ideas based on the lessons learned under our past and current contracts.

CONTINUING TO BUILD ON OUR SUCCESS

Lowe does more than just provide Dunwoody government services, “we are your staff.” **We know your facilities and programs better than any other firm and can provide a greater rate of return on the City’s investment.** We have a distinct approach and perspective to provide the required services with knowledgeable, skilled, and professional staff.

Our approach, experience, and current contract with the City allow us to provide municipal services for Public Works and Parks and Recreation. We are immersed in the culture of the City and apply that to our daily work. We are super-responsive no matter how small the task or service is, we are sensitive to the citizens and their needs, and we are collaborative partners with other City staff. This public-private partnership provides a unique perspective for all stakeholders and results in innovative and cost-effective solutions to the needs of the City.

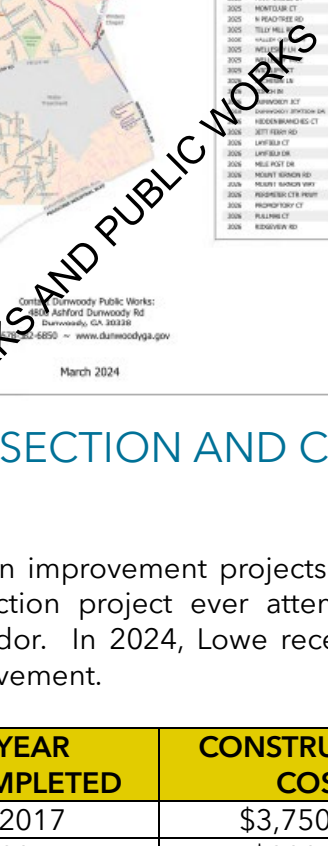
EXAMPLES OF SUCCESS LOWE HAS HAD WORKING WITH THE CITY

SUCCESS IN PAVEMENT MANAGEMENT

Lowe has successfully executed the pavement management program of the City, which has funded over \$41 million for resurfacing City-owned streets. Lowe has evaluated all sections of all streets numerous times to assist in the prioritization of funding. The following table shows the centerline miles, lane miles, and cost of the annual programs that Lowe has executed. Since 2018, Lowe has applied for and obtained \$4.6 million in LMIG funds.

YEAR	CENTER LINE MILES	LANE MILES	COST
2010	2.5	4.9	\$683,000
2011	9.6	18.8	\$2,059,000
2012	5.3	15.6	\$1,755,000
2013	11	24.1	\$2,262,000
2014	2.3	5.6	\$1,061,000
2015	8.2	16	\$2,002,000
2016	11.4	25.2	\$4,010,000
2017	11.4	30.5	\$4,259,000
2018	7.9	16.6	\$2,775,000
2019	10.5	21.3	\$3,923,000
2020	7.4	17.4	\$3,337,000
2021	9.5	19.5	\$3,017,000
2022	7.8	15.6	\$2,586,000
2023	7.7	15.6	\$2,995,000
2024	5.7	11.4	\$4,329,000
TOTAL	116.2	258.5	\$41,053,000





SUCCESS IN CAPITAL PROJECTS – INTERSECTION AND CORRIDOR IMPROVEMENTS

Lowe has successfully completed the following intersection improvement projects approved by the City, including most recently the most complex multi-intersection project ever attempted in the City—the Georgetown Gateway / Chamblee Dunwoody Road Corridor. In 2024, Lowe received the Merit Award, Special Projects Category, from AGC Georgia for this achievement.

PROJECT	YEAR COMPLETED	CONSTRUCTION COST
Tilly Mill at North Peachtree	2017	\$3,750,000
Traffic Signal at Meadow Lane	2017	\$200,000
N. Peachtree Ramp Planting	2018	\$75,000
Citywide Traffic Signal Improvements	2018	\$1,500,000
Mt. Vernon at Vermack	2019	\$2,225,000
Meadow Lane Left Turn Improvement	2019	\$150,000
PCID Traffic Management System	2019	\$1,860,000
Roberts Drive at Austin Elementary	2020	\$1,350,000
Spalding at Chamblee Dunwoody	2023	\$2,250,000
Chamblee Dunwoody at Womack	2023	\$2,150,000
Winters Chapel at Dunwoody Club	2023	\$2,100,000
PCW at Crown Pointe Parkway	2023	\$550,000
Georgetown Gateway	2024	\$6,789,000
		Total: \$24,949,000

SUCCESS IN STORMWATER UTILITY INFRASTRUCTURE OPERATIONS AND MAINTENANCE

Lowe has successfully operated the stormwater utility since it started and has managed over \$28.4 million in maintenance and operations, including meeting all the requirements of the MS4 permit. We have also completed capital projects in stormwater infrastructure that total over \$21 million. The following table shows the dollar amounts that Lowe has managed for the City.

YEAR	BUDGET	O&M BUDGET	PROJECT LOCATIONS	CAPITAL FUNDING
2009	\$479,500	\$270,025	4	\$96,057
2010	\$902,100	\$428,100	2	\$63,354
2011	\$1,459,441	\$996,941	15	\$477,055
2012	\$1,418,063	\$1,149,763	22	\$12,122
2013	\$2,112,816	\$1,822,316	41	\$1,139,247
2014	\$2,043,600	\$1,803,100	34	\$1,319,661
2015	\$2,121,000	\$1,785,000	20	\$842,254
2016	\$2,191,906	\$1,999,000	27	\$1,447,772
2017	\$2,037,222	\$1,704,118	15	\$923,063
2018	\$2,090,583	\$1,726,883	15	\$1,213,538
2019	\$2,144,950	\$1,587,000	21	\$1,274,989
2020	\$2,349,055	\$1,750,000	13	\$1,594,742
2021	\$2,342,805	\$1,750,000	16	\$1,417,732
2022	\$2,202,000	\$1,707,071	34	\$1,458,323
2023	\$6,441,324*	\$5,817,623*	77	5,595,033*
2024	\$2,682,000	\$2,154,725	71	\$1,578,861
TOTAL	\$35,018,363	\$28,451,665	427	\$21,153,803

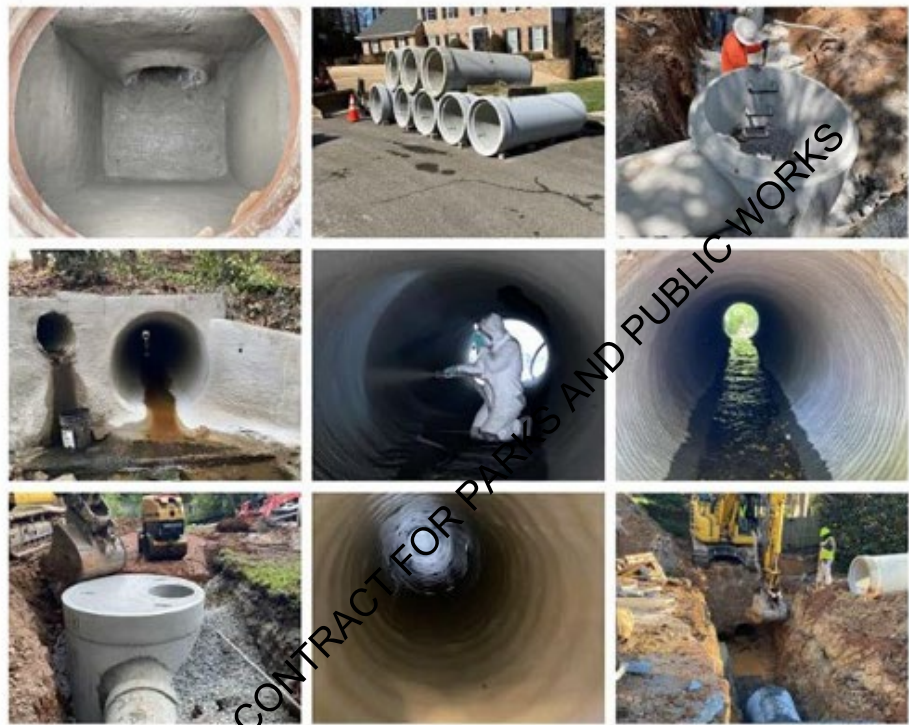
* Includes an additional \$3,931,324 in ARPA funding (American Rescue Plan Act).



City of Dunwoody, Georgia's Post

City of Dunwoody, Georgia
1,106 followers
2h

Dunwoody's stormwater team achieved a remarkable milestone in 2023 by replacing or repairing more than 7,000 feet, or 1.3 miles, of failing pipes. Using funds from the City's stormwater utility and federal grants from the American Rescue Plan Act (ARPA), the City was able to invest more than \$4.6 million in 2023 to address crucial infrastructure needs. Kudos to the team for their outstanding work!



LinkedIn article posted in February 2024

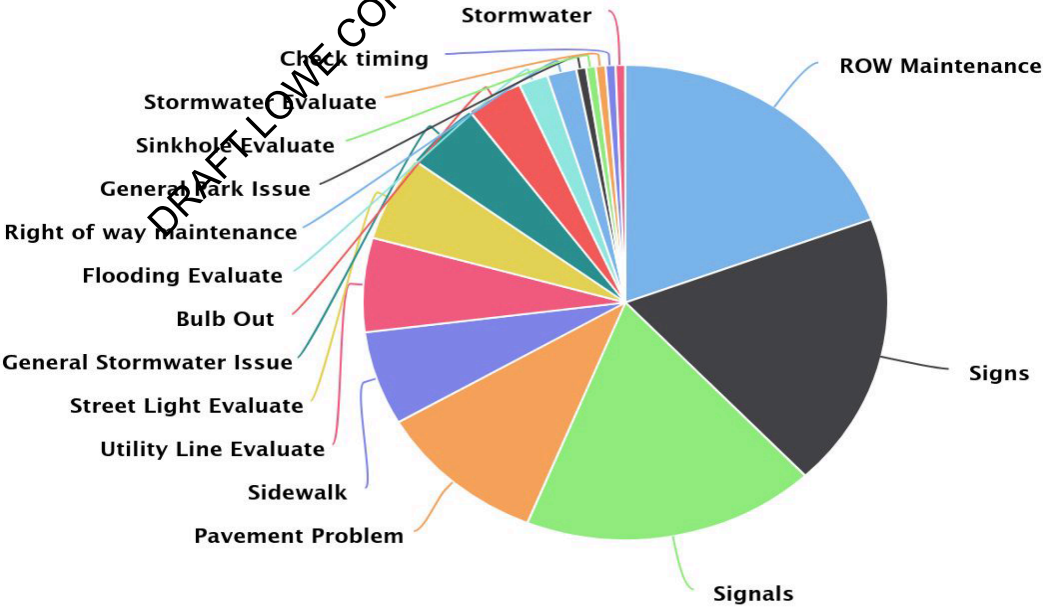
Lowe knows the City's stormwater infrastructure in extreme detail. The table below lists the major components of the stormwater infrastructure system that we operate and maintain.

PIPES / CHANNELS	# ASSETS	TOTAL LENGTH (FEET)	TOTAL LENGTH (MILES)
City of Dunwoody	4,970	441,526	84.7
Dry Open Channel	106	9,807	1.9
Flume	117	5,895	1.1
Gravity Pipe	4,212	346,165	66.5
Wet Open Channel	535	79,659	15.2
Private	6,331	612,474	117.6
Dry Open Channel	698	84,413	16.2
Flume	237	11,453	2.2
Gravity Pipe	4,379	345,241	66.3
Wet Open Channel	1,017	171,367	32.9
GRAND TOTAL	11,301	1,054,000	202.3

SUCCESS IN INFRASTRUCTURE MANAGEMENT

Lowe has executed over 17,700 documented work orders in the performance of infrastructure management. This has given us extensive knowledge of the infrastructure throughout Dunwoody. The following table breaks out the work orders completed by year and infrastructure category.

	PARKS	ROADS	ROW	SIGNALS	SIGNS	STORMWATER	TOTALS
2009		497	48	195	248	256	1,244
2010		645	243	225	166	400	1,679
2011		536	254	224	94	391	1,499
2012	28	416	119	252	182	302	1,299
2013	63	205	191	206	196	256	1,117
2014	23	291	172	137	224	209	1,056
2015	132	298	185	298	273	241	1,427
2016	81	293	102	218	175	174	1,043
2017	51	181	59	175	210	158	834
2018	81	261	101	161	130	188	922
2019	110	207	74	125	256	209	981
2020	234	260	86	109	414	299	1,402
2021	203	154	73	149	144	196	949
2022	235	72	51	83	151	96	688
2023	218	80	48	106	367	86	905
2024	108	197	22	124	100	115	666
GRAND TOTAL	1,567	4,593	1,828	2,787	3,360	3,576	17,711



SUCCESS IN TRAFFIC MANAGEMENT



Lowé has successfully operated traffic management in the City, including the following:

- We completed a major communications upgrade project in conjunction with the ADR Trail project.
- We added 23 new cameras for monitoring traffic.
- We completed major corridor improvements on Chamblee Dunwoody Road (through the Georgetown Gateway project).
- We are implementing improvements to school flashers to allow remote monitoring and programming.
- All traffic signals and cameras are continually monitored remotely; all signals can be adjusted quickly based on incidents and citizen complaints.
- All vehicle detection can be remotely checked, and we can quickly identify failures and maintain the equipment.
- We have increased speed of identifying and repairing detection issues.
- Every traffic signal under our management is being re-evaluated yearly and completely retimed every 2-3 years, as needed.
- All citizen requests receive a response within one (1) working day.
- We have made improvements to our traffic control center to be able to share streaming video with the police department.
- We are performing utility location services to keep underground work from disrupting our equipment and to quickly identify any problems that arise.
- We are performing a 10-year process to replace and update 10 percent of the City's traffic signs every year to ensure optimal visibility.

SUCCESS IN PEDESTRIAN AND BICYCLE INFRASTRUCTURE IMPROVEMENTS

Lowe has executed over \$21.1 million in pedestrian and bicycle infrastructure construction projects in the last 14 years. The following table shows general locations of these projects, the year of construction, and the approximate construction cost.

PROJECT(S)	YEAR COMPLETED	CONSTRUCTION COST
Sidewalk Various Locations	2011	\$100,000
Mount Vernon Rd Sidewalk and Bike Lane	2012	\$400,000
Sidewalk Valley View and Happy Hollow	2012	\$275,000
Sidewalk Various Locations	2014	\$800,000
Dunwoody Village Main Street	2014	\$4,400,000
Crosswalk Improvements, Womack, Mount Vernon and Tilly Mill Road	2015	\$100,000
Hensley, Mt. Vernon, Peachford, PCID Crosswalk Replacements	2015	\$1,550,000
Mt. Vernon Water Main and Sidewalk	2016	\$2,377,000
Sidewalk on Village Creek and Peachford	2016	\$500,000
Crosswalk Improvements, Redfield	2016	\$100,000
Chamblee Dunwoody Sidewalk and Bike Lanes	2017	\$3,750,000
Olde Village Run and Lane, Winters Chapel Sidewalks	2017	\$350,000
Crosswalk Improvements: Dunwoody Club, N. Peachtree at Barclay	2018	\$50,000
Womack, Central Parkway, City Hall and Ashford Gables Sidewalks	2018	\$400,000
Crosswalk Improvements Barclay and Kent Avenue	2019	\$40,000
Sidewalk Dunwoody Club, Lakeside Drive and P.I.B. Access Road	2019	\$350,000
Crosswalk Improvements, Tilly Mill at Andover, Mt. Vernon at N. Peachtree	2020	\$400,000
North Shallowford Path at Peeler	2021	\$300,000
Sidewalk, Mt. Vernon Place and Olde Village Run	2021	\$500,000
Tilly Mill Road Sidewalks and Bike Lanes	2021	\$1,000,000
Sidewalk, Perimeter Center East Ext.	2022	\$100,000
Peeler Road Sidewalks and Bike Lanes	2022	\$830,000
Misc Sidewalks (Dunwoody Road, Ridgeview Road, Dunwoody Park Gap)	2022	\$100,000

PROJECT(S)	YEAR COMPLETED	CONSTRUCTION COST
Winters Chapel Path, Phase I	2023	\$2,100,000
Dunwoody Road Sidewalk	2023	\$550,000
Vermack Rd Trail Ph I/Vanderlyn Rd	2023	\$376,000
Vermack Road Trail, Ph II	2024	\$634,400
Hybrid Beacons, Perimeter Center West and N. Peachtree Road	2024	\$500,000
Ashford Dunwoody Trail, Phase I	2024	\$1,200,000
Ashford Dunwoody Road/Hammond Dr Pedestrian Median Widening	2024	\$50,000
	TOTAL	\$21,182,400

SUCCESS IN STAFFING

Finally, Lowe has been able to staff the Dunwoody Public Works Department with outstanding, highly qualified personnel. Our current on-site team has 86 years of experience working at Dunwoody and a total of over 355 years of related experience. **Our personnel and their experience are our strongest capability, and we are very happy with the team we have there now.**

NAME	YEARS OF EXPERIENCE WITH DUNWOODY	TOTAL YEARS OF EXPERIENCE
Todd Meadows, PE	9	40
David Ayers	7	37
Tiffany Siegel, PE	1	9
Eli Veith, PE, PTOE	11	27
Debbie Wright	8	35
David Elliott, PE	7	22
Cody Dallas, EIT	9	9
Dale Harris	4	24
Alan Christie	3	9
Javier Sayoc	3	24
Intern (as needed)	Varies	Varies
Gabe Neps	9	26
Kate Borden	5	18
Andrea Perez	3	20
Antwain Adams	1	13
Brandon Alvarado	1	8
David Alexander	3	20
Dylan Gesford	1	2
Michelle Calderon	1	12
TOTALS	86	355
Jon Drysdale, PE	17	50



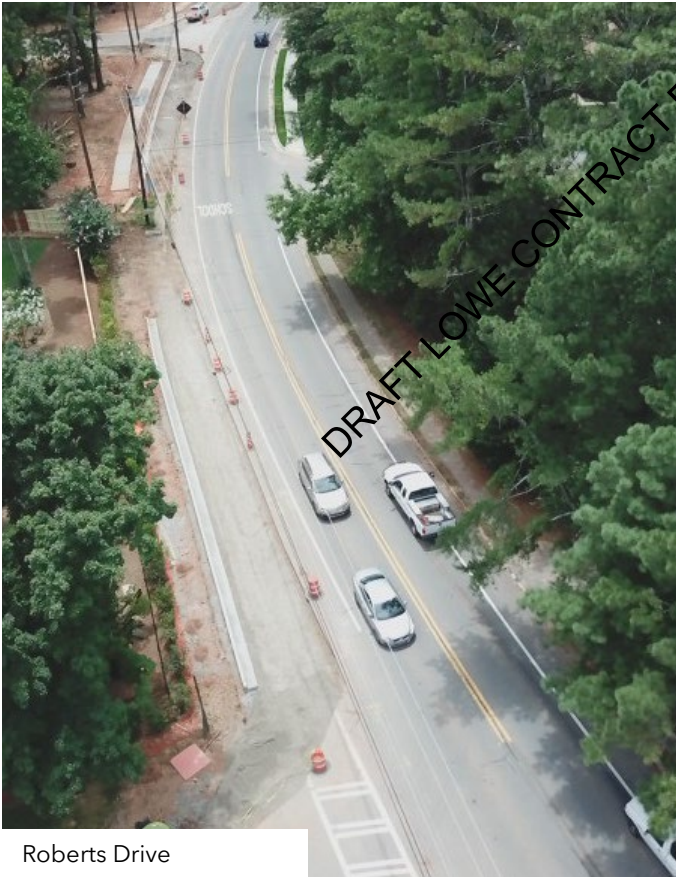
UPCOMING GOALS - BUILDING ON OUR SUCCESS

Lowe knows the City better than any other team and we are prepared to serve for the next five years.

Following is a list of some of our upcoming goals:

- Continue modern pavement management through coordination with capital paving, stormwater repairs, and pavement condition scoring. Complete the resurfacing of all Dunwoody roads in 20 years (by 2029) per the City charter goal.
- Continue to utilize MS4 inspections to identify and schedule proactive maintenance on the City's stormwater utility.
- Continue to adapt the City's stormwater utility into an industry leader.
- Conduct a comprehensive update of the pavement condition assessment every 3 years and on individual roads, as required.
- Work with City Tree Assessment to restore or remove any remaining diseased trees while installing new trees in their place.
- Continue to execute the Council's goal of making Dunwoody more bike and pedestrian friendly through infrastructure improvements and publishing a quarterly update to inform and celebrate progress.
- Secure additional transportation funding through ARC and GDOT to implement the transportation plan.
- Increase community accessibility during the public involvement process.
- Continue to improve communication with the public on capital projects throughout all project phases.
- Provide public safety outreach program for drivers and pedestrians.
- Maintain and update the City Design Standards and Details.
- Improve the work management system and performance measures for maintenance operations.
- Improve production times from maintenance contractors while limiting budgetary strain.
- Continue increased public outreach to citizens, staff, and Council following repairs.
- Continue to maintain live infrastructure improvement updates to the City's GIS database.

- Continue to improve the quality of Dunwoody capital projects with increased quality control review by experienced staff. This will reduce change orders and field engineering during construction, reduce costs, and shorten construction schedules.
- Improve and upgrade GIS and software capabilities of staff.
- Establish strong links with outside agencies and municipalities to include GDOT, DeKalb County, MARTA, RTOP and PCID, Sandy Springs, Brookhaven, Tucker, Chamblee, Doraville, and Peachtree Corners.
- Implement a cost-effective replacement program for signs and pavement striping to meet federal standards.
- Maintain the Signal Cabinet Maintenance Program on an annual basis.
- Continue implementation of the long-term capital improvement program for stormwater through testing, investigation, and action.
- Evaluate old stormwater culverts serving large drainage basins and up-size or repair inadequate culverts ahead of road repaving work.
- Continue coordination of stormwater utility with adjoining municipalities that share watersheds.
- The stormwater utility will continue to find innovative, cost-effective, and long-term repairs to address the City's aging infrastructure needs, such as rehabilitating 12 miles of Dunwoody stormwater pipes in 2 years using ARPA grant funding.
- Initiate a Dunwoody-centered volunteer water quality monitoring program using Georgia Adopt-a-Stream. Continue to address water quality in impaired streams.
- Improve and expand the Intelligent Transportation System for traffic signals throughout the City, building on the significant expansion generated by the 2019 ATMS and ITS projects.



- Continue to work with community partners, including meeting to coordinate a master events calendar for the City, in addition to meeting with them multiple times per year on their participation in gaps in hosted events.
- Work with PCID on joint projects within the PCID overlay.
- Continue to improve facility and grounds maintenance.
- Continue to research and obtain applicable grants for Dunwoody. Lowe has secured almost *\$4.8 million in grant funding since 2018*.
- Solicit bids and proposals for maintenance and project needs to provide cost-effective services for the City and competitively re-bid maintenance contracts to ensure the best value for the City and quality workmanship.
- Standardize traffic signal re-timing to every two years.
- Utilize networked traffic signal data to better identify needs and provide fast response to changing traffic patterns.
- Establish a standard Utility Adjustment Schedule (UAS) to hold utilities accountable to a community timeframe during capital projects.
- Establish a standard design workflow to include Subsurface Utility Engineering (SUE) on all major projects.
- Continue to work towards APWA Certification.



Georgetown Gateway



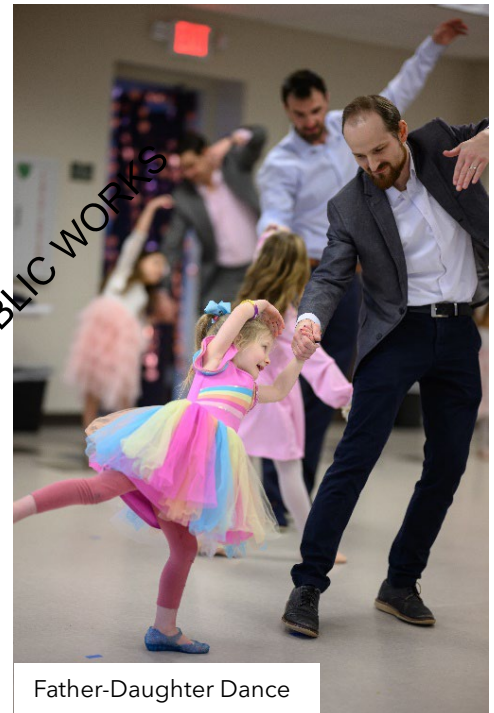
Vermack Road Trail

SUCCESS IN PARKS AND RECREATION OPERATIONS AND PROGRAMS

Lowe is highly successful in the area Parks Operations and Programs. The following is a list showing some of the accomplishments over the last five years and short-range feature goals of the staff.

- Continued raising the bar overall for Dunwoody Parks and Recreation standard of service.
- Our team won agency of the year 4 years in a row from GRPA. We also won a marketing award for our LEAF brochure through GRPA. Kate Borden has also won programmer of the year for District 6 GRPA.
- Continued the team's commitment to learning and implementing best practices from annual training at regional and national conferences, committing to 80 hours per year for each staff member. In the last 5 years,
 - Andrea Perez has obtained her FAA drone licenses.
 - Kate Borden passed her CPRP Certification for Parks from GRPA, also completing the George Harris Leadership program through GRPA.

- Gabe Neps and David Alexander have completed North Carolina State NRPA Maintenance Management School's two-year program, and Brandon Alvarado completed his first year of the program in January 2025.
- Construction and activation of Two Bridges Park.
- Installation of new full front-end systems for HVAC at City Hall and the Art Center.
- Completion of amenities phase two at Waterford Park, including restrooms and the playground.
- Completion of repairs of the Shallowford Annex window replacement and water infiltration repairs.
- Completion of park monument signs.
- Improve patron accessibility to Homecoming Park by adding 20 dedicated public parking spaces.
- Installation of 25+ security cameras in a joint project with DPD and City IT Department.
- Completion of construction of RTCC room in a joint project with DPD and City IT Department.
- Took on management of all responsibilities for all repair and maintenance at City Hall.
- Added three full-time operations and maintenance positions.
- Added 2 full-time and 2 part-time recreation positions.
- Installation of field lighting for PCMS sports field.
- Demolition of Austin Elementary. Re-landscaped the property adding sod and irrigation. Opened Wildcat Park.
- Managed the approved City budget each year, at or under.
- Planted 800 trees and 30,000 daffodils as part of MLK Volunteer Day.
- Implementation of Placer to see how many people come to our events so we can keep up with how many visitors come to our programs and events.
- We started two new therapeutic recreation programs.
- We have added 12 new programs including sports, camps, exercise classes, and educational classes.
- Our rental revenue for pavilions and fields as well as athletic fields has doubled since 2020.
- Added a pilot program of pop-up events opened in the park; currently at two a year.
- We started a "letters to Santa and seniors" program around the holidays. This took off as well. We have over 100 Santa letters each year. Parents send letters to us and we respond back to the kids. It has been a popular program.



Father-Daughter Dance

Short-range future goals:

- Continuing education in Parks and Recreation. Brandon Alvarado will finish his second year of the NC Stats MMS program. Andrea Perez, David Alexander, and Gabe Neps will complete their CPRP Certified Parks and Recreation Professional certificate program from GRPA. Gabe Neps will also complete his PMP Certification and Project Management Professional Certification. Michelle Calderon will begin the NC State MMS program.
- Complete upgrade and renovations of HVAC RTUs at City Hall.
- Oversee construction of the new Brook Run maintenance facility.
- Re-sod PCMS's football/soccer field.
- Install new registration software Kaizen to replace CivicRec. This will be a needed upgrade for the community and the ease of use during registering rentals.
- Complete construction of sand volleyball courts at Homecoming Park.
- Expand athletics to in-house Dunwoody Parks program offerings.
- Continue Art in the Parks with the addition of a new sculpture at Georgetown Park.



Lowe's Municipal Group has been providing Public Works and Parks and Recreation services to the City since 2008, under the continuous direction of Lowe's Managing Partner, Jon Drysdale, PE.

Since our contract with the City began, Lowe has gained an intimate knowledge of the City's infrastructure, stormwater systems, streets and highways, traffic patterns and operations, City parks and recreation facilities and recreation programs. Additionally, we have evolved with the City's culture from start-up to sustained operations. This experience has given us a comprehensive understanding of the desires and vision of City leaders and the concerns of citizens.

Lowe is uniquely qualified to manage the wide-ranging scope of services for Public Works and Parks and Recreation. Lowe is the first, and only, engineering firm to have performed in this role for

the City, and we are one of the few firms to have undertaken this role anywhere in the region.

Prepared with the extensive history, lessons learned, successes and goals for the future, Lowe is eager to be selected to continue assisting the City with the next phase of service in your Public Works and Parks and Recreation Departments. Lowe will provide value to the City by continuing with our current on-site staff, supplemented, as needed, with additional technical resources. We are prepared to meet the technical and managerial needs of the scope of work.

In the following responses to the Scope of Work we will fully address the general scope of work, items identified in the RFP, followed by the Parks and Recreation Department scope of services, and Public Works scope of services. We will comply with all of the general and specific scope items and requirements listed in the RFP.

PARKS AND RECREATION

2.2	GENERAL REQUIREMENTS	UNDERSTANDING OF SCOPE
<p>2.2.1</p>	<p>Staff approximately seven full-time administrative and/or operational positions along with approximately two part-time operational positions to work in Park Operations and Programs along with management of most City owned property repairs and maintenance. The City currently works with an arrangement of the following full-time equivalent below except as noted:</p> <ul style="list-style-type: none"> a) Recreation Manager b) Operations Manager c) Recreation Coordinator (2) d) Ground Coordinator e) Facilities Coordinator f) Facilities Associate g) Part-Time Recreation Leader (2 Individuals at Part-Time currently 26 hours a week, please make proposal match those hours.) <p>%</p>  <p>Dunwoody Garden Club</p>  <p>Dunwoody Nature Center Playground</p>	<p>Lowe will staff approximately seven full-time recreation and operational positions, along with two part-time recreation positions, to support Park Operations, Recreation Programs, and the management and maintenance of City-owned properties. This staffing model is designed to match the City's current operational structure while delivering exceptional service, operational excellence, and strong community engagement.</p> <p>Gabe Neps will serve as Operations Manager, overseeing the daily maintenance and operations of all City parks and facilities. In addition to managing vendors, supervising maintenance crews, and ensuring the highest standards of safety, cleanliness, and functionality across public spaces, Gabe will also oversee construction projects and capital improvement initiatives supporting the Parks Director. His responsibilities will include coordinating project timelines, managing budgets, supervising contractors, ensuring regulatory compliance, and delivering quality results that meet City standards. Gabe's experience in construction and project management will ensure that facility repairs, park improvements, and new construction efforts are completed efficiently, cost-effectively, and to the City's specifications.</p> <p>Kate Borden will serve as Recreation Manager, leading the development, planning, and execution of all recreation programs, special events, and community initiatives. She will collaborate closely with the City Parks Director, community groups, non-profit, and residents to ensure programs and scheduling of programs align with Dunwoody's needs and enhance community participation and wellness.</p> <p>Supporting recreation programming, Dylan Gesford and Andrea Perez will serve as Recreation Coordinators. They will assist with program development, event management, volunteer coordination, participant registration, and daily customer service to ensure smooth and efficient delivery of recreational services.</p> <p>David Alexander will serve as Grounds Coordinator, responsible for the landscaping, upkeep, and maintenance of parks, athletic fields, playgrounds, and other public outdoor spaces, ensuring they remain clean, safe, and welcoming to the community.</p> <p>Brandon Alvarado will serve as Facilities Coordinator, managing facility maintenance, repair projects, and improvement initiatives for all City-owned properties. Brandon will also oversee preventive maintenance programs, to ensure that all City facilities remain operational and in excellent condition.</p> <p>Michelle Calderon will serve as Facilities Associate, providing day-to-day facility support including inspections, event set-up and breakdown assistance, and general maintenance duties under the direction of the Facilities Coordinator.</p> <p>To supplement the team during peak periods, special events, and seasonal demands, Antwain Adams and Aundraes Forbes will serve as Part-Time Recreation Leaders. They will assist with recreational programming, event staffing, and park operations to ensure continuous service coverage and strong community engagement.</p> <p>Lowe is committed to providing the City with a highly skilled, proactive, and customer-focused team. Our objective is to consistently exceed expectations through professional service delivery, operational efficiency, and by fostering a vibrant and connected community through outstanding parks, facilities, and programs.</p>
<p>2.2.2</p>	<p>Due to the nature of Park Operations, these positions may not operate under the traditional 8 to 5, Monday through Friday schedule. Such scheduling shall be at the discretion of the City Manager and/or Parks Director.</p>	<p>Working with the City from the start of the Parks Department has afforded Lowe and its current staff the understanding of being able to appropriately schedule staff for parks operations and events and other services needed such as weather-related events. Working late nights and weekend for events and before and after regular business hours for facilities and grounds maintenance are part of our current program for parks operations. While outside operational hours staffing for facilities or grounds typically requires only one staff member to meet with a contractor for oversight or direction. Staff</p>

PARKS AND RECREATION

2.2	GENERAL REQUIREMENTS	UNDERSTANDING OF SCOPE
	 <p>Donaldson Banister Farm</p>	<p>have been cross-trained to lend support when needed outside their main responsibilities. Adding staff and participating in City events is a responsibility of all Parks staff. Staffing requests made by the Parks Director are divided between all Parks staff based on the event and to best support the department's needs. Staffing for inclement weather-related events are discussed with the Public Works Director in advance when possible and Parks Operations staff with the appropriate training and equipment along with members of the Public Works Department are put on standby or located in the city ahead of the weather to respond and support as directed. As in the past and in the event of future larger storms staff comes prepared to work and stay in the City for extended periods of time. Staff who are not part of the initial storm mobilization will be brought in after roads are safe and weather has subsided to relieve the first group and continue coordination of any cleanup.</p>
2.2.3	<p>The City is willing to entertain proposals for the arrangement of these services other than what is shown above, but any alternatives must be submitted as an appendix and not as part of the official staffing proposal.</p>	<p>Lowe is proposing some potential changes to the framework provided in the RFP. Information on each item is provided in the Appendix.</p>
2.2.4	<p>Bidder provided equipment:</p>	<p>Lowe will provide all necessary tools and equipment including two trucks, staff phones and tablets. We also bring the ability to provide drones and licensed operators as needed for projects and events. All operational needs will be met without additional costs to the contract.</p>
2.2.4.1	<p>Out of the above positions, each will be issued a bidder issued cell phone whose costs will be included in the monthly rate. These cell phones must be able to have certain city-issued software installed on them.</p>	<p>Lowe will continue to provide cell phones for communication to all staff as part of this contract. Lowe will work with our corporate and City IT staff for all updates necessary for the completion of these tasks.</p>
2.2.4.2	<p>The part-time recreation leaders, Facilities Coordinator, and Grounds Coordinator will be issued bidder issued tablets (a total of four) whose costs will be included in the monthly rate. These tablets must be able to have certain city-issued software installed on them.</p>	<p>As part of this contract, all Lowe will be provided with a tablet/iPad. Software will be installed to help with staff responsibilities and daily work. Staff will work with Lowe corporate and the City for necessary updates.</p>
2.2.4.3	<p>The Operations Manager and Facilities Associate will be issued a bidder issued vehicle whose costs will be included in the monthly rate. See 6.5.G for disposition of the vehicle(s) and details of pooling cars.</p>  <p>Dunwoody Garden Club</p>	<p>As with past contracts, work vehicles will be supplied by Lowe for staff as part of the contract. In this case, specifically, one for the Operations Manager and one for the Facilities Associate. Currently, the Grounds and Facilities Coordinators use past-issued Lowe trucks now City-owned for daily work that were donated as part of the previous contract. All maintenance, insurance, and fuel costs will be supplied by Lowe for Lowe owned vehicles as part of the contract cost. We assume the City will still provide the other two vehicles for the coordinators' positions as part of this new contract. The City will also continue to provide insurance and maintenance costs for these trucks while Lowe will continue to accept the cost for fuel.</p>
2.2.5.1	<p>Provide services under the direction of the City Manager and/or Parks and Recreation Director or designee. The Parks and Recreation Director is a City employee.</p>	<p>Lowe will continue to work with the City Manager and Parks and Recreation Director to ensure the City meets its Parks and Recreation service goals. We have an intimate understanding of the duties and functions expected and will continue to work diligently to fulfill the goals.</p>
2.2.5.2	<p>Provide supervision of Contractor(s) staff providing Parks and Recreation Services to ensure that all contractual requirements are performed effectively and efficiently. The City Parks and Recreation Director will provide day-to-day operational supervision for department staff.</p>	<p>Gabe Neps, David Alexander, and Brandon Alvarado have developed a list of vendors and contractors qualified to repair and maintain the parks, grounds, and facilities part of the contract. David directly coordinates the efforts of the Grounds contractors and oversees the work as it is being performed to ensure quality of labor meets high standards. Gabe Neps, along with Brandon Alvarado Facilities Coordinator and Michelle Calderon our Facilities Associate</p>


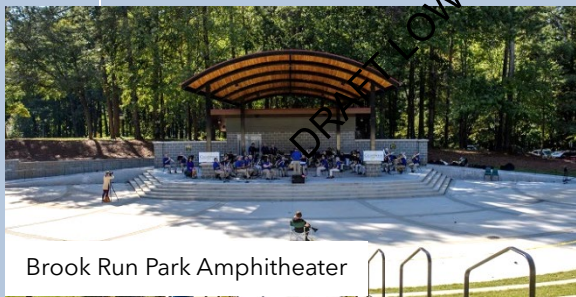
PARKS AND RECREATION

2.2.5	PARKS MANAGEMENT	UNDERSTANDING OF SCOPE
		have a well-developed and extensive list of vendors and contractors qualified to repair and maintain the Parks and City's facilities part of the contract. Brandon and Michelle directly coordinate the efforts of the facilities contractors and oversee the work as it is being performed to ensure quality of labor meets high standards. All current contracts are continually reviewed for best practices, quality and pricing. Both teams report to the Operations Manager and Parks Director about project costs, scheduling, and progress through the project.
2.2.5.3	Provide the City with a primary contact who shall be available to the City in person or by telephone on a twenty-four (24) hour basis, seven (7) days per week	Todd Meadows will serve as the primary contact, available to the City on a 24-hour basis, seven days per week. David Ayers will be his backup. For routine response actions, Lowe will continue to provide on-call staff that are available through the after-hours emergency phone system. Todd Meadows will provide supervision of Lowe staff to ensure all contractual requirements are performed effectively and efficiently.
2.2.5.4	Provide off-hours emergency service and support on a twenty-four (24) hour basis, seven (7) days a week.	Lowe currently provides 24/7 off-hours emergency services and support for the Parks and Recreation Department. This service has worked well and will continue under the new contract. Additional measures will be taken to provide time tracking and emergency response metrics for local police, 911, and staff purposes.
2.2.5.5	Ensure that recreational facilities are in good repair and promptly notify the City of the need to repair or replace City equipment or the need for facility maintenance.	It is a combined responsibility of all Parks and Recreation staff to be aware of their surroundings while at work and to report any issues with safety or repairs in recreational facilities and parks to appropriate staff for review directly or to facilities@dunwoodyga.gov . Once the appropriate staff review the issue, recommendations are made and given to the Parks Director for approval.
2.2.5.6	Coordinate the development of bid specifications, proposal review and evaluation, and the award process.	Lowe has developed or assisted in the development of all proposals and bid documents for the Parks and Recreation Department since its creation. We have and will continue to coordinate with all City departments as necessary to create proposals, submittals and review teams and have put forth recommendations for contract award to the Parks Director.
2.2.5.7	Assist the Parks and Recreation Director with preparation of the department budget and monitors expenditures.	Lowe will assist the Parks and Recreation Director in the development, preparation, and management of the department's annual budget. The City's budget runs from January to December. Budget meetings typically start in June based on previous experience and are approved by Council in October. Responsibilities include gathering and analyzing financial data, forecasting operational and program costs, and helping to prioritize funding needs based on Council and department goals along with community demands. Staff will actively participate in budget planning meetings, provide recommendations for resource allocation, and ensure alignment with strategic initiatives. Staff will support the Director in making informed financial decisions to maintain fiscal responsibility and operational efficiency across all Parks and Recreation programs and services.
	 <p>Dunwoody Nature Center</p>	
2.2.5.8		Review development of construction plans and ensures compliance with specifications.
2.2.5.9	Provide supervision of Contractors providing Parks and Recreation Services to ensure that all Contractors perform contractual requirements effectively and efficiently.	Our operations staff directly coordinates with vendors and contractors and oversees work being done to ensure quality of labor meets high standards. Operations staff meet individually or as a team with contractors at the onset of all new projects and continue to meet weekly or as needed onsite through the completion of all projects. Under the new contract, we will continue to oversee all contracted labor, evaluate their services, and look for cost savings by using a competitive bidding process for these services.
2.2.5.10	Verify and update all information provided or obtained from other sources.	All information received will be verified by Parks staff. Records will be kept up to date by the Parks and Recreation staff and made accessible to City staff at any time. Any discrepancies will be communicated to the outside source for correction.

PARKS AND RECREATION

2.2.5	PARKS MANAGEMENT	UNDERSTANDING OF SCOPE
2.2.5.11	Comply with all local, state, and federal regulations applicable to performing work within a City park or recreational facility.	Lowe will continue to work with the Director of Parks and Recreation, Public Works, and Community Development to ensure all work is compliant with local, state and federal regulations.
2.2.5.12	As it relates to Parks and Recreation, the Contractor shall track, maintain, and report on key performance indicators established by the City in consultation with the Contractor in a timely manner.	Lowe will track and maintain all performance indicators the City has in place through monthly maintenance metrics including work order generation and completion metrics by contractor, overall yearly maintenance goals and satisfaction and customized productivity reports. All metrics will be aligned with the desires of the City and Parks and Recreation Director.
2.2.5.13	Identify and perform other Parks and Recreation assistance where the firm reasonably anticipates needs, which are not specifically set forth above.	As the City's parks system continues to grow and mature, Lowe will identify needs and address them with the Parks Director, offering alternative solutions. We will proactively identify and perform additional Parks and Recreation services that may arise, even if they are not specifically detailed in this scope of work above. This includes maintaining flexibility to respond to emerging needs, addressing unforeseen operational challenges, and providing professional assistance to enhance the overall effectiveness of Parks and Recreation programs and facilities.
2.2.6.1	Plan, implement and coordinate staffing and contract administration for the daily maintenance and use of all public parks and recreational facilities. Supervisory duties include, but not limited to, prioritizing and assigning work; conducting performance evaluations of contracted staff as well as reviewing proposals for contract renewals; ensuring staff are adequately trained; and ensuring contracted staff are following City policies, procedures and guidelines.	Since June 2016, Gabe Neps, the City's current Parks Operations Manager, has managed the contract for parks maintenance and right-of-way maintenance services. He brings approximately 26 years of maintenance, project management, and property management to the City. This includes the last 9 years with the City Parks Department. Along with a detail-oriented and well-proven staff including David Alexander Grounds Coordinator with 20 years in the industry and 3 years with Dunwoody. Brandon Alvarado Facilities Coordinator with 8 in the industry and 1 year with Dunwoody. Michelle Calderon, with 12 years in the industry and our most recent full-time position added to Parks operations as Facilities Associate in late 2024. Under Gabe's supervision, operations staff currently work daily with contracted maintenance staff and are in constant communication with them concerning maintenance needs and scheduling of projects identifying, prioritizing, and assigning work orders. Evaluating contractors' quality of work and project performance along with ensuring staff is properly trained. They work with many of the City's volunteer groups to coordinate supplies for small projects. Our team, with many years of experience in project management and leadership positions, have made us a top-quality fit for the Parks and Recreation Department. We prioritize safety and attention to detail with the highest level of customer service for the City. This Parks Operations team will continue these services under the new contract and will work with contractors to ensure the best value and premium service for the City.
 <p>Dunwoody Park Sidewalk</p>		
2.2.6.2	Oversee contracts responsible for the maintenance of City parks. This includes internal and external cleaning of all facilities daily, mulching, and playgrounds.	Gabe, David, and Brandon have been instrumental in the acquisition and oversight of new contracted Parks Maintenance and Facilities services providers. They have worked to provide skilled trades contractors who provide a high level of service with the best cost value for the City. Together, Parks Operations have provided and implemented a maintenance schedule for cleaning and upkeep of all City parks and facilities. This includes restroom cleaning and disinfecting, daily trash removal, turf management, artificial turf maintenance, water feature maintenance, and monthly playground inspections. Weekly meetings are held to make adjustments to scheduling for rentals and public events, as needed. As the new Parks properties are developed and new facilities and amenities are added, the maintenance plan will be re-evaluated and improved where needed.
2.2.6.3	Ensure repairs are completed in a timely manner including, but not limited to: <ul style="list-style-type: none"> • Painting over or removal of graffiti • Mowing and trimming • Applying top dressing, dragging, aerating and lining athletic fields • Repairing or replacing broken windows 	<p>Operations staff conduct daily park inspections to identify potential safety issues and maintenance problems that need to be addressed. Staff also coordinate daily with the park's maintenance foreman, so tasks listed in this section are rectified as quickly as that same day. Priority work orders will be submitted for projects that may require more manpower or special equipment. Lowe will continue to provide this level of service under the new contract to ensure parks are clean, safe, and inviting for the public. Work order software will be further implemented and used to track the completion of repairs, as well as guarantee timely responses.</p> <p>We aim to continually improve on:</p> <ul style="list-style-type: none"> • Preventing graffiti and/or proper removal through paint or non-abrasive cleaners and chemical retardants.

PARKS AND RECREATION

2.2.6	PARKS MAINTENANCE	UNDERSTANDING OF SCOPE
	<ul style="list-style-type: none"> • Repairing or replacing damaged or missing park signs • Repairing or replacing broken toilets and other bathroom facilities • Removing debris • Repairing or placing lighting in all recreational and park areas • Removal of trees when necessary  <p>Brook Run Maintenance</p>  <p>North Shallowford Annex</p>	<ul style="list-style-type: none"> • Mowing at off-peak times in a timely manner. This includes working with the City's user groups and the Parks Recreation Supervisor, so programs and events are not impacted. • Upgrading existing fields and turf spaces through aeration, overseeding, dethatching, effective but minimal fertilization, weed control, and top dressing to maintain beautiful, playable fields. • Performing daily site visits to park properties to inspect all facilities for broken windows and other forms of vandalism, quickly replacing broken windows, removing glass shards, and reporting the vandalism to DPD. • Working with City staff to update and add signs were needed, including repairing or replacing park signs to restore the overall park feel and theme. • Working with contractors to maintain a high level of service regarding providing the public with clean and fully functioning bathroom facilities. • Conducting daily walk-throughs of all park spaces to remove and address debris. • Properly addressing interior or exterior lighting issues throughout the parks, upgrading lighting to energy efficient options to lower costs where possible, and adding lighting where needed to create welcoming and safe areas for all visitors. • Working with the City arborist and contractors to identify diseased trees and use proper procedures to ensure the health of our tree canopy, identifying safety issues and only removing when necessary.
2.2.6.4	<p>Assist Parks and Recreation Director with mid, and long-range plans for capital improvements.</p>  <p>Brook Run Park Amphitheater</p>	<p>Gabe has worked with the Dunwoody Parks and Recreation Department on all capital projects since 2016. These projects total more than \$20 million in capital, repair and maintenance and now retired FIPP grant projects. Working under the supervision of the Parks Directors, Gabe has been a part of reviewing and revising plans, as well as making recommendations for past, current, and future Parks capital projects. With the addition of David Alexander for grounds, Brandon Alvarado and Michelle Calderon for facilities being a part of current and future project review has allowed the Parks operational team to make recommendations on facilities and grounds projects that are low maintenance, cost effective and within the City's budget yet still high-quality. This, in turn, also helps keep repair and maintenance costs as low as possible in the future while providing a high-quality product standard and attention to detail. All Operational staff are familiar with the City's purchasing policy and highly experienced in managing park improvement and capital projects.</p>
2.2.6.5	<p>Conduct all activities necessary to identify, develop and prepare submissions for any federal, state, or local funding and grant programs for improvements to the Park and Recreation system within Dunwoody, and provide fund oversight as required by law.</p>	<p>Kate Borden will be attending the Grant Writing USA Workshop on June 2nd and 3rd to learn more about how to write grants if the need arises. This workshop will help us write grant proposals and manage the grants successfully. We are particularly interested in grants for facilities and therapeutic recreation programming.</p>
2.2.6.6	<p>Maintain all Parks and Recreational facilities as outlined in the above activities including:</p> <ul style="list-style-type: none"> ■ Dunwoody Park and Nature Center ■ The Donaldson-Bannister Farm ■ Dunwoody Cultural Arts Center 	<p>Gabe Neps, David Alexander, Brandon Alvarado, and Michelle Calderon have intimate knowledge with all park properties. Regular inspections and extensive knowledge of the properties are essential and enable them to make proactive decisions and help forecast issues in scheduling of maintenance. Implementing a strong preventative maintenance program has helped keep emergency repairs and costs minimal. This also ensures there is minimal, if</p>

PARKS AND RECREATION

2.2.6	PARKS MAINTENANCE	UNDERSTANDING OF SCOPE
	<ul style="list-style-type: none"> ■ Windwood Hollow Park ■ Brook Run Park ■ Vernon Oaks Park ■ Georgetown Park ■ Pernoshal Park ■ Dunwoody Trailway ■ North Shallowford Annex ■ Two Bridges Park ■ Waterford Park ■ Wildcat Park ■ Homecoming Park ■ Other recreational facilities acquired by the City during the term of the contract 	<p>any, disruption in parks programs and events. Along with the preventative maintenance program, work orders and project tracking software are vital to the maintenance and upkeep of the parks. The implementation of the facilities@dunwoodyga.gov reporting system in 2023 with partnership from the City's IT Department has permitted us to streamline requests from all City staff along with all the Parks Departments, non-profits, user groups, and partners related to any request for grounds or facilities. Routine maintenance and diligent communication with skilled trade professionals and parks maintenance staff will continue to raise the level of service and the quality of the parks experience for all Dunwoody citizens. SeeClickFix is used as a public-facing mobile app program whereas all visitors to City parks and facilities have the ability to report issues and communicate directly with Operations staff. These requests are reviewed and responded to appropriately by submitting work orders when necessary.</p>
2.2.6.7	<p>Identify and perform other park maintenance responsibilities to ensure safety and cleanliness, where the firm reasonably anticipates needs, which are not specifically set forth above.</p>  <p>Courtyard Remodel with New Stage, Spruill Center for the Arts</p>	<p>As part of the existing grounds scope of work for the Parks Department, Gabe Neps and David Alexander will work with Director of Public Works Michael Smith to solve right-of-way maintenance issues, inspecting regularly maintained right-of-ways, preparing work orders, and coordinating with contractors to see that right-of-way areas are maintained properly. David will also work closely with the City arborist and homeowners to identify and remove any dangerous tree conditions in the City's right-of-ways and easements. Lowe will continue to work with Michael Smith and Public Works staff on design and execution of landscape beautification projects for the public works and right-of-way departments. Lowe will continue to work with the code enforcement department on issues in all the City's right-of-ways.</p> <p>As part of the Facilities' existing scope of work, Gabe Neps, Brandon Alvarado, and Michelle Calderon will continue working with the Dunwoody PD and IT Department to support their ongoing and upcoming projects. Providing support on installation and ongoing maintenance of existing and future assets throughout all facilities, parks, and trailways. And providing utility and contractor services, oversight, management, and consultation on projects.</p>
		<p>All Operational Park staff will continue working with the Public Works' Stormwater Department for the maintenance of all stormwater assets throughout every park and helping with coordination of contractors for maintenance. Lowe will continue working with DPD on security and vandalism issues throughout the parks.</p>
2.2.6.8	<p>Inspects parks and community facilities to ensure safety, cleanliness, and project tasks are completed properly.</p>	<p>Under the new contract, we will continue to do daily inspections of all park properties, ensuring cleanliness and safety. We will also continue to work with parks maintenance contracts, doing weekly walk-throughs of playground equipment, completing monthly checklists, and working with a third-party contract to provide an annual audit of all playgrounds. Use of work order software will continue to be key in assigning projects and tasks, as well as making sure they are completed properly and within a reasonable amount of time. The use of SeeClickFix and the implementation of the facilities@dunwoodyga.gov reporting system in 2023 has added another layer of oversight to all parks and facilities work.</p>
2.2.6.9	<p>Oversee the maintenance of recreational fields such as applying top dressing, dragging, aerating, and lining fields.</p>  <p>Brook Run Ballfields</p>	<p>David Alexander will ensure that all recreational turf fields will be properly maintained by applying top dressing, aerating, re-sodding, and over-seeding, as necessary.</p> <p>With the addition of the artificial turf baseball fields and the multi-purpose fields at Brook Run Park, Lowe has an installation project, management, and daily maintenance understanding of these facilities. David Alexander and Facilities Coordinator Brandon Alvarado have been able to work directly with the manufacture and installation contractor to provide a highly effective maintenance program that ensures the City's investment will continue to be maintained to the highest standard. Working closely with and maintaining a high level of communication with DSB and the Chiefs' soccer programs has also aided in the continuing quality of facilities maintenance.</p>

PARKS AND RECREATION

2.2.6	PARKS MAINTENANCE	UNDERSTANDING OF SCOPE
2.2.6.10	Oversee the maintenance (including janitorial maintenance) in parks and community facilities.	As maintenance oversight for all City-owned facilities, Gabe, Brandon, and Michelle work together in daily walk-throughs and inspections of each facility including, but not limited to, City Hall, Dunwoody Art Center, Dunwoody Annex, Donaldson Banister Farm, and the Nature Center. Gabe Neps has a history of information and knowledge of being part of all facilities, maintaining all Parks facilities since 2016. In this time, he has managed or been consulted on all Parks facilities projects raising maintenance standards, reviewing maintenance contracts, and developing the City's standard operations procedures. Brandon Alvarado is knowledgeable, hardworking, and a reliable team player. His firsthand knowledge of City facilities and the daily needs of maintenance and janitorial services has and will continue to bring a high value and attention to details for the department. Michelle Calderon was recruited from our grounds contract and brought into Parks operations in 2024 and has been an outstanding addition to the Parks team. Her time working with the City's grounds contract gave her a wealth of experience in understanding daily operations and internal knowledge of grounds maintenance and facilities maintenance and standards. Her keen attention to details, construction background, and out-of-the-box thinking will continue to play a valued role in Parks operations.
	 <p>Spruill Center for the Arts, New Ballet Floor</p>	
2.2.6.11	Oversee all repairs within parks and community facilities.	The forementioned team will be the primary staff heading the oversight on all repair and maintenance for the Parks and City's facilities. This team's current and previous industry knowledge of construction, property management, and maintenance will play a fundamental role in our repair and preventative maintenance programs. Keeping up-to-date on industry standards and assessing current and future systems is discussed regularly in weekly meetings. As older systems are updated, new preventative maintenance plans are developed. With sustainability practices in mind, we adjust our approach by presenting new industry-proven technology to the City using more environmentally friendly, energy-efficient, and cost-effective solutions and equipment. The Parks Department implementation of the
	 <p>Dunwoody Nature Center Stormwater Project</p>	Facilities@dunwoodyga.gov email reporting system feeds one of our internal work order tracking systems and has proven to be very efficient. This system was developed for all City and contract staff to easily report issues and communicate with all operational staff. It has allowed us to have a quick response and consistent communication to any issues brought forward. The successful use of this program, while still not for public use like SeeClickFix, leads us to expanding access to this reporting feature now allowing all Parks user groups, non-profits, and partners to report issues at any time 24/7 making reporting easier and cutting down response and repair of any issue in all the City's parks and facilities. SeeClickFix is used as a public-facing program whereas all visitors to City parks and facilities have the ability to report issues and communicate directly with Operations staff. These requests are reviewed and responded to appropriately by submitting work orders when necessary.
2.2.7	RECREATION PROGRAMS	UNDERSTANDING OF SCOPE
2.2.7.1	Develop and/or maintain short, mid, and long-term plans for capital improvements and implement said plans, as directed.	Lowe supports Rachel Waldron to develop the City's Parks, Recreation and Open Space Master Plan. We continue to use this as a working document to develop short-, mid-, and long-range plans for capital projects. Since 2015, previous Parks Director, Brent Walker (supported by Lowe) has overseen the planning, procurement, and execution of more than \$19.5 million in capital funds for park improvements and new park construction. Dunwoody parks have been developed with future design and construction in mind. Lowe has worked diligently to provide the City Manager with capital project goals that are realistic and attainable.
2.2.7.2	Plan, recommend, implement and coordinate staffing and contract administration for the daily maintenance and use of public parks and recreational facilities.	Brandon Alverado conducts weekly park inspections to identify potential problems that need to be addressed. He coordinates daily with the Park's maintenance foreman so that tasks that may require more manpower or special equipment in this section are addressed in as little as 24 hours, and up to one week. Lowe will continue to provide this level of service under a new contract to ensure Dunwoody parks are clean, safe, and inviting. Work order software will be further implemented and used to track completion of repairs, as well as guarantee a timely response.

PARKS AND RECREATION

2.2.7	RECREATION PROGRAMS	UNDERSTANDING OF SCOPE
2.2.7.3	Plan, recommend, implement, and coordinate staffing for planning and promoting, of recreational programs and special events sponsored by the City. These special events may include, but are not limited to festivals, ceremonies, and 5Ks.	Kate Borden and Andrea Perez administer all rentals and permitting for the City. They have permitted more than 2,000 rentals and special events since June 2020, using online rental software (est. June 2017) to expedite the process and reduce waste. Andrea works with event organizers to confirm their understanding of park rules and public safety, ensure events do not conflict with general park use by the public, and assist in facilitating those events. Andrea works with the smaller rentals to ensure they are also following rules and regulations and issues any deposit refunds needed for all rentals and events. Our part-time Recreation Leader (Aundrea Forbes) sends before and after pictures of these rentals to Andrea so we have better oversight on the parks during a rental but also monitor deposit returns, etc.
2.2.7.4	Coordinate with Park and Recreation staff to ensure dates for events scheduled in connection with facility activities do not conflict with any other City activities.	Dunwoody's Parks and Recreation Department has an online rental calendar that is updated in real time to prevent event conflicts on City properties. Kate Borden coordinates all outside events with the online rental calendar, releasing a permit only after the Parks and Recreation Department has approved it. This practice will continue under a new contract. We also now have Antwain Adams at the multiuse fields mostly to ensure all rentals and groups are able to get on the field easily and smoothly with no issues.
		
	Groovin' on the Green	
2.2.7.5	Coordinate preparation and cleanup for all recreational activities upon closure of events.	Sanitation and cleanup are part of the standard protocol in event planning. Maintenance staff hours are adjusted to work the event so that bathrooms and grounds are kept orderly throughout the event. Lowe submits an event form to the contracted foreman requesting staff, hours, and supplies for each event. This practice will continue under a new contract.
2.2.7.6	Administer all contracts with private instructors' programs.	Lowe added two Recreation Program Coordinator positions in 2022 and 2024 to oversee the increase in program offerings for Dunwoody but to also take on Rachel Waldrons position as she moved to director of the department. Andrea Perez and Dylan Gesford filled these roles. The City's Parks and Recreation Department was in need for someone to take over the growing number of rentals that we had at each facility. Andrea Perez filled this role. When Rachel was promoted to Director, we needed someone to take over the event, social media, and marketing part of her previous job. Dylan has taken on this roll.
		
	Trick or Treat	The City also has contracts with Seinpi Inc., for the administration of Brook Run Park's skate park, Treetop Quest (a zip line and tree obstacle course), Dunwoody Senior Baseball, PCMS Softball, DHS Sports and Rush Union Soccer. Brent Walker, Director of Parks and Recreation, developed the scope of work and contracts for these vendors. These contracts generate approximately \$30,000 annually in revenue for the City. Rachel continues to work with these groups as well, and Kate oversees their schedules and the liaison between these groups
2.2.7.7	Coordinate the reservation and payments for all park rental facilities.	Andrea Perez oversees the online rental calendar and rental software, powered by CivicRec. All reservations are completed online, including payment and issuance of permits and receipts. Andrea handles all rental phone calls, adjustments, and deposit refunds. This system allows for a completely paperless process, making reservation and rental activities efficient.
2.2.7.8	Manage and administer the collection of all fees and revenues from City provided recreational programming, devise, and implement a system for the security of all revenues collected.	Revenue for the Parks and Recreation Department is primarily accrued through facility rentals and program revenue. Andrea Perez manages all facility rentals and Kate Borden manages instructor payments. Treetop Quest, the skate park, Dunwoody Senior Baseball, and Rush Union Soccer revenues are delivered to City Hall by the contracted company. A biannual audit of these funds is conducted by Director of Parks and Recreation, Rachel Waldron, in conjunction with the Finance Department to ensure that funds are correct.

PARKS AND RECREATION

2.2.7	RECREATION PROGRAMS	UNDERSTANDING OF SCOPE
2.2.7.9  Kids to Parks	Coordinate specified aspects of utilization of parks with emergency management procedures of local, state, and federal agencies.	Under Lowe's proposed organizational structure, Parks and Recreation will have the benefit of full coordination with established Public Works' emergency management procedures and plans. Lowe will continue to review, revise, implement, and maintain the City's emergency preparedness program in accordance with law and local government practices. Lowe will integrate and coordinate operations with local, state and federal agencies.
2.2.7.10	Manage all planning, implementing and coordinating of staffing for the planning and promoting of recreation programs and special events.	Dylan Gesford manages and implements all special events run by the City. The City now provides 30 events each year, plus offers assistance with community partners on annual events such as Lemonade Days and Food Truck Thursdays. He coordinates all pre-event planning, marketing, advertising, setup, maintenance, and clean up. He is on-site during events to ensure they run smoothly. He, along with parks staff, will continue to ensure events are well-planned, safe, and enjoyable for park patrons under the new contract.
2.2.7.11	Plan, implement, and coordinate staffing for the managing, coordinating and scheduling of City athletic facilities as needed.	Kate Borden works closely with Dunwoody Senior Baseball, Rush Union Soccer, local Dunwoody schools, and contracted instructors to manage the new athletic fields at Brook Run Park as well as PCMS football field and Wildcat Park. She works closely with the Operations Maintenance team to schedule any maintenance or closures.
2.2.7.12	Establish, operate, and oversee all aspects of emergency management procedures with local, state, and federal agencies to ensure safe recreational system.	Lowe will continue to work with all local, state and federal agencies to ensure a safe recreational system. They will stay abreast of all state and federal laws pertaining to recreational activities. They work closely with the City's athletic association and Georgia Recreation & Parks Association (GRPA) to ensure they are following proper guidelines to prevent serious head injury during play.
2.2.7.13  Story Time in the Garden	Identify and perform other recreation services responsibilities where the firm reasonably anticipates needs, which are not specifically set forth above.	As the City's parks system matures, Lowe will continue to identify other recreational service needs and address them with the City Manager to identify potential solutions. The first Dunwoody Parks and Recreation Guide was released in May of 2017, social media accounts were created in May of 2019 and, most recently, Lowe has provided the City with two additional positions, effective January 2020. These additions allow current staff to expand their scope of work and responsibilities, providing increased services for residents of Dunwoody. The staff also fulfills contract obligations to obtain 80+ hours of training each year. We are currently in the process of updating our registration software to Kaizen from CivicPlus to give participants the best and easiest options to reserve rentals and sign up for programs.

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2.5	GENERAL REQUIREMENTS	UNDERSTANDING OF SCOPE
2.5.1	<p>Staff have approximately five FTE operational positions along with approximately four fractional operational positions to work in Public Works with General, Capital, SPLOST, and Stormwater funding. The City is asking that proposals be developed with this framework, though at the City's discretion in final negotiations may change the FTE amount with each position. The City currently works with an arrangement of the following full-time equivalent below except as noted:</p> <ul style="list-style-type: none"> a) Stormwater Manager b) Stormwater Compliance Staff c) Stormwater Engineer (0.25 FTE) d) Traffic Engineer (0.50 FTE) e) Operation and Maintenance Supervisor f) Construction Manager (0.50 FTE) g) Construction Project Manager (Currently 0.75, proposing 1.00 FTE) h) Construction Engineer i) Utility Coordinator (0.50, a new position not in the current contract) j) Stormwater Capital Projects Manager (0.50 FTE) 	<p>Lowe will provide the staffing as described in the RFP and Addendum One. Here are our proposed staff for the positions:</p> <ul style="list-style-type: none"> a) Stormwater Manager (1 FTE): Cody Dallas, EIT (PE status expected in 2025. Cody took on this role in 2024. She filled the MS4 compliance role for the previous 8 years.) b) Stormwater Compliance (1 FTE): Jacqueline Encinas (Jackie joined Lowe in April 2025.) c) Stormwater Engineer (0.25 FTE): David Elliott, PE (David has worked with the City since 2013.) d) Traffic Engineer (0.5 FTE): Eli Veith, PE, PTOE (26 years of experience in this role.) e) Operations and Maintenance Supervisor (1 FTE): Dale Harris (Dale has been with the City since 2020.) f) Construction Manager (0.5 FTE): Todd Meadows, PE (Todd has been with the City since 2015) g) Construction Project Manager (1 FTE): David Ayers (David has been with the City since 2017.) h) Construction Engineer (1 FTE): Alan Christie (Alan Christie has been with the City since 2022.) i) Utility Coordinator (0.5 FTE): James Skelly j) Stormwater Capital Projects Manager (0.5 FTE): Javier Sayago <p>Please see resumes for details on each individual's qualifications.</p>
2.5.2	The City is willing to entertain proposals for the arrangement of these services other than what is shown above, but any alternatives must be submitted as an appendix and not as part of the official staffing proposal.	Lowe is proposing some potential changes to the framework provided in the RFP. Information on each item is provided in the Appendix.
2.5.3	Bidder provided equipment:	For staff positions provided, Lowe will provide the required equipment:
2.5.3.1	Out of the above positions, each will be issued a bidder issued cell phone whose costs will be included in the monthly rate. These cell phones must be able to have certain city-issued software installed on them.	Cellphone capable of having certain City-issued software installed on them as directed by City management and the IT Department.
2.5.3.2	All the positions above (except for the Stormwater Compliance Staff, Stormwater Engineer, Traffic Engineer, Stormwater Capital Projects Manager, and Construction Manager), will be issued a bidder issued tablet whose costs will be included in the monthly rate. These tablets must be able to have certain city-issued software installed on them.	Tablets capable of having certain City-issued software installed on them will be provided for all positions except Stormwater Compliance Staff, Stormwater Engineer, Traffic Engineer, and Construction Manager.
2.5.3.3	All the full-time positions above (except for the Stormwater Compliance Staff and Stormwater Capital Projects Manager), will be issued a bidder issued vehicle whose costs will be included in the monthly rate. See 6.5.G for disposition of the vehicle(s) and details of pooling cars.	<p>Lowe will furnish new vehicles in accordance with City requirements for all positions except stormwater compliance staff: truck for David Ayers, truck for Dale Harris, truck and/or SUV for Todd Meadows.</p> <p>All maintenance, insurance and fuel costs will be supplied by Lowe for Lowe-owned vehicles as part of the contract cost. As in the past, we assume the City will continue to allow our stormwater team and utility coordinator to use the vehicles previously acquired during the prior contract period for our use as part of this new contract. The City will also continue to provide insurance and maintenance costs for these trucks while Lowe will continue to cover the cost for fuel.</p>
	 <p>Georgetown Gateway Water Main Install</p>	
2.5.4	Provide the City with a primary contact who shall be available to the City in person or by telephone	Todd Meadows will serve as the primary contact, available to the City on a 24-hour basis, seven days per week. David Ayers will be his backup. For routine

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2.5	GENERAL REQUIREMENTS	UNDERSTANDING OF SCOPE
	<p>on a twenty-four (24) hour basis, seven (7) days per week.</p> <p>Provide supervision of Contractor(s) staff providing Public Works Services to ensure that all contractual requirements are performed effectively and efficiently. The City Public Works Director will provide day-to-day operational supervision for department staff.</p>	<p>response actions, Lowe will continue to provide on-call staff that are available through the after-hours emergency phone system.</p> <p>Todd Meadows will provide supervision of Lowe staff providing Public Works services to ensure that all contractual requirements are performed effectively and efficiently.</p>
2.5.5	Provide supervision of Contractors providing Public Works services to ensure that Contractors meet City performance standards.	Todd Meadows and David Ayers will provide overall supervision of contractors providing Public Works services. They will ensure all contractual requirements are completed and meet City performance standards. Our technical leads and stormwater, traffic, and right-of-way staff will work in the field daily with maintenance contractors to ensure that all work is being performed to meet City performance standards. Staff will monitor work performed by all crews through work order management and routine maintenance schedules.
2.5.6	<p>Maintain the inventory of all transportation related assets, which shall include, but not be limited to, traffic signals, street signs, streetlights, guard rails, sidewalks, roads, curbs, gutters, traffic calming devices, stormwater catch basins and inlet structures. The City will provide the Contractor an asset inventory as of January 1, 2026 in a manageable electronic database format.</p>  <p>Winters Chapel Trail, Phase I</p>	<p>Lowe has developed databases for traffic signals, street signs, streetlights, sidewalks, and traffic calming devices. Lowe also worked with specialty subcontractors to inventory assets and develop databases for roads, curbs and gutters, and stormwater structures. Many hours have gone into the development of high quality, thorough inventories of the City's assets and it is important to ensure the continued integrity of the databases. Lowe will accomplish this through accurate recordkeeping and regular maintenance of the databases.</p> <p>The most important aspect of the work order management system is that it is an extension of the GIS database that stores the City's assets. When maintenance work is performed and recorded in the work order management system, the GIS asset database will be automatically updated.</p> <p>Cody Dallas, a Dunwoody civil engineer, is experienced working with the City's GIS database. Cody and several other staff members will ensure the technology works as intended and that the data is current and correct.</p>
2.5.7	Respond to public requests and complaints in a timely and professional manner and keep the appropriate logs and tracking records of the resolution of all such requests and complaints.	Lowe responds to public requests and complaints are made in a timely and professional manner. The request/complaint is tracked in a digital system. This system facilitates the tracking of actions and the resolution of the issue and ensures communication with the originator.
2.5.8	Attend City meetings to represent Public Works as required and directed by the City Manager and/or Public Works Director.	<p>Lowe will continue to attend City meetings to represent Public Works as required and directed by the City Manager and/or Public Works Director. We have numerous staff members experienced in representing the Public Works Department in public meetings, including City Council meetings.</p> <p>Attending City Council meetings is essential to obtaining guidance and required approvals as we execute the programs. Presentations in the meetings allow us the opportunity to explain some of the details of the required actions and to answer questions from the City Council.</p>
2.5.9	Track, maintain, and report on key performance indicators established by the City for Public Works in a timely manner.	<p>Lowe tracks and maintains an extensive dataset of key performance indicator values, such as the following:</p> <ol style="list-style-type: none"> 1. Lane miles of resurfacing streets per year with the centerline mileage and cost (LMIG and City funding) 2. Intersection and corridor improvement projects to include construction costs and the budget year completed 3. Stormwater utility project execution to include miles of existing storm infrastructure rehabilitation and construction funding 4. Maintenance work order execution for parks, roads, right-of-ways, signals, signs, and stormwater infrastructure assets 5. Traffic operations 6. Pedestrian and bicycle infrastructure improvements to include feet constructed and construction costs <p>For the past 17 years, Lowe has tracked, maintained, and reported on key</p>

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2.5	GENERAL REQUIREMENTS	UNDERSTANDING OF SCOPE
		performance indicators such as work order time to completion. We will continue this practice and add any other indicators established by the City.
2.5.10	Identify and perform other Public Works assistance where the Contractor reasonably anticipates needs, which are not specifically set forth above.	After more than 17 years working for the City, Lowe has gained an understanding of the needs and responsibilities involved in the operation and management of the Public Works Department. We are flexible at changing priorities, responsive to time-driven work orders, and provide the highest level of engineering and management expertise with our highly skilled staff. We are committed to making the City a model for others to emulate by being proactive and innovative in the daily performance of our duties. As we move forward through the next five years, we will continually be aware of changing needs and adjust accordingly from our current operations.
2.5.11	STREET MAINTENANCE AND STRIPING	
2.5.11.1	Conduct all activities necessary to maintain a first-class roadway and bridge infrastructure system in accordance with national and state standards, including, but not limited to, overseeing necessary maintenance of all roadways and bridges, which shall include minor repairs, cleaning and repairs necessitated by storm events.	Lowe uses the street rankings cataloged in the Pavement Condition Assessments every 5 years and resident input from CityWorks to prioritize and address pavement repairs. Preventive maintenance is pursued through such measures as JET VAC cleaning, street sweeping, right-of-way cleaning, pavement repair, and concrete repair to alleviate stress on existing infrastructure. Our team works closely with on-call right-of-way crews and local utilities to deploy barricades, detour signage, etc., in the event of trees and wires down during storm events.
2.5.11.2	Manage the City's contractors responsible for maintenance and repair of all City streets, including, but not limited to, pothole repair, paving, and striping as directed by the City.	Lowe has worked with the contract roads crews to prioritize and promptly address spot repairs. Our on-call crews recently purchased a "hot box" which allows them to purchase larger quantities of hot mix, allowing for more efficient and larger pavement repairs. Our Ops Manager meets weekly with on-call personnel to keep them focused on the highest priority repairs. Striping projects are addressed either by our annual paving/re-surfacing contractor or as needed using local striping crews.
2.5.11.3	Oversee the City's pavement management program including maintaining pavement markings in accordance with national standards.	Since the City's first pavement contract in 2010, Lowe has been part of the City's pavement management program, managing budgets, developing bid documents, securing grant funding, and implementing pavement maintenance strategies. Our staff will continue working closely with the City using the pavement assessments to leverage the most cost-effective methods of rehabilitation for the local, collector, and arterial street network. Lowe is knowledgeable of the City's roadway network, the intricacies of the school and business traffic patterns, and the need to develop practical work programs that provide least disruption to the traveling public. Our inspectors have managed pavement programs at the state, county, and municipal levels. Working closely with the City's PR team, Lowe has implemented numerous community outreach measures such as post card notification, message boards, yard signs, website updates and social media posts to keep the public informed of our annual resurfacing plans. We are on target to complete resurfacing/rehabilitation of all City streets within the first 20 years (by 2030).
	 Dunwoody Cul-de-Sac Paving	
2.5.11.4	Administer the City's traffic calming program in accordance with city standards and policies.	Our team has helped procure and manage numerous traffic calming measures such as installation of diverter islands, re-stripe roadway diets, speed tables, landscape islands at key intersections, as well as implementation of passive and active traffic calming measures (i.e., North Peachtree Road, Coronation Drive). We work closely with the Capital Project Manager to develop the best approach. We are also familiar with pedestrian safety improvements such as RRFB's and pedestrian hybrid beacons.
	 North Peachtree Road Traffic Calming	
2.5.11.5	Oversee all maintenance work in compliance with current Georgia Department of Transportation (GDOT) specifications and City standards.	Lowe oversees the completion of all repairs and improvements to comply with GDOT specifications. Oversight comes by way of providing specifications to all maintenance contractors, along with follow-up. Our

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2.5	GENERAL REQUIREMENTS	UNDERSTANDING OF SCOPE
2.5.11	STREET MAINTENANCE AND STRIPING	
	 <p>CDR at Womack Road Intersection</p>	<p>construction staff are well-versed in GDOT construction techniques and specifications, and regularly attend and participate in continuing education. We have one former GDOT Construction Project Manager on staff to oversee maintenance repairs and operations.%</p>
2.5.11.6	<p>Oversee unanticipated and emergency road repairs such as washouts, sinkholes and damage caused by vehicle accidents.</p>  <p>Sinkhole During Hurricane Response</p>	<p>Our goal is to assist the City in addressing all safety issues promptly. Priority 1 work orders are assigned to any issue that comes in as an emergency issue. Lowe will continue to provide staff who can respond to emergencies and be on site quickly. Lowe has staff members who live in close proximity to the City, with three City residents, and one in the adjoining City of Sandy Springs.</p> <p>Depending on the issue at hand, Crews and/or a staff member respond quickly, deploying technicians, public utilities and contractors to address immediate repairs. Through the on-call assignment of Lowe staff, all issues that arrive after hours are immediately directed to the appropriate maintenance crew. Police, 911 personnel, and City staff will be updated continuously until safety is restored.</p> <p>The recent traffic accident in front of the State Farm Building during Spring Break is an excellent example of our team responsiveness - emergency repair of signal pole and mast arm. A traffic detour was implemented within 2 hours of the actual incident, interim signal repaired within 3 hours and damaged pole and mast arm removed in less than 36 hours, restoring normal traffic patterns by 8 PM the day after the event.</p>
2.5.11.7	<p>Respond to citizen inquiries and process requests using the City's work management system.</p>	<p>Lowe is intimately familiar with the SeeClickFix citizen request system and the City's CityWorks work order system. Staff closely monitor both systems to process service requests and work orders. Lowe also responds to citizen emails, phone calls, and on-site inquiries, provides necessary communication and actions, and provides the City with a high level of customer service for all citizens.</p>
2.5.11.8	<p>Coordinate emergency responses, as they relate to Public Works, to all weather-related events.</p>	<p>Lowe will work with the Public Works Director and other City stakeholders to ensure all maintenance crews are adequately supplied with material, equipment and manpower to carry out the needs of a storm event response. Live tracking systems follow all staff in the field and communicate responses to crews.</p>
	 <p>Storm Response</p>	<p>Our team has extensive experience responding to weather/emergency events, including tornadoes, flooding, snowstorms and ice storms. Having effective oversight of emergency operations is important, not only for managing the situation well, but for making sure resources used are properly quantified if disaster relief money becomes available later.</p> <p>Most recently, Lowe coordinated a pre-storm meeting with Tri-Scapes to brine roads prior to an approaching winter weather event. Barricades were pre-positioned and 24/7 staffing organized/published in advance. Our on-call team was on site for the first 24 hours, working in the RTCC with Dunwoody Police.</p>
2.5.11.9	<p>Identify and perform other street maintenance and striping responsibilities where the firm reasonably anticipates needs, which are not specifically set forth above.</p>	<p>After working for the City for so many years, Lowe has gained an understanding of the needs and responsibilities involved in the operation and management of the City's streets and striping areas. Lowe will identify areas where future capital improvements may be delayed or remain unscheduled and address these areas. There will be an effort to work with</p>

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2.5	GENERAL REQUIREMENTS	UNDERSTANDING OF SCOPE
2.5.11	STREET MAINTENANCE AND STRIPING	
		<p>existing projects that present a mutual benefit where single mobilization can be made for multiple repairs or enhancements.</p> <p>Our team aggressively pursues additional funding options through the LMIG program and have successfully garnered \$4.6 million through this grant source. This has helped us fund additional safety and maintenance projects without reliance on major city funds.</p>
2.5.12	TRAFFIC SIGNALS, STREET SIGNS, AND STREET LIGHTS	
2.5.12.1	Conduct all activities necessary to maintain a first-class traffic system, including but not limited to, conducting necessary studies and implementation of traffic control improvements.	Lowe has provided this service continuously for over a decade, producing one of the best systems in the entire Atlanta area. Despite being a small city, the City has a fully networked traffic control system and constant connection and analysis of our system. We have performed numerous intersection and corridor studies and traffic control system improvements.
2.5.12.2	Provide traffic engineering services by staff holding sufficient expertise and experience to review and adjust signal timing, troubleshoot signals and review traffic plans.	Since December 2013, Eli Veith has provided this service to the City. His expertise encompasses more than 25 years of experience providing these services to Dunwoody as well as other cities and counties in the area. In the last 11 years, he has repeatedly visited, reviewed, and adjusted every signal in the City. He is familiar with all of the recent and upcoming traffic signal improvement projects. He also lives within 5 minutes of the City and is able to respond quickly to events when needed.
2.5.12.3	Maintain the proper operation and ensure proper maintenance of all traffic signals, street signs, and streetlights at all times within the City of Dunwoody.	Lowe has an excellent working relationship with Sunbelt, Big Apple, and the SigOps team, and we are constantly working to fix all problems quickly. Our scheduled inspection and maintenance program are finding and fixing many problems early on—before they become a serious issue. Additionally, Lowe conducts a bi-weekly meeting with Dunwoody's Georgia Power Lighting Representative where issues are discussed and reported so repairs are made quickly.
2.5.12.4	Traffic signals shall be operational continuously and Contractor shall be responsible for coordinating emergency response to signal outages or malfunctions.	By networking all the traffic signals in the City and connecting them to both the City's MaxView signal software server and the GDOT MaxView network, Lowe has created a system of fast notification for almost all signal outages and malfunctions. We have been successful working with the Sunbelt crews and the SigOps team to restore signals quickly. Living just outside the City, Eli Veith can provide quick responses and inspections after hours when necessary.
2.5.12.5	Inspect signal timing and make adjustments as required. (The City will pay the labor and materials for a contract crew to repair signals and update signal timing plans. However, the City expects the Contractor to be able to identify whether a signal is malfunctioning, oversee required repairs and make minor timing adjustments.)	Every single coordinated traffic signal outside of the Perimeter region has been re-timed at least three times by Eli Veith in the last 10 years. He is intimately familiar with the signal timing of each corridor and the reasons behind every setting used. Intimate knowledge of the details of all available signal timing plans allowed for a quick response to the March 2020 traffic pattern disruptions resulting from the citywide COVID-19 pandemic response, and more recently allowed a quick response from back-to-work initiatives at office buildings.
2.5.12.6	Oversee and manage the regular inspection and cleaning of traffic signal cabinets and equipment.	Our signal system equipment is in excellent shape because of our maintenance program and the positive working relationship with the Sunbelt crews. Frequent visits to traffic cabinets mean that something like an infestation of ants in the signal cabinet can be identified, treated, and eliminated before they cause problems with the equipment.
2.5.12.7	Oversee signal timing projects and equipment upgrades, and review signal related elements of capital projects.	Lowe has overseen numerous improvements to the traffic signal system, from large projects such as the Chamblee-Dunwoody Gateway Project, medium projects such as new signal installation at Chesnut Elementary school and the HAWK signal on Perimeter Center West, to smaller projects such as the upgrade and repair of all of the vehicle detectors on Ashford-Dunwoody and Perimeter Center Parkway. We also are responsible for the complete signal network upgrades around the City that allow our Traffic Control Center to have complete communications and control of all traffic signals.



Signal Work at Roberts Drive and CDR

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2.5	GENERAL REQUIREMENTS	UNDERSTANDING OF SCOPE
2.5.12	TRAFFIC SIGNALS, STREET SIGNS, AND STREET LIGHTS	
2.5.12.8	Monitor the City's traffic control center as needed to keep signal equipment and communications fully operational.	Lowe is better equipped than any other to perform this task. When we started, the City had almost no working infrastructure for traffic signal communications and control. Today, every signal in the city is accessible from the traffic control center and remotely. We have multiple techniques and devices for backup communications in the case of disruption and the ability to deploy quickly if there is any loss of communication. We are also working with the City's IT department on their major project to rebuild the City's network infrastructure and to ensure that all equipment remains online and functional throughout the process as much as possible.
2.5.12.9	Oversee the City's sign replacement program in accordance with MUTCD and City standards.	We have provided this service since 2018, replacing about half of the City's signs. We have been able to perform this service quickly and efficiently every year.
2.5.12.10	Review traffic impacts related to private development projects and provide recommendations to manage traffic impacts.	This is another service Lowe has provided for over a decade. We have been able to help the City be a good place to perform development while not allowing designs that will block traffic with proper mediation.
2.5.12.11	Respond to emergency traffic events and implement signal timing to mitigate traffic impacts.	We have numerous examples of being able to help the citizens of Dunwoody by responding quickly during an incident. For example, in 2019, when part of I-285 was closed because of an incident with a Dunwoody police officer, we were able to give the police department the time they needed to complete its response by redirecting traffic via Cotillion Drive, Savoy Drive, North Shallowford Road, Chamblee-Dunwoody Road, and Ashford-Dunwoody Road. We have prepared a number of incident management plans for events such as these and have progressively improved them over the years. All signals on major corridors have special plans preprogrammed that are ready to be implemented at the start of a major incident.
 <p>Emergency Signal Repair, Perimeter Center West at Hammond Drive</p>		
2.5.12.12	Respond to citizen inquiries and process requests using the City's work management system.	Lowe has an excellent response time to citizen requests via SeeClickFix. On numerous occasions we have been able to respond and address traffic signal complaints in less than an hour, which usually results in an enthusiastic response from the citizen who reported it. Almost all requests receive a response and repair or work order within one working day.
2.5.12.13	Identify and perform other traffic signals, street signs, and streetlights and transportation engineering responsibilities where the firm reasonably anticipates needs, which are not specifically set forth above.	A great example of this is our relationship with the bicyclist community of Dunwoody. Several members contact us when they feel that traffic signals are not detecting bicycles, and we have met with them in person at the intersections to test and address these detection needs. Lowe has also kept this community in mind as we design and implement new projects with bike lanes, such as the new roadway upgrades on Mount Vernon. We have made a concerted effort to remain at the forefront of traffic signal technology so that we can implement new advancements to better serve the public.
 <p>Alden Point at Ridgeview Road Sidewalk</p>		We have also been instrumental in helping the City with its permitting process for special events and for filming. Participating in this process ensures that the community can have 5K runs and chili cook-offs, and that the entertainment industry can bring business to the City, all without creating unnecessary congestion.
2.5.13	SIDEWALKS, GUTTERS, AND RELATED STREET AREAS	
2.5.13.1	Maintain first class sidewalks, gutters, and related street areas including, but not limited to, overseeing all necessary maintenance and cleaning of the same as directed by the City.	The residents of Dunwoody love to use its sidewalk and path networks to get around the city. Much has been accomplished over the past to install new sidewalks as well as repair existing ones. The ongoing goal is to prioritize needed repairs to existing sidewalks in coordination with future sidewalks installations and paving plans in compliance with the City's Sidewalk Improvement Policy.
		Lowe will continue to work with currently contracted maintenance crews

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2.5	GENERAL REQUIREMENTS	UNDERSTANDING OF SCOPE
2.5.13	SIDEWALKS, GUTTERS, AND RELATED STREET AREAS	
		<p>and unit price concrete contractors to prioritize and address needed repairs to concrete sidewalks, gutters, curbs, and ramps to comply with GDOT, ANSI, and ASTM standards, in addition to ADA requirements.</p> <p>Also, preventative maintenance will continue to be performed to ensure safe walking paths and stormwater drainage areas by using right-of-way maintenance crews, stormwater maintenance crews, and outside contractors, if necessary.</p>
2.5.13.2	Oversee the maintenance and construction of any new sidewalks and curbing to ensure completion in accordance with standards as directly by the City (e.g., GDOT as well as applicable AASHTO, NACTO, and ASTM standards).	Lowe provides a team of project managers and inspectors that have overseen dozens of projects from small in-fill segments (like the one completed by on-site maintenance crews at Ridgeview Road) to site-adapted repairs and modifications like the Dunwoody Road sidewalks project completed in 2024. Additionally, our team established an ongoing coordination with DeKalb Watershed Management to track curb, roadway, and sidewalk repairs needed due to water main breaks, etc.
2.5.13.3	Oversee the maintenance of the City's Rights-of-Way (ROW), including landscaping of median areas, and maintenance and upkeep of the City's streets and drainage systems consistent with the standards of the Department.	<p>Lowe will continue to work with contracted maintenance crews to meet the standards of the Department. These standards are met through a three-part approach:</p> <ul style="list-style-type: none"> Perform monthly inspections of conditions to confirm that areas are clear of debris, overgrowth, and material that may negatively affect safety, usability, or stormwater systems. Use preventative measures to minimize maintenance while maintaining a visually pleasing appearance. Utilize community outreach (SeeClickFix, adopt a spot areas, personal outreach from citizens that have relationships with Lowe staff, etc.) City staff inspections, and Contracted maintenance crew inspections, training and accountability to anticipate and respond to any upkeep issues in the ROW.
	 <p>Winters Chapel Trail, Phase I</p>	
2.5.13.4	Respond to citizen inquiries and process requests using the City's work management system.	Lowe's familiarity with the SeeClickFix citizen request system and the City's CityWorks work order system allows great flexibility for responsiveness. Staff closely monitor both systems to process service requests and work orders, along with responding to citizen emails, phone calls, and on-site inquiries promptly. Lowe communicates and takes actions that provide the City with a high level of customer service for all citizens.
2.5.13.5	Identify and perform other sidewalks, gutters, and related street area responsibilities where the firm reasonably anticipates needs, which are not specifically set forth above.	Lowe will continue to work in conjunction with the City's currently scheduled sidewalk installations and paving plans to address repairs that meet GDOT, ANSI, and ASTM standards. Revisiting a citywide assessment of currently existing sidewalk conditions will allow the City to budget for repairs needed within a reasonable timeframe. This can best be done by working first with the City's sidewalk and paving plans, followed by the highest priority concentration of needed repairs.
2.5.14.1	Conduct all activities necessary to maintain a first-class stormwater system, including but not limited to, conducting necessary studies, engineering, design, and management of the maintenance of stormwater systems, as needed, to meet the needs of the City in accordance with all applicable standards and as directed by the City.	<p>Lowe has been managing the City's stormwater system since incorporation of the City in 2009. Under Lowe's previous 3 contracts, we have partnered with City leadership to develop the stormwater program from infancy into an award-winning and progressive program. Together, we have developed the best mid-sized stormwater utility in the metro area.</p> <p>Cody Dallas will continue to serve as the Stormwater Utility Manager for Dunwoody. She has been working for Dunwoody for 10 years, with experience primarily in stormwater management, asset management, public outreach, environmental engineering, compliance, cost analysis, and enforcement. Her most recent accomplishments in this role include the establishment of the Adopt-a-Stream Program and beginning the citywide flood modeling program.</p> <p>Jackie Encinas will serve as the MS4 Coordinator, specializing in matters of compliance with the City's stormwater program and related outreach activities, with primary responsibility over preparation of the City's annual reports and future updates to the City's Stormwater Management Program</p>

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2.5	GENERAL REQUIREMENTS	UNDERSTANDING OF SCOPE
2.5.14	STORMWATER	
  <p data-bbox="131 793 516 842">Pollutant Testing</p>		<p>(SWMP). Jackie began her role as the City's MS4 Coordinator in April 2025, transferring from her previous position as an Environmental Grants Administrator for the GA EPD. Jackie also has in-depth background in utilizing GIS applications for water resource applications.</p> <p>Javier Sayago will serve as the Stormwater Capital Projects Manager. Javier has been serving the City in this role since February of 2022. He was instrumental in the stormwater programs aggressive utilization of ARPA funding and completing over 3 miles of pipe rehabilitation in 3 years. Javier is also a former Stormwater Utility Manager for the City of Conyers and remains active in many organizations including GAWP, SESWA, and the Georgia Adopt-a-Stream Program. Javier's credentials include NPDES Certified Stormwater Inspector, MS4 Compliance and Enforcement Certified Inspector, NPDES Certified Sediment and Erosion Control Officer, and NPDES Plan Reviewer.</p> <p>David Elliott, PE will serve as the Stormwater Engineer for this project. David has 22 years of experience in stormwater engineering, program management, and water resources. David was also the former Stormwater Manager from 2013 to 2018 for the City and has intimate knowledge of the City's infrastructure and policies. David's focus will be helping to manage studies, engineering design and program decisions / technical consultation.</p>
<p data-bbox="99 869 224 898">2.5.14.2</p> <p data-bbox="233 869 740 1079">Review, update, and implement all necessary policies, protocols, rules, and regulations necessary to meet or exceed the City's stormwater requirements under applicable, federal, state, and local laws, including, but not limited to, federal clean water requirements and State of Georgia National Pollutant Discharge Elimination Standards (NPDES) permitting and compliance.</p>  <p data-bbox="131 1369 516 1417">Stormwater Pipe Assessment</p>		<p>Lowe has remained active in implementing all EPA, GA EPD, MNGWPD, and FEMA regulations since the City's incorporation in 2009. Lowe is also routinely involved in SESWA, GAWP, and various stormwater advisor committees that assist in the development of new regulations. This active engagement of stormwater staff puts the City in an advantageous position to plan and implement changes to policies and statutes.</p> <p>Lowe has satisfied 6 audits and inspections conducted by the GA EPD (2014, 2016, 2020) and MNGWPD (2010, 2016, 2021). Lowe has also provided its expertise in MS4 permit audits and regulatory inspections to East Point, Doraville, Lithonia, Canton, and Milton. For each audit and regulatory inspection Lowe participated in, the community achieved compliance.</p>
<p data-bbox="99 1444 224 1474">2.5.14.3</p> <p data-bbox="233 1444 740 1558">Prepare and submit stormwater management plans, permit updates and annual reports to the Georgia Environmental Protection Division and achieve compliance.</p>  <p data-bbox="131 1885 516 1934">Stormwater Pipe Inspection</p>		<p>The City was first issued its Phase II MS4 Permit after it incorporated in 2009. Under Lowe's guidance, the City has consistently met or exceeded all MS4 requirements. In 2016, the City received the Outstanding Stormwater Program of the Year Award for exemplary MS4 management. Lowe has managed all aspects of the City's permit and maintained the City's compliance. The evolution of the Phase II MS4 Permit over the last 15 years has required the City to generate three (3) iterations of the City's Stormwater Management Program (SWMP) – one (1) for each 5-year permit cycle. The City expects to receive approval of its 2022-2027 SWMP by mid-2025.</p> <p>Significant programs within an MS4's SWMP include the Impaired Waters Plan, Enforcement Response Plan, Illicit Discharge Detection and Elimination Plan, the Linear Transportation Feasibility Policy, the GI/LID Program, and all public education and outreach activities to help build awareness of and protect local water quality. These programs and model ordinances are continuously reviewed and kept current to maintain compliance and are regularly assessed for effectiveness.</p> <p>In addition to Dunwoody, Lowe has developed curated SWMPs and regulatory documents for numerous municipalities, including Milton,</p>

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2.5	GENERAL REQUIREMENTS	UNDERSTANDING OF SCOPE
2.5.14	STORMWATER	
		Canton, Brookhaven, Lithonia, and Doraville. Lowe has successfully brought each of these municipalities into compliance with their individual and general MS4 permits by using its expert knowledge of regulations and careful understanding of each localities' needs.
2.5.14.4	Integrate activities when applicable with Planning and Zoning and other departments as necessary. Review hydrology reports and stormwater management plans for development projects.	Lowe regularly coordinates with Community Development on plan review, particularly on projects that interact with the City's stormwater system. Lowe's extensive knowledge of the City's system, in combination with our experience in plan review helps community development make more informed decisions on proposed developments. Our stormwater staff is an important part of intelligent private sector growth.
	 <p>Enhanced Image from Dunwoody Smartmap</p>	<p>To improve efficiency for both the Community Development and Public Works Departments, Lowe initiated a project to delineate all jurisdictional streams and buffers within the City limits. This tool has streamlined the permitting process for the community. This innovative solution decreased City staff workload, improved regulatory compliance, and decreased the private cost of development by providing an accessible and consistent method for determining the presence of state waters.</p> <p>Lowe's stormwater team is also involved in the implementation of the City's transportation plan. Development of traffic improvements, bike lanes, and sidewalks normally requires the construction of more impervious areas. This increase in the impervious area results in stormflow increase that must be managed. Lowe regularly coordinates with the Public Works Director and his deputy to construct these projects while managing the stormflows. Construction of these projects without adversely impacting the Dunwoody residents is a challenging process. Lowe's stormwater team is proud of its role in finding creative solutions to help Dunwoody grow, become a more pedestrian friendly City, and improve the life of residents.</p>
2.5.14.5	Create, maintain, store, and retrieve available documents that are necessary for the effective implementation and operation of the City's stormwater requirements under applicable, local, state, and federal laws.	<p>One of the most important tools for centralized data storage and reporting purposes utilized by Lowe is the CityWorks database management tool. All stormwater staff are proficient in entering service requests and work orders. This not only tracks and totals all costs related to a project (i.e., engineering studies, CCTV/cleanings, easements, construction, etc.), but the user can also attach all assets related to the project. For long-term recording purposes, Lowe enters all completed stormwater projects since the City's inception into the Project Manager Module and attaches assets, invoices, and photos.</p> <p>Lowe is also intimately familiar with the City's open records request process and regularly responds to inquiries through the City Clerk's Office. During the current contract cycle, Lowe has responded to 76 stormwater-related open records requests.</p>
	 <p>Stormwater Asset Inspection</p>	
2.5.14.6	Prepare the parcel level data necessary to calculate the billing data for stormwater customers and communicate the calculations to the appropriate parties in a timely manner.	<p>Lowe is active in equitably implementing stormwater fees that allow for continual improvement of the City's stormwater program and infrastructure. Through auditing the impervious area of city parcels and fee adjustments that track inflation, Lowe has increased the City's annual stormwater budget by \$325,955 (14%) in the last 5 years.</p> <p>Lowe will continue to collaborate with staff from GIS and Finance Departments to ensure that the City is providing the most up-to-date billing data for each parcel. Although residential properties are charged for one equivalent residential unit (ERU) 3,000 square feet impervious, it is important to review the most recent GIS data for the impervious footprint of each commercial lot, particularly for commercial redevelopment projects in the City. The City currently charges an annual ERU rate of \$98.82 (5-year difference of \$20.37 per ERU), adjusted annually based on the Municipal Cost Index, which calculates the effect of inflation on the cost of providing municipal services.</p>
	 <p>Impervious Area, CityWorks</p>	

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2.5	GENERAL REQUIREMENTS	UNDERSTANDING OF SCOPE
2.5.14	STORMWATER	
		Future enhancements to the accuracy of impervious data is a planned project for the next contract cycle.
2.5.14.7	Maintain and update the City's stormwater infrastructure GIS database.	<p>Dunwoody enjoys one of the best stormwater GIS databases in the Metro area, this GIS has been designed, managed, and updated by Lowe since the inception of the City.</p> <p>Features that make our GIS stand out include:</p> <ul style="list-style-type: none"> Expert delineation of regulated streams Z-data for MS4 structures (100% completion by 2027) Structure inspection pole camera imagery hyperlinked and publicly available. CCTV crawler inspection video hyperlinked and publicly available. Updated ownership fields that reflect the City's current Extent of Service Policy for Stormwater Maintenance. Static ID protocol <p>GIS planned enhancements for the future include incorporation of the citywide basin modeling.</p>
	 <p>GIS Database</p>	
2.5.14.8	Respond to citizen inquiries and process requests using the City's work management system.	<p>Lowe is proficient in the use of CityWorks products and its integrations to track and respond efficiently to citizen inquiries. Lowe also consistently enters details for requests and inquiries received over phone calls, emails, and contact submission forms sent through the City's website.</p> <p>Since 2018, the stormwater section has invested additional resources to citizen response, using service requests received through CityWorks and SeeClickFix as an opportunity to promote the City's stormwater program. Lowe continues to make adjustments to the City's work management system to better serve the community, such as adding different problem types and categories that are more descriptive, grouping work order into projects within CityWorks to manage and plan budgets. The City's work management system is additionally utilized for MS4 reporting purposes and maintaining compliance with the City's stormwater permit.</p> <p>Over the last 5 years, Lowe has responded to 715 stormwater service requests, with 398 (56%) of those requests being generated by the City's public reporting application, SeeClickFix. Of all those service requests received, 270 (38%) requests had work orders issued in response.</p> <p>Lowe issued a total of 977 stormwater work orders over the last 5 years, 707 (72%) of which were issued independently from any service requests received. Lowe will continue to provide this level of proactive maintenance of the City's infrastructure throughout the next contract cycle.</p>
	 <p>Dunwoody Nature Center Stream Restoration</p>	
2.5.14.9	Manage the City's Adopt-a-Stream program.	<p>Lowe trains citizens who want to volunteer in water monitoring for the following parameters: chemical, bacterial, and macroinvertebrates. This is a program certified by the Georgia Environmental Protection Division. Once volunteers obtain their certifications, they can monitor streams, rivers, and ponds within the City and upload their results into the State database. The City provides the equipment to perform the water monitoring located at the Dunwoody Nature Center. Lowe also manages the space where equipment and chemicals are stored to ensure consistent monitoring.</p>
	 <p>Adopt-a-Stream Meeting</p>	
2.5.14.10	Identify and perform other stormwater responsibilities where the firm reasonably anticipates needs, which are not specifically set forth above.	<p>In 2024, the consistent improvements Lowe has made to the City's stormwater GIS database has laid the groundwork for the City to further enhance its asset management capabilities for stormwater. In 2024, Lowe initiated a citywide flood modeling program for Dunwoody, beginning with a pilot study in Dunwoody's Marsh Creek basin. This study is able to utilize much of the stormwater data to generate models of the current drainage networks. The modelling will be able to test a variety of storm events in a given area to determine if a system's Level of Service (LOS)—the ability to effectively drain a storm of specific intensity and duration without causing</p>

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2.5	GENERAL REQUIREMENTS	UNDERSTANDING OF SCOPE
2.5.14	STORMWATER	
	 <p>Adopt-a-Stream Group</p>	<p>flooding—meets the City's expectations. The models will provide a GIS-based tool that staff can use to analyze pipe capacity prior to making repairs, as well as determine the impact of various repair scenarios. The Marsh Creek pilot study results will be presented by the contracted design firm on May 14, 2025. The remaining basins in Dunwoody are expected to have their modelling completed by 2028.</p> <p>In 2023, Lowe secured \$600,000 in 319(h) grant funding from GA EPD for the Dunwoody Nature Center Wetlands and Stream Improvement Project. Lowe will continue to seek environmental grant opportunities with the State and other agencies for projects outlined by Lowe for Dunwoody's section of the 2018 Nancy Creek Watershed Based Plan. The recent addition of Jackie Encinas to Lowe's team will prove extremely beneficial as grant opportunities are pursued for these and other projects, such as multi-use trails.</p> <p>Lowe is also currently working towards gaining accreditation for Dunwoody's Public Works Department through the APWA (American Public Works Association) Accreditation Program. As stormwater management plays a vital role in Public Works, the foundational background Lowe has to offer on this subject will be extremely helpful in achieving accreditation. The APWA's Accreditation Program is a "voluntary, self-motivated approach to objectively evaluate, verify and recognize compliance with the recommended management practices." Lowe is also coordinating with other municipalities it serves, such as Tucker and Brookhaven, to develop consistent, robust procedures in order to achieve accreditation.</p> <p>In addition, Lowe will continue to support the stormwater-related work for the design and construction of the Dunwoody Nature Center's anticipated Wildcat Learning Lab and will continue to make enhancements to the Adopt-a-Stream program.</p>
2.5.15	CONSTRUCTION MANAGEMENT	
2.5.15.1	<p>Provide construction project management for certain infrastructure capital projects assigned to the City.</p>  <p>Spalding Drive Storm Crossing</p>	<p>Lowe will continue to provide timely, budget-conscious, and quality projects for the City.</p> <p>We will continue our monthly capital projects review with Public Works Director and CPM to communicate and coordinate emerging plan requirements and details.</p> <p>We are problem solvers, not just construction inspectors.</p> <p>We are also collaborators and ambassadors, and are familiar with City contractors, vendors, design engineers, testing firms, and Dunwoody citizens.</p> <p>Moreover, Todd Meadows, David Ayers, Alan Christie and various others (as needed) are an integral extension of the Dunwoody team, with a track record of performance.</p> <p>Lowe has managed:</p> <ul style="list-style-type: none"> • 15 years of the City's Paving Program: \$41 million • 13 intersection and corridor improvement projects: \$25 million, with 2 projects in development/procurement • Dozens of sidewalk projects: \$21 million, with several currently in development/ procurement • Numerous projects for the Parks and Recreation Department: \$19.5 million.
2.5.15.2	<p>Ensure compliance with the contract documents and City standards and specifications.</p>	<p>Lowe's construction management team, led by Todd Meadows, PE is comprised of knowledgeable, experienced staff with more than 75 combined years managing complex linear and site development projects.</p> <p>Lowe is invested in the project development process: constructability reviews, hand-off meetings, and plan reviews with the Capital Projects Manager to ensure continuous improvement.</p>

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2.5	GENERAL REQUIREMENTS	UNDERSTANDING OF SCOPE
2.5.15	CONSTRUCTION MANAGEMENT	
		Lowe is also currently working with the public works director and adjoining municipalities to create the necessary policies/documentation for APWA certification.
2.5.15.3	Manage materials testing contracts.	Managing materials testing contracts is a key part of our quality control program. Every 3 to 5 years, we solicit, evaluate, recommend selection and partner with multiple local testing firms to oversee grading/compaction, asphalt and concrete testing, and other material testing services as needed. Our staff have coordinated with several testing firms and have developed strong collaborative relationships. They assist us with our QA/QC efforts and ensure the highest quality for the City.
	 <p>NOVA Testing Soil Density</p>	
2.5.15.4	Conduct pre-construction and project meetings. Prepare meeting agendas and minutes.	Todd Meadows prepares pre-construction meeting agendas, coordinates meeting dates, facilitates meetings and follows up with meeting minutes to provide clear and concise project goals, deadlines and other project-specific information for attendees.
2.5.15.5	Maintain a daily presence on active construction sites. Monitor the contractor's progress and enforce all requirements of applicable codes, contract documents, and City standards and specifications. Take photographs and provide daily reports.	Todd Meadows will also be actively involved on all the projects with daily site visits, discussions with contractors, utility coordination/ re-location, dialogues with property owners, etc. Todd will monitor the contractor for code compliance, especially in the areas of safety, traffic control and erosion control. Lowe will continue to use the Raken cloud-based daily report tool to document project progress during all phases of construction. Construction management staff catalog pre-construction photos and drone flyovers to establish site conditions before construction begins. Daily photos are captured and catalogued in the project file as well.
2.5.15.6	Review and monitor the construction schedule.	Lowe will evaluate and establish the baseline project schedule <i>before</i> work begins, and monitor milestones monthly. This allows us to document and escalate when targets slip or are missed. We also enforce project acceleration/recovery schedules. Lowe evaluates and makes recommendations regarding project delay claims. We will keep City staff apprised of project progress (on track / ahead of or behind schedule).
2.5.15.7	Review and process contractor progress payments for approval by Public Works Director.	Todd Meadows will meet on site with the contractor at the end of each month to measure quantities, review percentage complete, and tabulate the previous month's work for billing purposes. We call this the "pencil walk" because it allows for revisions and modifications so there is consensus with all parties before processing for payment. Each pay application will then be reviewed by Todd and submitted to the City Public Works Director for final review/approval/payment. During this process, we also collect and file haul tickets and other material receipts for the project record. We will conduct at the 50% and 66% milestones, a detailed cost estimate review to assess project progress versus payment. This will assist the City in projecting future project costs against overall contract amounts and contingency balances.
	 <p>Trail Construction. Perimeter Center West at Crowne Pointe Parkway</p>	
2.5.15.8	Perform all construction administrative activities including correspondence and document control in accordance with City standards. Comply with Georgia Department of Transportation requirements for federally funded projects.	Todd Meadows will be responsible for all communications and correspondence with the contractor, with copies to the City throughout the duration of the projects. Over the past 10 years, our team has successfully managed 3 federally funded GDOT projects, including audit support.

PUBLIC WORKS

2.5	GENERAL REQUIREMENTS	UNDERSTANDING OF SCOPE
2.5.15	CONSTRUCTION MANAGEMENT	
2.5.15.9	Coordinate all aspects of the departmental procurement process including, but not limited to review, comment and facilitate responses to requests for information, evaluate and negotiate change orders, prepare the scope of work for requests for qualifications, proposals and bids, conduct pre-proposal meetings, respond to questions and coordinate with the City purchasing manager, review proposals, bids and pay applications, and manage construction contracts, schedules and budgets for capital projects.	<p>Lowe's construction management team has developed standardized bid forms for consistency and to incorporate lessons learned from previous projects. This makes our Invitation to Bid (ITB) and Request for Proposal (RFP) packages easier to assemble and more efficient.</p> <p>Lowe will further conduct well-organized, informative pre-bid conferences as needed. We also have an excellent rapport with the City's Procurement Manager and are able to facilitate these meetings when he is unavailable.</p> <p>We will evaluate/assess bid packages and make recommendations to City Procurement and the Public Works Director on bidders' responsiveness, prepare bid tabulation, review monthly pay applications, and manage budget and schedule so projects are completed in a timely manner and within established budget.</p>
2.5.15.10	Document changes to the design and coordinate as-built drawings.	Todd Meadows will be responsible for ensuring all modifications to the plans have been documented and are included in the final as-built submittal from the contractor. In addition, we will ensure that contract requirements allow for CCTV of all new storm structures/pipe as a part of the close-out process. As projects are closed out, Todd ensures that City GIS receives a copy of as-built conditions so City records are kept up-to-date with the newly added infrastructure.
2.5.15.11	Conduct technical reviews of construction documents.	A constructability review will be performed as early as the preliminary design phase, but in all cases a technical review will be performed for each project prior to the bidding process. Reviews and comments will be supplied to the City and Engineer of Record upon completion. We will also continue to coordinate traffic signal requirements with the City's Traffic Engineer and on-call signal contractor. Also, revisions to the city stormwater network are coordinated with the stormwater team.
2.5.15.12	Provide coordination and review of contractor staging and maintenance of traffic plans.	Todd Meadows will review the contractor's traffic control plan and construction staging plan at the beginning of each project. Any deviation from the design plans will be discussed with City staff for final approval. Any detours will be discussed in detail with City staff (including PD if applicable) for final approval before proceeding. Any changes that will require additional public notification will be coordinated with the City and the contractor. We will also coordinate with the City Public Relations team on activities that significantly impact pedestrian and/or motorist movement.
2.5.15.13	Coordinate communications to the public with the City's public relations staff.	We foster cooperative and ongoing communication with the City's Public Relations staff and the City Public Works staff throughout the project cycle (concept to completion). Our monthly CM Report provides detailed updates which the PR team is able to post to the City website, so residents have an up-to-date understanding of what is happening. We have a proven track record of providing timely updates during critical weather events and emergency repairs.
2.5.15.14	Provide final inspection services and project closeout activities.	Todd Meadows will perform a final walk-through on each project with the contractor when the work is substantially complete. An itemized punch list is documented and distributed (including photos). No final payment or release of retainage is made until the contractor and Todd agree that all discrepancies have been addressed/corrected. Todd will further ensure that all punch list items are monitored and enforce timely correction/completion.
 <p>CDR Stormwater Construction</p>		

PUBLIC WORKS

2.5	GENERAL REQUIREMENTS	UNDERSTANDING OF SCOPE
2.5.15	CONSTRUCTION MANAGEMENT	
2.5.15.15	Provide post-construction services as needed for project closeout and warranty issues.	Upon completion of the punch list items, Todd Meadows will go over the site conditions with the contractor to ensure that all bond requirements are met or will continue to be met for the remainder of the bond period for those items, such as landscaping, trees, and plant materials. We conduct a 1-Year Warranty Walk prior to expiration of the contract warranty period.
	 <p>CDR at Womack Intersection</p>	<p>Within 30 days of substantial completion (capital projects), the construction management team will conduct an after-actions/lessons- learned meeting to document successes and determine areas that require improvement. We will continue to conduct post-mortem reviews on all major projects. Doing so has prevented repeated mistakes and is moving us forward with continual improvement.</p>
2.5.15.16	Maintain reports reflecting time and other costs dedicated to individual capital projects.	Todd Meadows will coordinate with the Public Works Director at the beginning of each year to create the construction management project list / schedule / billing projection. This document tracks projected monthly billing by project and is updated monthly as invoices are processed.
2.5.16	UTILITY COORDINATION	
2.5.16.1	Maintain contacts with all utility companies located within City right-of-way.	Lowe has created and keeps an up-to-date utility contacts with all respective utility facilitators (including all utility locate management representatives) so the correct individual is contacted immediately for any potential conflicts. We know who to contact when escalation is needed.
2.5.16.2	Notify utility contacts when citizen complaints are received by the City, including follow-up to ensure that issues have been resolved by the utility.	Lowe will provide weekly or daily emails/calls to the respective utility facilitators pertaining to potential hazards in the right-of-way (i.e., downed aerial wires, unsecured utility pull boxes, etc.). For routine matters (such as removal of old poles), we will remain vigilant until the request is closed.
2.5.16.3	Review utility encroachment permits submitted for utility work in City right-of-way.	Prior to issuing any utility permits, we ensure that they will not interfere with any future capital projects. When confirmed, the permits are properly approved, and all respective facilitators fully understand what is expected of the crews while working within the City right-of-way (hours of work, locating/protecting adjoining buried utilities, and restoring the original landscaping back to its original condition).
2.5.16.4	Coordinate with utility companies regarding City infrastructure projects including conducting quarterly utility coordination meetings.	Lowe meets quarterly with all affected utility facilitators to discuss our ongoing/upcoming capital projects. And we are conversing daily with them via phone, email, and text so everyone stays on the same page.
2.5.16.5	Oversee utility work in the public right-of-way for compliance with City standards and regulations.	Lowe converses daily with respective utility facilitator(s) pertaining to their approved work permit and what is expected from them (i.e., potholing, hours of work, possible lane closures, and landscaping and/or sidewalk restoration).
	 <p>Georgetown Gateway Utility Work</p>	
2.5.17	EMERGENCY PREPAREDNESS	
2.5.17.1	Provide 24-hour coverage when necessary to respond to hazardous weather or other emergencies.	For years, Lowe has provided overnight and weekend on-call coverage for the City 24/7, including holidays. Every member of Lowe is trained and experienced in handling the emergency call line, addressing issues ranging from signal bulbs being out to major storm damage, utility disruption, and dispatching response crews. When the situation warrants, our staff joins the Real Time Communication Center as an integral part of the emergency response efforts.

PUBLIC WORKS

2.5	GENERAL REQUIREMENTS	UNDERSTANDING OF SCOPE
2.5.17	EMERGENCY PREPAREDNESS	
2.5.17.2	Review, revise and implement policies and guidelines, and coordinate, operate and maintain the City's emergency preparedness program in accordance with all applicable, federal, state, and local laws, as well as prudent local government practices.	Lowe is currently working with the Public Works Department to achieve APWA certification based on our 15+ years of practical experience responding to weather events, natural disasters, and various emergency responses. Most members of our team have been involved with real-time response over the previous contract period. We collaborate with DPD, City leadership, and the public seamlessly.
2.5.17.3	Integrate and coordinate all emergency preparedness operations in conjunction with Homeland Security, Emergency 911, FEMA, GEMA, and NIMS as it relates to Public Works activities.	Lowe has extensive experience integrating and coordinating with police, fire departments and other emergency agencies. Our personnel have outstanding qualifications. For instance, Eli Veith has been trained on FEMA/ NIMS procedures and has achieved FEMA Incident Management System certifications 100, 200, 300, 400, 700, 701, 702, and 703. Dunwoody is responding to winter storms at a fraction of the costs reported by other jurisdictions.
2.5.17.4	Assist the Police Department with chains or other traction devices (to the extent requested) in the event of a snow or ice storm, which may impair the traction of Police or other City vehicles.	Lowe currently has three Chevrolet Colorado trucks on hand equipped with chains, aggressive treaded tires, tow straps, flashing lights, and shovels. These vehicles are available to assist in the event of any snow or ice storm event.
2.5.17.5	Identify and perform other emergency preparedness responsibilities, as related to Public Works, where the firm reasonably anticipates needs, which are not specifically set forth above.	<p>We managed the installation of flashing beacons that were installed for the Roberts Drive facility, which allows emergency personnel to activate the flashers before they approach the roadway, giving early warning to the traveling public that an emergency vehicle will be entering the roadway.</p> <p>Lowe will assist in maintaining preparation and contact documentation, incident management procedures, the development of advanced planned detours, and special events planning.</p> <p>We have worked extensively with the police department to repair and expand our traffic signal camera system, which allows the police department and public works to quickly view locations throughout the City in the event of an emergency and assess conditions and respond accordingly. This equipment came in handy during the winter storm on January 10, 2025, and the severe weather that hit the City from Hurricane Helene in September 2024.</p>



Bringing Main Roads Before Winter Storm



Winter Storm Cora Response



BACKGROUND OF FIRM

Lowe Engineers (Lowe) is a Small Business Enterprise (SBE) providing municipal, stormwater infrastructure management, civil engineering, program management, traffic engineering, transportation engineering, parks and recreation services, as well as surveying and mapping services for a wide variety of clients. The firm was incorporated in Atlanta in 1957, and since that time has grown in size and expertise. **Our professional and knowledgeable staff understands the needs and requirements of local governmental, state, and federal clients, as well as our non-government clients.**

Lowe is headquartered at 990 Hammond Drive, Suite 900, Atlanta, GA 30328, less than a half mile from the Dunwoody city limits.

We provide comprehensive services, supporting all aspects of asset management for design, development, and construction processes, from conceptual planning and field surveys to design and specifications for construction. We continue our support beyond construction to include operations. We also provide cost estimating and bid coordination services, project management, and construction

supervision. Our expertise in the services we provide is a result of a targeted growth plan that integrates the technical superiority of staff and equipment with service excellence and ethical management standards. This has positioned Lowe as a forward-thinking industry leader at the forefront of technology, with skilled staff and integrated management systems.

Lowe now has a professional staff of over 130 people. Recent local municipal clients include the cities of Alpharetta, Brookhaven, Chamblee, Doraville, Dunwoody, Johns Creek, Lithonia, Milton, Roswell, Sandy Springs, Smyrna, South Fulton, Stonecrest, and Tucker, along with the counties of Cobb, DeKalb, Douglas, Gwinnett, Paulding, and Rockdale. Repeat work has been awarded from all of these clients based on the quality of Lowe's work product, staff performance, and responsiveness.

Summarizing this section, we can say that Lowe has been successfully performing municipal services since 2005 for similar-sized clients and has demonstrated that we have the needed capabilities.

SUMMARY OF STAFF

Lowe is led by seven Partners, who are listed below with their functional roles. All are located in our headquarters office and are authorized to make representations for Lowe.

Jon Drysdale, PE – Managing Partner, Chief Executive Officer
 Bill Daniel, PLS, CP – Chief Operating Officer
 Richard Meehan, PE – Chief Engineer, Chief Financial Officer
 Sameer Patharkar – Traffic Group Manager, Marketing and Administration Manager
 Josh Daniel, PLS – Survey Group Manager
 Jonathan Gazaway – Construction Survey Group Manager
 Jason Combs, GISP – Geospatial Group Manager

Working out of our headquarters office is a current staff of technical and support personnel, including:

- 15 Administrative Staff
- 19 Engineers
- 5 GIS Specialists
- 8 Land Surveyors
- 5+ Specialists, Technicians, etc.



ACCOMPLISHMENT, REPUTATION, AND PAST PERFORMANCE



Ashford Dunwoody Trail, Phase I

When it comes to our accomplishments and reputation as a multi-discipline engineering firm providing municipal services, Lowe is regarded as an industry leader in the State of Georgia.

Most recently, in 2025, Lowe won seven awards from the American Council of Engineering Companies (ACEC) Georgia Chapter for various projects the firm has completed, including the Children's Hospital of Atlanta project, which was awarded ACEC's Grand Prize. ACEC Engineering Excellence Merit Awards went to two City of Dunwoody projects. The first was for the Dunwoody Two in Two project for the rehabilitation of two miles of stormwater pipe in two years. The second was for the City's Georgetown Gateway project along the Chamblee Dunwoody Road corridor.

In Lowe's service to the City of Dunwoody, the City's Parks and Recreation Department has won Georgia Recreation and Park Association's (GRPA) Agency of the Year award for the years 2021, 2022, 2023, and 2024. GRPA has also honored Kate Borden with the 2023 Recreation Programming Network award, and the City's Holiday Lights program with its 2024 Outstanding Special Event award.

AWARD WINNING SERVICE PARKS & RECREATION



2024 winner of the Georgia Recreation and Park Association (GRPA) Agency of the Year award.



2023 Recreation Programming Network Award - Kate Borden



2023 GRPA Agency of the Year Award



2024 Outstanding Special Event Award - Holiday Lights



2022 Marketing & Visibility Award - Groovin' on the Green

AWARD WINNING SERVICE PUBLIC WORKS



Lowe Engineers 2025 winner of seven ACEC awards, including two merit awards for Dunwoody projects.



CAPABILITIES FOR SUCCESSFUL COMPLETION OF WORK

ATTRIBUTES, SPECIAL CAPABILITIES, TECHNIQUES, AND RESOURCES

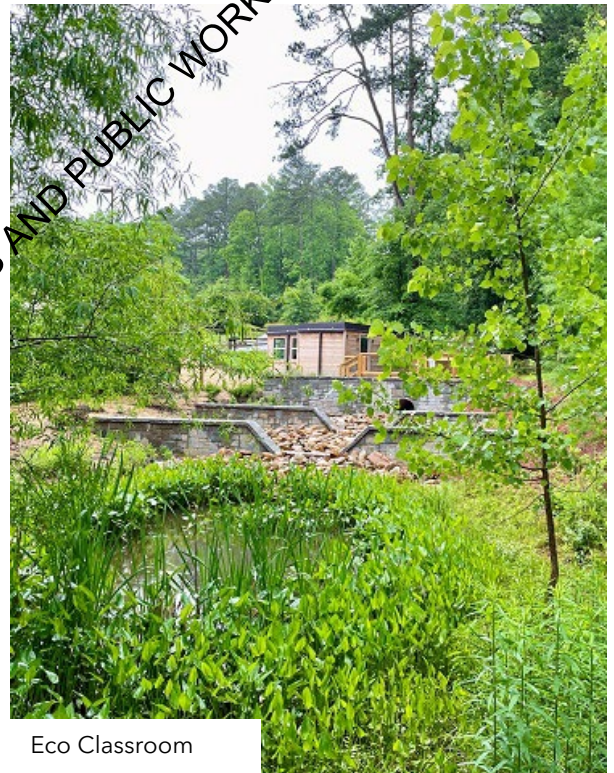
While our competitors can demonstrate extensive experience working with local governments on specific projects or programs, to our knowledge, **Lowe is one of only three firms that have experience in Georgia managing both a Public Works operation and a Parks and Recreation operation.** Lowe is uniquely qualified, not only based on our experience in Sandy Springs, Milton, Johns Creek, Tucker, and Brookhaven, but mainly because of our experience as part of the Dunwoody staff since the City's inception in 2008. Managers, engineers, and technical staff from our Municipal Engineering Group have served as part of your City staff for 17 years.

As Dunwoody's Public Works and Parks and Recreation staff, **Lowe has made progress with improving operations and has achieved efficiencies and cost savings in many areas.**

Our Dunwoody team is backed by the full resources of Lowe, which provides access to a full range of civil, transportation and traffic engineering, water resource, surveying, planning, GIS, and construction-related capabilities. Tasks not specified in the RFP that might be needed are within the day-to-day operational capacity of Lowe. Our large number of experienced back office support team members provide this additional operational capacity.

Based on our municipal experience, Lowe has assembled a team of professionals, technicians and administrative staff to specifically meet the needs of the City. The team structure and number of staff members have varied based on City initiatives and priorities and we have adjusted accordingly. These adjustments have included designers, transportation planners, traffic engineers, construction managers, surveyors, stormwater engineers, etc., who have previously worked directly or indirectly for Dunwoody and/or other local governments. Our team is very experienced using standard government procedures and practices, including bidding and procurement policies, grant management procedures, special construction procedures and standards, emergency response procedures and government accounting practices. We are thoroughly familiar with GDOT's Plan Development Process (PDP), ARC rules, and EPD policies and procedures.

Our staff's institutional knowledge and thorough understanding of the City's culture eliminates any learning curve and enables our staff to be continuously responsive and effective.



Eco Classroom





BACK OFFICE ATTRIBUTES, CAPABILITIES, AND RESOURCES

Lowe uses a combination of an on-site project team and a back office team to provide services to the City (see Organizational Chart). The on-site project team includes all individuals named on the organization chart and they are based at City facilities and/or frequently provide services and task accomplishment within the City. The project team has full access to the back office team capabilities, when needed. The primary back office team is located at our headquarters, which is within 1/2 mile of Dunwoody's city limits. We have additional back office assets located in other project offices in the Metro Atlanta area.

The on-site project team provides overall management resources, plus general civil engineering, traffic engineering, stormwater engineering, construction management, parks management, and recreation programming. The back office team has greater depth and specialized expertise in these areas, plus additional services, such as land planning, grants acquisition, surveying, mapping, and GIS.

LITIGATION HISTORY

With regard to any litigation in the past five (5) years involving the firm, there have been two cases. Number 1, a case was filed between Lowe Engineers and the City of Stonecrest in May of 2022. The City of Stonecrest asserts that Lowe and others were negligent in professional performance in regard to a resurfacing contract. The case is pending a decision and \$0 has been paid. Number 2, a case was filed in June of 2023 between Lowe Engineers and Pattillo Construction Corporation. Pattillo Construction Corporation claimed sidewalks designed by Lowe did not meet ADA minimum standards. The case is closed and \$50,000 was paid.

ONGOING SIMILAR CONTRACTS IN THE ATLANTA AREA

Shown in the matrix below are municipal clients Lowe provides, or has provided, municipal public works services for:

	Engineering and Design	Stormwater Infrastructure Management, MS4	Site Feasibility Studies	Site Development	Sidewalks, Trails, Streetscaping	Traffic Engineering, Studies, and Management	Signal and Sign Maintenance	Utility Design / Coordination	Permitting and Regulatory Compliance	Plan Reviews	Land Surveying, SUE, GIS Mapping	Erosion, Sedimentation, and Pollution Control	Hydrology	Construction Management Inspections, Testing	Communications	Public Meetings / Public Involvement	Program Administration
Alpharetta	•	•	•	•				•	•			•	•				•
Atlanta	•	•	•	•	•	•	•	•	•		•	•		•	•		•
Augusta	•				•			•	•					•			•
Austell	•				•	•	•	•	•		•			•			•
Ball Ground	•		•	•	•	•	•	•	•			•	•	•	•		•
Brookhaven	•	•			•	•	•	•	•	•				•	•	•	•
Canton	•	•	•	•					•			•	•				
Chamblee	•	•			•	•	•	•	•					•		•	•
Doraville	•	•			•	•	•	•	•	•	•			•	•	•	•
Dunwoody	•	•			•	•	•	•	•	•	•			•	•	•	•
East Point	•	•			•	•			•		•			•	•	•	•
Griffin	•	•						•	•		•						•
Johns Creek	•	•	•	•	•		•	•	•	•	•	•	•	•	•	•	•
Lithonia	•	•			•				•	•	•						•
Milton	•	•	•	•	•	•	•	•	•	•				•	•		•
Newnan	•		•	•		•			•								
Powder Springs		•							•		•						
Sandy Springs	•	•	•		•	•	•	•	•	•	•	•	•	•	•		•
South Fulton	•	•		•		•	•	•	•		•	•	•	•	•	•	
Stockbridge					•				•					•			
Stonecrest	•				•		•	•	•	•				•	•	•	•
Tucker	•				•	•	•	•	•	•	•			•	•		•
Union City	•	•			•	•	•	•	•		•			•	•		•
Cobb County	•				•	•	•	•	•		•				•		•
DeKalb County	•	•			•	•	•	•	•		•			•	•		•
Douglas County	•					•		•	•		•						
Forsyth County	•					•		•	•		•					•	•
Gwinnett County	•		•	•	•	•	•	•	•		•	•	•		•	•	•
Henry County	•	•						•	•		•			•		•	•
Rockdale County	•				•	•	•	•	•		•						•
Buckhead CID	•	•			•	•	•	•	•		•						•
Perimeter CID	•				•	•	•	•	•		•			•			•
ATL (SRTA)										•				•			
GDOT	•	•			•	•	•	•	•		•				•	•	•

As shown, Lowe is performing similar work for other municipalities in the Metro Atlanta area. The following are short descriptions of several of our ongoing projects.

Contracting Entity	Area of Contractual Services	Purpose of the Contract	Summary of Operations
City of East Point	Professional Engineering and Inspection Services	Assist the City in the performance of engineering requirements for various water and sewer projects.	Performed numerous inspections and are currently working on design and construction of repairs to a water supply reservoir and dam.
City of Johns Creek	On-Call Contract for Professional Services - Engineering, Design, and Related Services	Assist the City in the accomplishment of engineering requirements for various public works projects.	Performed several transportation project designs and performing construction engineering inspections at this time.
City of Lithonia	On-Call Contract for Professional Services - Engineering, Design, and Related Services	Assist the City in the accomplishment of engineering requirements for various public works projects.	Providing professional engineer support and advice in public works matters. Performing stormwater support. Providing design support.
City of Milton	Task Order Contract for Engineering Services for Stormwater Projects	Assist the City in MS4 and related stormwater infrastructure issues.	Providing engineering support for MS4 program needs.
City of Sandy Springs	Task Order Contract for Engineering Services for Traffic and Transportation Projects	Assist the City in the accomplishment of engineering requirements for various public works transportation projects.	Performed several transportation project designs.
City of Smyrna	Task Order Contract for Engineering and Related Services for Public Works Projects	Assist the City in the accomplishment of engineering requirements for various public works projects.	Providing surveying, GIS, stormwater inspection and engineering services.
City of South Fulton	Traffic Engineering and Capital/TSPLOST Project Management Services	Assist the City in traffic engineering and capital project management.	Performing traffic studies, design, and capital project management. Performed traffic operations support engineering.

Contracting Entity	Area of Contractual Services	Purpose of the Contract	Summary of Operations
City of Stonecrest	Municipal Engineering and Related Professional Services.	Assist the City with professional engineering support.	Performing a myriad of tasks in support of the City in engineering matters and capital program execution.
DeKalb County	Professional Engineering and Design Services for County Roads and Drainage Department	Assist the City with professional engineering support.	Performing numerous stormwater infrastructure inspections and related GIS support.
Douglas County	Professional Engineering and Related Services	Perform engineering and design services for transportation projects.	Performing design on a major road improvement project.

FINANCIAL RESOURCES

Lowe is a financially stable, privately held company that has shown a consistent ability to weather ups and downs in the economy. We are in great financial standing with our financial institutions and creditors. Statements and audited overheads are available upon request. We have further demonstrated that we have the financial resources to be successful in the performance of this contract.

APPROACH TO SUPPORTING THE CITY'S ENVIRONMENTAL SUSTAINABILITY GOALS

Lowe works diligently to incorporate the City's sustainability goals into its Public Works and Parks and Recreation capital projects. In Dunwoody, we have carried out many activities that have a positive environmental impact including:

- Supporting and maintaining Atlanta Regional Commission Green Communities Gold status
- Considering sustainability in procurement decisions
- Adhering to and enforcing the No Idling policy with vehicles and maintenance subcontractors
- Requiring recycled asphalt on paving projects and considering other lower impact resurfacing methods
- Implementing recycling in the parks
- Implementing a low-impact landscaping policy
- Engineering low-cost retrofits of bike lanes on resurfacing projects
- Implementing traffic signal synchronization to ease congestion and reduce idling time



WE ARE YOUR STAFF

Lowe believes quality begins with attracting and retaining talented, conscientious professionals with a wide breadth of capability and experience.

Our ability to provide highly qualified personnel has been demonstrated in the filling of several key positions under the current contract with Dunwoody. We have assigned some of our most experienced and qualified staff to the City—a number of which are licensed professionals. By providing seasoned and accomplished staff, we can deliver premium services with fewer people than traditional Public Works and Parks and Recreation operations.

Lowé has an in-house recruiter who has recruited many of the staff members we have provided to the City. In addition to a high level of understanding of the experience and talent needed to fill these positions, our recruiter has connections that give us a head start in filling any vacancies.

We have a high level of retention in our staffing. Most have been assigned to the City for many years and are continuing to be excited about their assignment to the City.

OVERSIGHT AND ENSURING SUPERIOR WORK

Lowe provides significant oversight of our staff to ensure all services are performed in a superior manner. We have corporate leadership actively involved in the oversight and monitoring, plus senior managers on-site. In Dunwoody, Lowe has focused on three aspects of high-quality service: (1) providing qualified personnel, (2) instilling quality into processes, and (3) providing responsive service to the City and its citizens.

We ensure that our staff stays abreast of industry trends and innovative ideas by investing in training and participating in professional organizations. Under our current contract we have provided training in several technical and administrative areas. Lowe will continue to invest in our employees as we move forward. Our staff will be required to participate in professional organizations that offer opportunities for the sharing of information through professional journals, meetings, seminars, and training sessions.

We plan to remain active in the following organizations:

- American Public Works Association
- American Society of Civil Engineers
- American Society of Highway Engineers
- Institute of Transportation Engineers
- Georgia Association of Floodplain Managers
- Southeastern Stormwater Association
- Georgia Recreation Professionals
- Georgia Recreation and Park Association

Our focus on training and participation in professional organizations allows us to present the City with innovative ideas and approaches to public works and parks and recreation needs.

Lowe instills quality into the day-to-day operation of the Public Works and Parks and Recreation Departments in sometimes small but significant ways. Examples include:

- We have a peer review policy that requires all formal communication, such as technical reports and letters to citizens be reviewed by more than one person before release.
- Lowe's professional experience includes construction monitoring and quality control. Our staff knows what it takes to ensure quality in construction and infrastructure improvements and are actively engaged in every project.
- For larger projects that require full-time observation and specialty testing, we direct independent firms that specialize in construction quality control testing. When work is not completed in accordance with specifications, or to the satisfaction of the City, we require the work to be redone or deduct the cost of the work from the value of the contract.



Quality service requires responsiveness to the City and its citizens. The City expects privatized City services to provide a higher level of service than citizens are accustomed to receiving from traditional governments and we have been able to fulfill this expectation.

Our Dunwoody staff has set internal goals to respond to calls and emails promptly but always within 12 business hours. We prioritize and set target completion times for maintenance work orders with the maintenance subcontractor. Citizens who submit requests through the City's SeeClickFix mobile app or website are automatically updated through SeeClickFix notifications throughout all stages of the City's review process. Explanations and information are provided in response to requests that are denied. When possible, staff forwards non-City issues to the appropriate contacts. Automated responses are also posted to SeeClickFix requests that transition to a work order. Poor communication is frustrating for citizens and elected officials—Lowe is committed to ensuring professional, responsive service.

CITY-STAFF COLLABORATION

Lowe will continue to focus on efficiency and cost savings in Public Works and Parks and Recreation operations. Just as we have been doing, we will evaluate opportunities for changes that increase efficiency and/or save costs.

If these options appear satisfactory, we will recommend them to the Department Managers and the City Manager. For cases in which the improvements are within our managers' authority to implement, we will do so while coordinating as needed with the appropriate City staff.

Lowe evaluates efficiency and cost-saving improvements by staying informed about industry best practices and by critically assessing emerging technology and innovative practices.

We stay abreast of innovations through our experience, communication with professional contacts in other agencies, and participation in professional organizations. Lowe has sent several members of the municipal project staff to local, regional and national conferences where they were able to learn about new technologies and exchange ideas and practices with colleagues.

In coordination with Dunwoody leadership, the Lowe stormwater team has also successfully presented multiple times at GAWP and SESWA annual

conferences to outline the City's accomplishments. In 2024, these presentations focused on both the proactive maintenance approaches Lowe used to accomplish two years of pipe rehabilitation in two years and the Dunwoody Nature Center boardwalk and stream restoration projects.

COMMUNICATION WITH CITY OFFICIALS

As demonstrated over the last 17 years, Lowe is available 24 hours per day, seven days a week through our emergency phone system and staffing plan. All members of the Dunwoody staff are equipped with laptops and/or iPads and iPhones. Internal customer service is as important to our staff as service to the public.

Lowe is committed to fulfilling the requests of Department Managers, the City Manager and City staff in an expedited manner. Our staff hold regular meetings where we go over the status of action plans and review deadlines. As part of this contract, Lowe proposes to continue to utilize MS Project, project management, and scheduling software, to enhance our ability to manage and track some of the larger infrastructure projects that are underway or anticipated to begin in the next few years.

Lowe meets regularly on a quarterly basis (and as needed) with the City Manager, Assistant City Manager, and Department Managers to review and address contract performance.



TRANSITIONS AND VACANCIES

APPROACH TO TRANSITION ISSUES

As we are currently providing management services, Lowe offers the advantage of not needing a transition period at the beginning of this contract. Our institutional knowledge and staff availability will result in an efficient continuation of services and no cost to the City for transition in our service areas. Lowe is also working with other current City service area providers and will continue to coordinate with them as we have done over the years. We will assist any new service area providers if they are added to the City team. We have worked with all potential firms in the past and anticipate no problems during any transition.

Lowe is fully committed to supporting a successful and orderly transition should the City elect to award this work to another contractor. Throughout the course of our contract, we have documented processes and procedures and have maintained records and other documentation to support any future transition. During the conversion period, we will work closely with the new contractor to transition records and other documentation to support an orderly process. We will develop a phase-out/phase-in plan in detail to ensure all scope items continue to be serviced during any transitional period.

FILLING POSITIONS IN TIMES OF VACANCY

Lowe is uniquely staffed to support the City in the Public Works and Parks and Recreation Departments. Virtually all of our proposed on-site personnel have been working at the City for at least a year and most have several years' experience at the City. Many of our back office staff have been supporting the City since its formation in 2008. Our locally based depth of experience allows us to provide uninterrupted, seamless support during times of vacation, sickness, FMLA or attrition.

Lowe has demonstrated this depth several times over the years when new positions were needed or staff changes were desired.

In the event key personnel and/or staff members assigned to the City's contract should be unable, for whatever reason, to perform their duties for any period of time, Lowe will discuss the need for backfill with the City's Department Manager. If a replacement is requested, Lowe first addresses such circumstances proactively by selecting key personnel and team members who have the workload capacity and resources they need to successfully perform in their assigned positions.

In the case of unforeseen circumstances, Lowe is prepared to fill an assignment seamlessly, be it for technical or managerial support. Project leaders will evaluate the need, discuss with the City's Department Managers, and quickly assign or reassign qualified personnel to meet project requirements.

We take pride in recruiting and hiring seasoned professionals, so we always have in-house expertise to assist in preventing potential workflow disruptions and surges. In this capacity, our back office staff functions as a temporary bridge until a permanent solution is put in place.

FACILITIES, EQUIPMENT, AND SUPPLIES



The equipment and supplies used for this contract are listed below. Some are dedicated items and others are as needed.

- Drones to provide aerial imagery and mapping
- Handheld GPS units
- AutoCAD and Microstation design software
- iPhones for all staff
- iPads for select staff
- Digital cameras
- Technical Library resources (e.g., AASHTO Design Guide, MUTCD, etc.)
- Trucks for select positions
- Hand tools and field equipment
- Stormwater pole cameras
- Surveying equipment
- LIDAR devices to obtain scanning and mapping both aerial and ground-based

Lowe's corporate headquarters office its resources, such as color plotters and technical equipment, are available, if needed, by on-site Dunwoody staff.





WE ARE YOUR STAFF

QUALIFICATIONS AND EXPERIENCE WITH DELIVERY OF MUNICIPAL SERVICES DESCRIBED

Lowe is one of the few firms that have demonstrated the ability to perform outstanding municipal services in a public-private-partnership environment.

We have been part of private teams that have supported Dunwoody, Brookhaven, Sandy Springs, Milton, Johns Creek, Stonecrest, Tucker, Union City, and Chattahoochee Hills over the last 20 years. We have developed and demonstrated the ability to become part of the City, adopting the City's philosophies and goals as our own, and accomplishing our services as a City stakeholder, not just a consultant. Our proposed staff, including our back office, has hundreds of years of experience in the delivery of municipal services required by this project, and is uniquely qualified based on our continuous service to the City.

STAFF TRAINING

Lowe ensures that our staff is adequately trained and up-to-date at the beginning of the contract, and remains abreast of industry trends by investing in training and participating in professional organizations throughout the term of the contract.

Resumes of the proposed on-site staff are provided in this response section.

SAFETY TRAINING

Under the current contract and over the past 17 years, Lowe personnel have attended risk management training and will continue to comply with OSHA and other laws and regulations regarding workplace safety and hazardous materials.

CROSS-TRAINING

Lowe has developed a cross-training and job-sharing program that produces efficiencies in service delivery. We have successfully demonstrated the concept of job sharing on numerous outsourced service contracts by cross-training certain members of staff to perform multiple job functions. This approach allows us to reassign staff to different functions as the workload dictates.

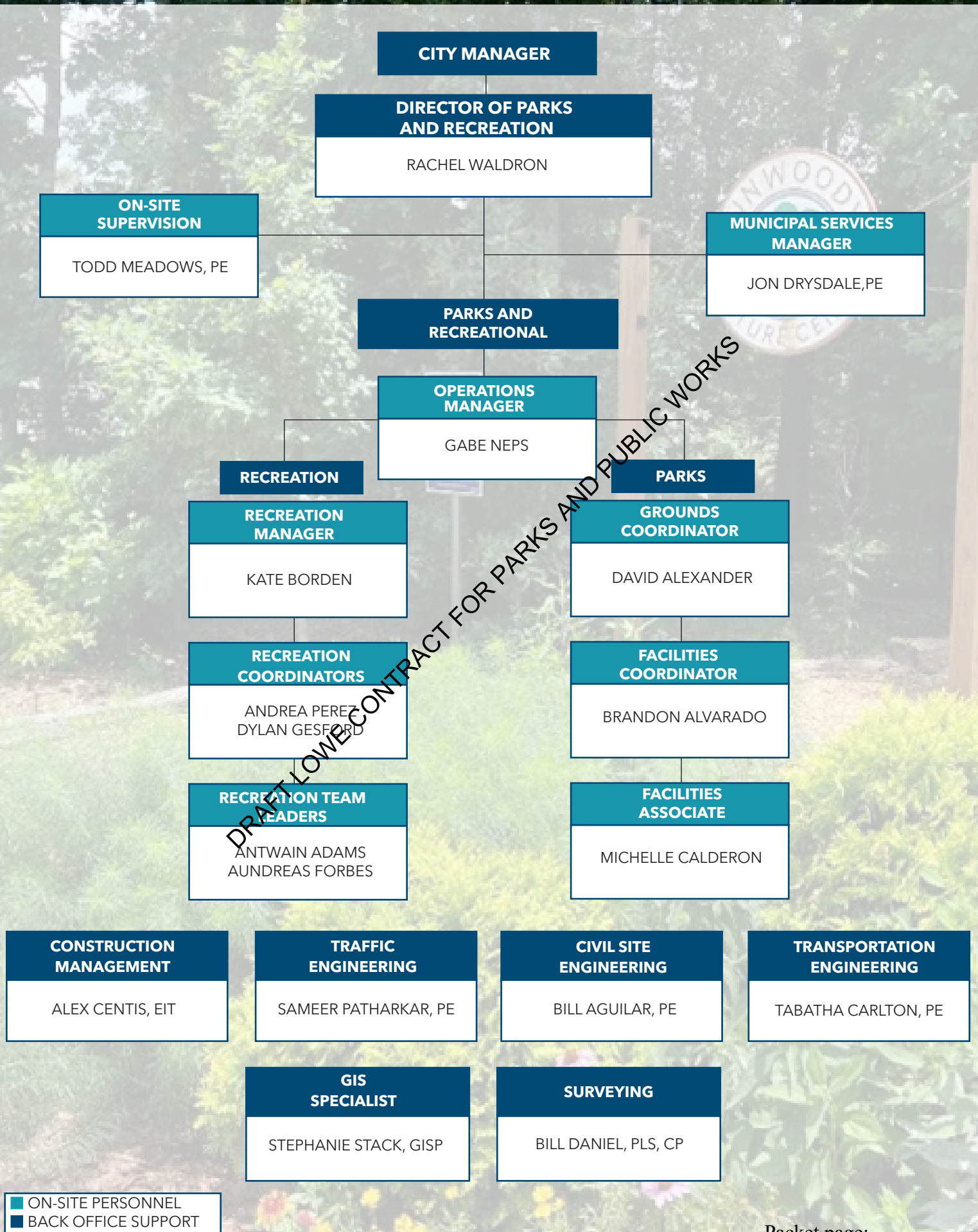
CONTINUING EDUCATION

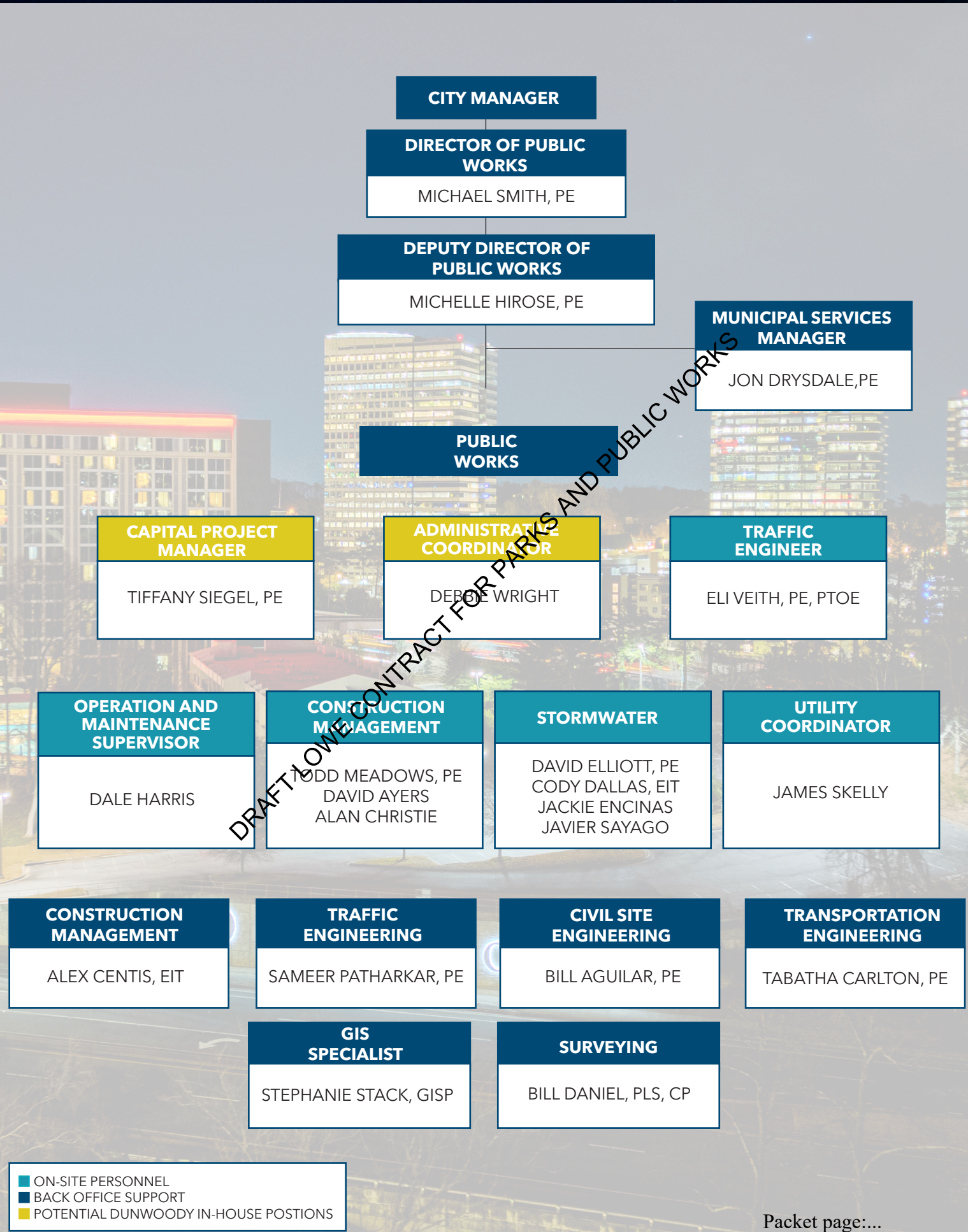
As we proceed through the next contract, Lowe will continue to invest in our employees by requiring staff to participate in professional organizations, continuing education, development of new skills, and integration of new technology. Most of our project team consists of professionals that have continuing education requirements to maintain active registrations or certifications. We will prepare documentation annually that outlines our training plans.

Lowe will also continue to be adaptable, work with other departments, receive annual training to become aware of changes to regulations and changes to staff at regulating agencies. Lowe staff keeps up-to-date on changes to the latest checklists and project requirements. Our focus on training and participation in professional organizations allows Lowe to continue to bring the City innovative ideas and approaches to public works and parks and recreation needs.

Lowe will also remain flexible and able to provide additional back office support when applicable. The City Department Managers will be consulted before any changes are made in on-site staffing to ensure high-quality performance is maintained.









GABE NEPS

OPERATIONS MANAGER

YEARS OF EXPERIENCE

26

EDUCATION

Tulsa Welding School,
Master Welding Program,
2010

Sea School, Coast Guard
100-Ton Masters Course,
08/2008

Sea School, Coast Guard-
Approved STCW BST
Class, 07/2008

Sea School, Coast
Guard-Approved Towing
Endorsement Course,
10/2007

Sea School, Coast Guard-
Approved OUPV Course,
09/2006

ACCOMPLISHMENTS

- Managed and completed over 25 million dollars in Parks projects and improvements
- Spearheaded expansion of the Parks and Recreation Department's maintenance program from 12 ground staff in 2016 to 28 staff currently.
- Instrumental in the expansion of the Parks Management team from 3 staff in 2016 to 8 full-time and 1 part-time staff member currently.
- Instrumental along with City IT Department in adding the facilities@dunwoodyga.gov email and work order program

Gabe Neps has many years of field experience overseeing property management for government and private clients. He also has experience in project management, general construction, field maintenance and landscape irrigation. He currently manages 30+ field staff and contractors..

PARKS AND RECREATION DEPARTMENT AND PUBLIC RIGHT-OF-WAYS

City of Dunwoody, Georgia

Oversaw comprehensive park and field maintenance, including synthetic turf care and facility upkeep. Managed vendor contracts, developed maintenance schedules, and ensured safety compliance. Led project management efforts—bid development, proposal review, budgeting, and construction oversight. Supervised staff, delegated tasks, conducted evaluations, and maintained a safe, efficient work environment. Regularly communicated with the public and addressed community concerns.

PUBLIC RIGHT-OF-WAYS, CITY OF DUNWOODY, GA

City of Dunwoody, Georgia

Directed full project lifecycle from bid development to contract award, including proposal evaluation, budget oversight, and specification compliance. Ensured job site safety, addressed public concerns, and monitored right-of-way projects. Led team operations—prioritized tasks, trained staff, conducted evaluations, and managed staffing decisions. Maintained clear communication with staff and the public to support transparency and project goals.

BROOK RUN BASEBALL FIELD SHADE STRUCTURE PROJECT

City of Dunwoody, Georgia

Installation of 8 new 12'x20' spectator shade structures

RTCC CONTROL ROOM PROJECT

City of Dunwoody, Georgia

The installation of a Real Time Crime Center for the Dunwoody Police Department. This included a new floating floor, electrical and data lines, paint, as well as backer board for and installation of twelve 55-inch flat screens along with furniture installation.

TWO BRIDGES PARK BUILDOUT

City of Dunwoody, Georgia

Starting with working on concept and design with the Parks Director for the 5-acre park. We completed the addition of the City's first splash pad, pumphouse for the splash pad along with two pavilions, bathrooms, playground, exercise equipment parking lot, with paved and soft trails.

TWO BRIDGES PLAYGROUND AND SPLASH PAD SHADE STRUCTURE PROJECT

City of Dunwoody, Georgia

Installation of shade sail structures covering the playground and splash pad totaling 7,000 square feet.

ART CENTER CLASSROOM EXPANSION PROJECT

City of Dunwoody, Georgia

Project included the addition of a new two-story 40,000 square foot facility with multiple classrooms, meeting space, restrooms, and landscaping.

CITY HALL HVAC FRONT END MONITORING SYSTEM PROJECT, CITY OF DUNWOODY, GA

City of Dunwoody, Georgia

The upgrade and installation of new programming software and hardware for City Hall HVAC. New software has enabled the City to now monitor the system, adjust values, and troubleshoot issues in-house before calling in HVAC technicians.

ART CENTER BANDSHELL AND PAVILION INSTALLATION

City of Dunwoody, Georgia

Purchase and installation of new band shell for outdoor classes and events

LOWE
ENGINEERS



KATE BORDEN

RECREATION MANAGER

YEARS OF EXPERIENCE

18

EDUCATION

BS, Recreation
Administration, Georgia
State University, 2006
Middle Georgia College, 2
years of coursework
CPRP Certification through
NRPA
CYSA Certification through
NAYS
Graduate of GRPA George
Harris Management School
leadership program.
Completed all 3
leadership series.
Recreation Camp
Graduate
NAYS-certified as a Youth
Sports Administrator

ACCOMPLISHMENTS

- Graduate of George Harris Management School leadership program through GRPA.
- Completed all 3 leadership series
- Started a successful Holiday Family Photo event
- Brought Therapeutic Recreation Programs to the city programs.
- Received the Recreation Programming Network Award in 2023 by the Georgia Recreation and Park Association, District 6.
- Achieved Certified Park and Recreation Professional (CPRP) certification.

Kate Borden possesses extensive management experience in the area of parks and recreation. Her background also includes coordination of special events, youth sports administration, revamping of a summer camp program for kids, and athletic program coordination. Kate's expertise further involves oversight of budgets, management of employees and volunteer groups, event and field scheduling, as well as teaching classes and oversight of instructional programs. Kate is an active member of NRPA and GRPA.

CITY OF DUNWOODY PARKS AND RECREATION, DUNWOODY, GA

Currently managing all parks and recreation programs for the City, including hiring instructors, managing the recreation budget and payments, implementing and organizing events. Overseeing all athletic programs and rentals at the fields, as well as all athletic usage agreements for the City. Managing and handling all annex rentals and permits for events within city parks. Events include 5Ks, large events, annex events and others. Assisting with all events as needed, and managing the department website and CivicPlus

CITY OF DUNWOODY PARKS AND RECREATION, DUNWOODY, GA

From January 2020 to January 2024, planned, implemented, and executed all programming for the City, including hiring instructors, payments, etc. Oversaw all athletic programs, AA agreements, schedules, and rentals at the parks and annex. Updated the department website, CivicRec contact, and provided other administrative work. Provided event assistance when needed.

CHEROKEE RECREATION & PARKS AGENCY, WOODSTOCK, GA

Managed summer camps for 400+ children annually, expanded youth programs, and grew a 5K event from 7 to 700+ participants. Oversaw scheduling, rentals, and coordination for 10 parks and 12 youth associations. Handled budgets, hiring, payroll, staff oversight, and volunteer coordination. Led program registration, marketing, and financial tracking. Supported therapeutic and senior programs and helped plan large-scale events, including a 600-person Volunteer Banquet.

RECREATION BUDGET, CITY OF DUNWOODY, GA

Kate managed and maintain the Recreation Division's yearly budget. I provide recommended changes for preparation for the department budget.

THERAPEUTIC RECREATION PROGRAMS, CITY OF DUNWOODY, GA

Kate started 3 new therapeutic programs for the city. Soccer, Tennis and Special Olympics.

OVERSEE ALL OF ATHLETICS, CITY OF DUNWOODY, GA

Kate schedules, manage and implement all programs regarding athletics for the department. This is programs and rentals, AA agreements, AA manual, liaison between AA groups and the city.

OVERSEE ALL ANNEX RENTALS AND ACTIVITIES, CITY OF DUNWOODY, GA

Kate managed the schedule at the annex along with any rentals or events we have at that location.. Helped with the set up and take down of the Parks tent. Gathered and displayed all supplies and merchandise, as well as advertisements for future events at the park. Provided support and representation of the City at the Parks tent.

SPECIAL EVENT PERMIT APPLICATIONS, CITY OF DUNWOODY, GA

Kate handled all permits for outside events that take place inside our parks.





ANDREA PEREZ

RECREATION COORDINATOR

YEARS OF EXPERIENCE

20

EDUCATION

BS, Psychology, Roger Williams University, 2002

ACCOMPLISHMENTS

- Hired in April of 2022, Andrea Perez was promoted to full-time Recreation Program Coordinator in 2024.
- Completed FAA training and received a drone pilot license
- Completed training and scheduled to take the CPRP (Certified Parks and Rec Professional) certification

Andrea Perez manages rentals for all pavilions, coordinates bookings and ordering of supplies, coordinates vendors, maintains schedules, ensures facilities are well-maintained, facilitates events, performs community outreach, and organizes volunteers. She further listens to citizen concerns and incorporates feedback into City initiatives. At events, Andrea also assists with various functions such as providing spaces for activities, setting up information booths, organizing creative activities, distributing giveaways, and ensuring citizens feel appreciated and connected to the City.

MARTIN LUTHER KING JR. DAY OF SERVICE 2024 AT BROOK RUN PARK

City of Dunwoody, Georgia

Helped coordinate volunteers to plant 5,000 daffodil bulbs in Brook Run Park. Assisted with gathering supplies and refreshments for the volunteers.

VALENTINE'S DAY PET PORTRAITS 2024 AT BROOK RUN DOG PARK

City of Dunwoody, Georgia

Assisted with gathering supplies, dog and human refreshments and maintained communication before and after with participants regarding the event. The event invited people to bring their furry valentine to the Brook Run Dog Park for professional photos and treats!

WOMEN'S HISTORY MONTH MURALS 2024 AT BROOK RUN SKATE PARK, CITY OF DUNWOODY, GA

City of Dunwoody, Georgia

Helped coordinate the display of the artwork/ murals of 9 artists at Brook Run Skate Park to celebrate Women's History Month. Assisted with gathering artist bios and displaying them next to their art.

NAP DRAGON ART FESTIVAL EXHIBIT 2024 AT THE BROOK RUN DUNWOODY COMMUNITY GARDEN,

City of Dunwoody, Georgia

Purchased a variety of art crafts for the event. Assembled bird houses, solar systems, about 40 bracelets, finger puppets, dream catchers, bookmarks and various activities for the children attending the exhibition. This was an event in partnership with the Dunwoody Community Garden & Orchard at Brook Run and Spruill Center for the Arts.

FOOD TRUCK THURSDAY, MAY 2024 AT BROOK RUN PARK

City of Dunwoody, Georgia

Assisted with setup and takedown of the Parks tent; organized supplies, merchandise, and promotional materials for upcoming events. Represented the City at the event, presented in partnership with the Dunwoody Homeowners Association.

KIDS TO PARKS DAY 2024 AT BROOK RUN PARK

City of Dunwoody, Georgia

Assisted with setup and takedown of the Parks tent; organized supplies, merchandise, and event advertisements. Represented the City and supported activities at the tent. Helped facilitate a family-friendly environment featuring face painters, DJ, bubbles, The Music Class, concessions, balloon artists, and more

BLACK HISTORY MONTH MURALS 2024 AT BROOK RUN SKATE PARK

City of Dunwoody, Georgia

Helped coordinate the display of artwork/ murals from five artists at Brook Run Skate Park to celebrate Black History Month. Assisted with gathering artist bios and displaying them next to their art.

TRICK OR TREAT 2024

City of Dunwoody, Georgia

Dunwoody Police Department partners with the Parks and Recreation Department as well as program instructors to set up booths and decorate their tents, give out candy, etc. Includes entertainment and vendors.



ANTWAIN ADAMS

RECREATION TEAM LEADER

YEARS OF EXPERIENCE

13

EDUCATION

B.S.Ed., Recreation,
Georgia Southwestern
State University, May 2011
CPR Certified

ACCOMPLISHMENTS

- CPR certified
- Helped to minimize complaints and rental issues by 75%
- Attended the NRPA conference and GRPA Programmers Workshops
- Successfully helped and contributed my knowledge and expertise with parks events

Antwain Adams is an experienced professional specializing in recreational program development, facility management, and team leadership. With a strong background in promoting wellness and providing exceptional recreational experiences, Antwain is dedicated to enhancing community engagement and enrichment. He supervises various recreational activities and programs, ensuring the safety and enjoyment of participants. His work involves effective communication with stakeholders, leadership, supervision, and the implementation of safety protocols to participants involved in recreational activities.

RECREATION LEADER

City of Dunwoody, Georgia

Supervised recreational activities and programs at parks and facilities; assisted with daily operations including setup, maintenance, and equipment use. Communicated with participants, parents, and stakeholders. Provided leadership and ensured safety by enforcing protocols. Evaluated program effectiveness to support continuous improvement.

TRICK OR TREAT

City of Dunwoody, Georgia

For this Halloween celebration, dressed up as Tweedledum and actively engaged with kids and visitors by passing out candy and contributing to their enjoyment of the event. Also coordinated with event staff to maintain a secure environment and smooth operations.

BROOK RUN HOLIDAY LIGHTS

City of Dunwoody, Georgia

Managed the setup and maintenance of light installations. Made sure all light were operational, conducted regular inspections, and oversaw overall safety and enjoyment of visitors

KIDS TO PARKS DAY

City of Dunwoody, Georgia

Oversaw setup of various activities and engaged with kids and families to help create a joyful atmosphere.

FIELD RENTALS

City of Dunwoody, Georgia

Oversight of scheduling and allocation of fields, working closely with teams and coaches to accommodate their needs. Responsibilities include ensuring all necessary arrangements are in place, from field setup to maintenance, providing a top-notch experience for players and spectators.

//Creating vibrant and engaging recreational experiences is my passion. At the City of Dunwoody, I strive to foster a safe and inclusive environment where community members can thrive, connect, and enjoy the benefits of active living."



BRANDON ALVARADO

FACILITIES COORDINATOR

YEARS OF EXPERIENCE

8

EDUCATION

AS, Computer Science,
Atlanta Technical College,
2020
YearUp Program, Atlanta
Technical College, 2 Years

ACCOMPLISHMENTS

- Completed a Project Manager role in masonry repairs around Brook Run Park
- Part of the Parks and Rec team winning a GRPA award in 2025

Brandon Alvarado has over seven years of experience working in facility operations and maintenance/utility work, in addition to a background in IT security. He has expertise in coordinating project plans as well as drywall, electrical, and plumbing repairs.

BALLET ROOM FLOOR REMODELING, SPRUILL CENTER FOR THE ARTS

City of Dunwoody, Georgia

Remodeling of the ballet room for a better look and feel. The old floor tile was outdated, cracked, and lobsided. A new mirror that runs across one side of the wall to help enhance ballet classes held in this room is also installed.

GREEN ROOM REMODELING, SPRUILL CENTER FOR THE ARTS

City of Dunwoody, Georgia

Remodeling of the backstage green room area in the theater, including restrooms.

DONALDSON BANISTER FARM WASH ROOM REMODELING AND FACILITY REPAINTING

City of Dunwoody, Georgia

Pressure washing and repainting exterior side of the facilities at the farm as well as patching and repairing bad boards. Work included demolition and recementing of the washroom facility as well as an interior and exterior paint job for it.

REPAIRING AND RESETTING ROCKS ALONG THE STREAM AT BROOK RUN PARK

City of Dunwoody, Georgia

Repair and resetting of rocks and stones along the Brook Run Park water stream.

REMODELING OF COURTYARD AT SPRUILL CENTER FOR THE ARTS

City of Dunwoody, Georgia

Full remodeling of the courtyard area as well as installation of a new stage area

///I have worked in the city of Dunwoody for a couple of years now and now that I am the Facilities Coordinator, I can safely say I am where I want to be. My team makes work so much easier with how well they have trained me and have taught me the fundamentals I need to perform at the highest level possible. "



DAVID ALEXANDER

GROUNDS COORDINATOR

YEARS OF EXPERIENCE

20

EDUCATION

BS, Turfgrass Management,
Clemson University, 2013
ISA Arborist Certification

ACCOMPLISHMENTS

- Developed valuable relationships with citizens and contractors.
- Attended maintenance management school, learning from top performers in the parks industry.
- Received ISA Arborist certification.

David has worked in outdoor recreation for over 20 years. His experience lies in facilities and grounds maintenance, right-of-way maintenance, and working with the public. His skills include expertise in plant health, runoff mitigation, landscaping, project management, team leadership, tree risk assessment, and implementing Best Management Practices.

PARKS AND RECREATION DEPARTMENT

City of Dunwoody, Georgia

Responsibilities primarily include ensuring a clean, enjoyable, and, above all, safe space for outdoor recreation for the community. They further include working with Triscapes, the company currently holding the parks maintenance contract as well as the right-of-way contract, along with ensuring the quality and consistency of work being done, and responding to and anticipating maintenance needs. Development of relationships with citizens and contractors is instrumental. Responsibilities also include right-of-way maintenance, keeping roads and sidewalks clear of debris and hazards, and overseeing line of site management.

BROOK RUN DOG PARK PROJECT

City of Dunwoody, Georgia

Completed a secondary entrance and exit installed at Brook Run Dog park in response to safety concerns. This was an opportunity to expand accessibility in this area. The project included restriping, a ramp, and paved sidewalk to a sitting area.

BROOK RUN PARK PROJECT

City of Dunwoody, Georgia

Additional fencing installed at Brook Run to address Mayor/ Council concerns about high volume parking issues near the multi-use field. This addressed a potential safety issue noticed by Lowe staff near the amphitheater. A fence was installed to deny vehicle access to the amphitheater area.

GARDEN CLUB SITework

City of Dunwoody, Georgia

Ongoing projects with the Dunwoody Garden Club throughout the City to keep focal points in year-long pristine conditions, as well as fostering extremely valuable personal relationships with community leaders

///I love working for Dunwoody Parks because I enjoy building and maintaining safe, beautiful, and enjoyable outdoor recreation for all."



MICHELLE CALDERON

YEARS OF EXPERIENCE

12

EDUCATION

High School Diploma,
International School of San
Pedro Sula, Class '17

ACCOMPLISHMENTS

- Successfully completed certified Flagger training
- Coordinated and completed in-ground footing installation with Blount Construction for the "Letter D" art sculpture at Two Bridges Park
- Collaborated with the Grounds Coordinator on multiple planting and beautification projects in preparation for park ribbon-cutting events

Michelle Calderon has experience across the landscape, construction, and customer service industries. Her background and field work include overseeing and coordinating multiple construction projects, maintaining facilities, managing work orders, conducting safety and project inspections, securing permits, meeting with contractors to review plans, and managing staff as well as coordinating with city officials, contractors and vendors. She has further managed and coordinated crews across multiple disciplines and contributed to logistics operations in different departments.

NORTH SHALLOWFORD ANNEX

City of Dunwoody, Georgia

Assisted in identifying issues related to both structural elements and finishing details of the project. Additionally, facilitated communication with staff by translating and clarifying critical project details that required attention.

TWO BRIDGES SIDEWALK ADDITION

City of Dunwoody, Georgia

Supervised the formwork setup and concrete pour for the installation of a new sidewalk connecting the parking strip to the park, ensuring compliance with design specifications and safety standards.

DUNWOODY NATURE CENTER BOARDWALK

City of Dunwoody, Georgia

Assisted in sourcing hardwood trees for the ongoing stormwater project. Coordinated logistics and communication between the ground's coordinator, on-site contractor, and Triscapes to ensure timely and efficient delivery.

TWO BRIDGES ART SCULPTURE

City of Dunwoody, Georgia

Coordinated with contractors on formwork, concrete pours, and sculpture installation. Oversaw placement and anchoring for structural stability and alignment. Supported site beautification for public unveiling.

ASSET MANAGEMENT

City of Dunwoody, Georgia

Developing a comprehensive asset catalog for all city parks and facilities, including quantities, values, and lifecycle data. Integrating dataset into Cityworks with geospatial mapping for improved access to maintenance history, replacement costs, and planning insights. Enhancing operational efficiency and supporting strategic budgeting decisions.

SAND VOLLEYBALL PLANS FOR HOMECOMING PARK

City of Dunwoody, Georgia

Developed detailed design plans for a volleyball court, incorporating drainage solutions and comprehensive cost estimates to support project planning and execution. Prepared materials for presentation to the Parks Director for use in discussions with city council members.

//Working for Dunwoody is more than just a job—it's a place where I look forward to contributing each day and where my ideas are brought to life without the constraints of traditional hierarchy."



DYLAN GESFORD

RECREATION COORDINATOR

YEARS OF EXPERIENCE

2

EDUCATION

BA, Sport, Tourism, and
Hospitality Management,
Temple University, 2022

Dylan Gesford plans and organizes the City of Dunwoody's recreation special events each year. He also helps manage the Parks and Recreation Department's social media, and marketing of all events and programs. Dylan ensures all entertainment, vendors, and partners are knowledgeable of all event details. He further coordinates logistical items needed for events. Other responsibilities mainly center around providing weekly, monthly, and quarterly Parks and Recreation communications. He is responsible for the L.E.A.F., the Parks and Recreation Guide for the City of Dunwoody. Dylan also creates marketing materials for Department programs and distribute them around parks for residents to see.

KIDS TO PARKS DAY 2024 AT BROOK RUN PARK

City of Dunwoody, Georgia

A nationally recognized Parks and Recreation day to connect kids and families to Dunwoody Parks. Organized and coordinated live performances, entertainment, vendors, sponsors, and partners to attend and give away their products. Promoted and advertised the event.

GROOVIN' ON THE GREEN SERIES 2024 AT BROOK RUN PARK AMPHITHEATRE

City of Dunwoody, Georgia

Free live concert with giveaways, food trucks, and other entertainment. Coordinated bands, food trucks and vendors attending. Promoted and advertised the event.

PICS IN THE PARK SERIES 2024 AT BERNOSHAL PARK

City of Dunwoody, Georgia

Free movie in the park with free candy, popcorn, and giveaways. Coordinated the screen delivery and set-up, chose the movie, and coordinated vendors attending. Promoted and advertised the event.

FOOD TRUCK THURSDAY 2024 AT BROOK RUN PARK

City of Dunwoody, Georgia

Event for the community to listen to live music and enjoy the food trucks. Promoted and advertised the event. Attended and, in part, managed the Parks tent with giveaways and information about upcoming events.

L.E.A.F. GUIDE TO DUNWOODY PARKS AND RECREATION

City of Dunwoody, Georgia

Leisure events and fun guide to the current season's events, programs, parks and amenities, and rental resources. Quarterly updated editions. Flyers for Parks and partners events.

// It is an honor to be a part of such a great community and to be able to help put together events that bring everyone together."



TODD MEADOWS, PE

CONSTRUCTION MANAGER

YEARS OF EXPERIENCE

40

EDUCATION

Post-Graduate Studies and Squadron Officers School, U. S. Air Force, 1985-1987
BS, Civil Engineering, Clemson University, 1984

ACCOMPLISHMENTS

- Competitively re-bid On-call materials testing and small construction contracts to ensure the best value for the City and quality workmanship
- Continue to improve communication with the public on capital projects throughout all project phases
- Continue to improve the quality of Dunwoody capital projects with increased QC review by experienced staff. This will reduce change orders and field engineering during construction, reduce cost, and shorten construction schedules
- Work with PCID on joint projects within the PCID overlay
- Establish a standard design workflow to include Subsurface Utility Engineering (SUE) on all major projects
- Facilitate public art improvements at the CDR/Womack site retaining wall during the construction process.

Todd Meadows has considerable experience in construction project management and all phases of project development, from concept design to project delivery. He is an accomplished leader on a wide variety of municipal, corporate, and institutional projects, delivering exceptional customer satisfaction built on mutual trust, collaborative effort, understanding and ethical business practices.

PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS

City of Dunwoody, Georgia

Managed \$50M+ in citywide projects since 2016, including resurfacing, signals, ATMS, sidewalks, trails, and intersections. Oversaw construction staff, prepared bid packages, coordinated with residents, and provided executive updates on budgets and schedules.

CHAMBLEE DUNWOODY ROAD AT SPALDING DRIVE INTERSECTION

City of Dunwoody, Georgia

Managed intersection realignment and grade adjustments to improve safety and visibility at Spalding Dr./Chamblee Dunwoody Rd. Added turn lanes, sidewalks, bike lanes, drainage upgrades and a decorative mast arm signal.

ASHFORD DUNWOODY TRAIL PHASE I

City of Dunwoody, Georgia

Delivered bike/pedestrian project with 10' two-way cycle track, 8' sidewalk, lighting, ITS fiber, plazas, and landscaping. Connected Hammond cycle track to future Phase 2, advancing Dunwoody's multimodal link from MARTA to Dunwoody Village.

GEORGETOWN GATEWAY PROJECT (GDOT PI 0012875)

City of Dunwoody, Georgia

Led intersection upgrades with stormwater, lighting, landscaping, and trail enhancements; managed ¾ mile water main replacement, railway extension, sidewalk widening, lane reconfiguration, and utility improvements.

“I’ve always enjoyed being of service - looking for ways to make our community better. The essence of what we deliver for the citizens of Dunwoody is public service. We’re continually looking for ways to make the residents of our city smile. This, in turn, brings me personal and professional satisfaction”

ROBERTS DRIVE INTERSECTION SIDEWALK AND ROADWAY IMPROVEMENTS

City of Dunwoody, Georgia

Managed half-mile road widening with sidewalks, bike lanes, curb and gutter, and stormwater upgrades (1,560 LF pipe, 47 structures). Included new traffic signal, turn lanes, and fire station alert signage. Improved access to new elementary school between Dunwoody Knoll Dr. and Chamblee Dunwoody Rd.

TILLY MILL ROAD @ ANDOVER DRIVE STORMWATER AND PEDESTRIAN IMPROVEMENTS

City of Dunwoody, Georgia

Improved pedestrian safety with sidewalk extensions and a refuge island based on FHWA guidance. Upgraded 600+ LF of undersized storm pipe after evaluating existing infrastructure capacity and condition.

BALLFIELDS AT BROOK RUN PARK

City of Dunwoody, Georgia

Supported design oversight, bid preparation, and IDIQ contract negotiations. Led contractor meetings, managed reports, change orders, and owner-furnished contracts. Ensured early East Field delivery despite weather delays, conducted final inspections, and managed warranty issues.



ALAN CHRISTIE

CONSTRUCTION MANAGEMENT

YEARS OF EXPERIENCE

10

EDUCATION

BS, Civil Engineering,
Kennesaw State University,
2022

Certified GDOT Field
Concrete Technician
Certified GSWCC Level 1A
Certified ACI Field
Technician 1

ACCOMPLISHMENTS

- Strengthened the plan review process with insights into constructability and utility coordination.
- Co-managed complex stormwater maintenance projects and capital projects.
- Helped close-out the City's most complex streetscape project. Involvement included managing contractors, FHWA/GDOT documentation, right-of-way acquisition, and problem-solving design conflicts.
- Built relationships with AGL, GPC, and DWM Operations teams that lead to faster turnaround times on emergencies and project conflicts.

Alan Christie is a construction engineer with a background in construction management, including utility coordination, overseeing contractors, providing construction project documentation, and coordinating best management practices. He also has experience in inspections, drafting daily field reports, coordinating construction material testing, reviewing reports, checking material delivery tickets, and providing pre- and post-construction inspections.

GEORGETOWN GATEWAY PROJECT (GDOT PI 0012875 - CHAMBLEE DUNWOODY ROAD FROM COTILLION DRIVE TO PEELER ROAD)

City of Dunwoody, Georgia

This project is the most complex streetscape project Dunwoody has undertaken. The Chamblee Dunwoody Road corridor, between I-285 and Peeler Road, serves as a signature gateway into the city. Dunwoody partnered with GDOT to design and construct the Georgetown Gateway Project for a safer, more welcoming environment to pedestrians, cyclists, and motorists. The project boasts an extension of the Dunwoody Trailway, wider sidewalks, landscape beautification, decorative site lighting, stormwater infrastructure intersection improvements, roadway profile adjustments, new lane configurations, and underground utility upgrades.

DUNWOODY PARK SIDEWALK PROJECT

City of Dunwoody, Georgia

Managed the right-of-way improvement project along the eastbound side of Dunwoody Park. The improvements included 475 LF of new sidewalk and granite-faced wall, 3 ADA ramps, sodded beauty strip, and 2 modified stormwater structures.

//Dunwoody continually provides supportive leadership that listens to its citizens and develops actionable plans that benefit the community. I am amazed by how cohesively the vision of Dunwoody is established and the breadth of work that is managed. Every day working here feels interesting and impactful."





CODY DALLAS

STORMWATER ENGINEER

YEARS OF EXPERIENCE

9

EDUCATION

BS, Environmental Engineering, Georgia Institute of Technology, 2015
GSWCC Level 1A NPDES Fundamentals Blue Card OSHA Confined Space Training (No. 1289), 2016

ACCOMPLISHMENTS

- Received APWA accreditation.
- Reviewing feasibility of an Adopt-a-Stream startup for Dunwoody.

Cody Dallas has extensive experience in the operation of municipal stormwater utilities, Georgia MS4 permitting, annual report preparation, best management practice selection, as well as development of municipal stormwater management programs and regular evaluation of NPDES-related ordinances for regulatory compliance. She has also performed BMP feasibility evaluations, outfall identification based on experience with EPD interpretation, review of stormwater maintenance agreements (SWMA), follow-up activities with commercial property owners to ensure proper inspection and maintenance of stormwater structures, as well as follow-up dry weather screening. She has worked in these areas for several local governments.

STORMWATER MANAGEMENT SERVICES

City of Dunwoody, Georgia

Support and assistance for development and maintenance of the city's stormwater utility and MS4 program. Responsibilities include EPD audit, inspection of right-of-way stormwater structures, and assistance with development of the City's Extent of Service Policy.

2022-2027 STORMWATER MANAGEMENT PROGRAM

City of Dunwoody, Georgia

Creation of all associated documents and programs required for the City's continued coverage under the State's revised MS4 permit. Also generated inspection schedules for all City-owned assets that stabilized the annual stormwater budget.

MS4 PERMIT COMPLIANCE

City of Dunwoody, Georgia

Maintains continuous compliant status for the City's NPDES MS4 permit. Passed audits conducted by the Metro North Georgia Water Planning District (MNGWPD) and the Georgia Environmental Protection Division (EPD).

STORMWATER SUPPORT IN COORDINATION WITH PAVING SCHEDULE

City of Dunwoody, Georgia

Managed inspections done for stormwater assets located under roads to be paved in the upcoming year. Assessed pipe conditions and determined necessary repairs.

CROOKED CREEK WATER QUALITY SAMPLING

City of Dunwoody, Georgia

Designed sampling plan for Dunwoody's Crooked Creek basin to trace sources contributing to elevated E. coli as reported by the Chattahoochee Riverkeepers volunteer group, Neighborhood Water Watch (NWW).

CITYWORKS STANDARDIZATION, CITY OF DUNWOODY, GA

City of Dunwoody, Georgia

Ensuring consistent application of the City's asset management system, enhanced tracking of metrics and identifying redesign opportunities based on recurrence of specific issues.

“I am grateful every day for the opportunity to serve the community I was raised in. Working for the City of Dunwoody has been professionally rewarding and a personal joy.”



DALE HARRIS

OPERATIONS AND MAINTENANCE SUPERVISOR

YEARS OF EXPERIENCE

22

EDUCATION

MPA, Public Administration,
Central Michigan
University, 2010
BS, Organizational
Management, Covenant
College, 2008
AS, Environmental
Horticulture, Floyd
College, 1996

ACCOMPLISHMENTS

- Conducted comprehensive reviews and assessments to identify and address service request (SR) issues related to potholes, sidewalks, and utility concerns
- Communicated and planned with various utility companies during the planning and construction stages of all city construction projects
- Spearheaded the revitalization of maintenance practices for city-owned detention ponds following resident complaints of neglect.
- Conducted thorough research to identify practical solutions, leading to the recommendation and successful implementation of a bi-annual contract with Get Your Goat Rentals for vegetation clearing.

Dale Harris is a project manager with over 25 years of experience in the public sector with road construction, streetscapes, stormwater projects, and utility coordination. He has a proven history of fostering positive relationships meeting team, individual, and management objectives. His background further includes strong knowledge of administrative and on-site project oversight.

OAKPOINTE SIDEWALK PROJECT, CITY OF DUNWOODY, GA

City of Dunwoody, Georgia

Managed the Dunwoody Road sidewalk project encompassing the installation of 137 linear feet of new sidewalk featuring a beauty strip along the southbound side of Chamblee Dunwoody Road. On the northbound side, successfully executed the replacement of 50 linear feet of sidewalk, inclusive of a new inlet and pour-in-place storm structure with a modified pedestal top inlet, and removed and replaced an ADA ramp. Overcame various challenges throughout the project timeline, including adverse weather conditions, logistical complexities arising from contractor inexperience, and language barriers.

BETH SHOLOM SYNAGOGUE SIDEWALK PROJECT

City of Dunwoody, Georgia

Managed the comprehensive renovation of infrastructure along Winters Chapel Road in front of Beth Sholom Synagogue for the City of Dunwoody. Scope included the meticulous removal of 175 linear feet of curb and gutter, 160 linear feet of 5-foot sidewalk, and 160 linear feet of newly installed asphalt. Installed 175 linear feet of header curb, incorporated a variable width beauty strip spanning the project's length, and constructed a 160-foot 6-foot sidewalk complete with an ADA ramp at the south end. Coordinated closely with DeKalb Water OPS to facilitate the installation of a new 24" X 36" water meter, ensuring seamless integration with existing utilities and minimal disruption to local operations.

PAVER RENOVATION

PCID, Georgia

The PCID Paver Renovation project covered multiple segments along Perimeter Center West, starting from 135 Perimeter Center West on the western boundary and concluding at 115 Perimeter Center Place on the eastern edge, exclusively within the Perimeter Center West area. The project scope entailed the systematic removal, leveling, and relaying of pavers across these designated locations. In total, 600 square yards of pavers were meticulously rehabilitated, effectively mitigating numerous trip hazards identified throughout the project area.



DAVID AYERS

CONSTRUCTION MANAGEMENT

YEARS OF EXPERIENCE

39

EDUCATION

BS, Mechanical Engineering Technology, Southern College of Technology, 1987
Jackson County SPLOST Oversight Committee Member - March 2017 to Present
Jackson County Planning Commission Vice Chairman November 2016 to December 2019

ACCOMPLISHMENTS

- Completed the construction of two Resurfacing projects for the annual program.
- Completed the Winters Chapel Rd Trail Phase 1 project along with the Chamblee Dunwoody Rd at Womack Rd Intersection Improvement Project.
- Completed the Dunwoody Rd sidewalk Project.
- Completed the installation of two PHB installations for the City

David has spent much of his career supporting public works projects on the state, county, and municipal levels, managing a range of small to multimillion-dollar projects including capital infrastructure improvements. He has provided pavement and construction management services for the City of Dunwoody, pavement management services for the City of Brookhaven, and served as Construction Project Manager for the Georgia Department of Transportation (GDOT).

MUNICIPAL WORKS SERVICES, INFRASTRUCTURE IMPROVEMENTS

City of Brookhaven, Georgia

Provided technical advisement and project oversight for city infrastructure, including milling and resurfacing of Clairmont Road. Supported maintenance of 120+ miles of streets, 53+ miles of sidewalks, 51 traffic signals, 4,600+ signs, and 16,000+ stormwater assets. Managed work orders, set priorities, and tracked progress.

SPLOST AND CAPITAL INFRASTRUCTURE PROJECTS, ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT

Athens, Georgia

Managed SPLOST and capital infrastructure projects, including stormwater, intersections, sidewalks, bridges, and bike lanes. Supervised project coordinators, oversaw funding, grants, and payments. Developed bid specs and coordinated with consultants for compliance. Led pavement management program—inspected roads, handled public inquiries, developed annual work plans, supervised staff, and managed project approvals.

MULTIPLE ROADWAY PROJECTS, GDOT,

Atlanta, Georgia

Oversaw all aspects of assigned construction projects, including budgeting, public relations, staff supervision, and daily operations. Managed \$20M, 20-mile highway project and additional projects totaling \$10M. Led two award-winning projects recognized by the State of Georgia for Best in New Construction and Resurfacing.

PUBLIC WORKS DEPARTMENT, CITY OF DUNWOODY, DUNWOODY, GA PAVEMENT MANAGER

City of Dunwoody, Georgia

Led annual citywide resurfacing program, overseeing pavement management and resurfacing of 200+ roads, including high-traffic corridors and bike lane integration. Served as GDOT LMIG liaison. Managed 2024 projects including Ashford Dunwoody DDI, Perimeter Center roads, and time-sensitive Library parking facility rebuild with ADA upgrades and stakeholder coordination.

CONSTRUCTION PROJECT MANAGER

City of Dunwoody, Georgia

Managed \$20M+ in publicly funded roadway projects, including widening, bike lane integration, stormwater improvements, sidewalks, and traffic signals. Provided technical support and oversaw pavement management, citywide resurfacing, and roadway striping. Coordinated utility work and signal maintenance; led resurfacing of major corridors and local roads.

CAPITAL AND LMIG PAVING PROGRAM

City of Doraville, Georgia

Oversight of the annual paving program and the Special Tax District Capital paving program. The \$1.2 million 2024 annual Capital program was completed in the fall of 2024 and the Special Tax District program for 2024 is ongoing with a contract value of \$3.1 Million.



DAVID ELLIOTT, PE

STORMWATER ENGINEER

YEARS OF EXPERIENCE

21

EDUCATION

BS, Civil Engineering,
Georgia Institute of
Technology, 2007
BS, Forest Resources
(Hydrology and Soils
Concentrations), University
of Georgia, 2003

PE No. 036088 (GA),
038430 (NC)
GSWCC Level II NPDES
Erosion Control Design
Leadership in Energy and
Environmental Design
(LEED) – Green Associate
Certified Soil Scientist –
Georgia

David Elliott, PE has 21 years of experience in both the private and public aspects of water and stormwater infrastructure. He currently serves multiple communities in the Atlanta Metro Area, as well as manages water resource projects and capital improvements. His areas of specialty include water resources, public works operations, policy development, construction, utility management, master planning, MS4 permitting and reporting, site design, and permitting with various regulatory bodies.

STORMWATER MS4 PROGRAM AND UTILITY MANAGEMENT PROGRAM

Brookhaven, Georgia

Assisted in managing stormwater infrastructure through an annual drainage inventory program covering 20% of the system. Inspected detention ponds, structures, conveyances, and outfalls per CIP policies. Supported maintenance of ~10,000 structures, 10,100 conveyances, 340 ponds, and 180 miles of pipe within ROW and easements.

STORMWATER UTILITY MANAGEMENT AND MS4 PROGRAM

Brookhaven, Georgia

Supported stormwater management through an annual inventory program covering 20% of the system. Conducted inspections of conveyances, detention ponds, and outfalls with dry weather screening. Assisted in maintaining a system of 10,200 structures, 10,000 conveyances, 340 ponds, and 180 miles of pipe.

STORMWATER UTILITY ON-CALL CONSULTING

Tucker, Georgia

Conducted citywide stormwater pipe capacity assessments within ROW, including hydrologic and hydraulic calculations for system upgrades and culvert replacements. Provided GIS mapping and related support as needed.

MS4 INSPECTIONS

Dekalb County, Georgia

Assisted with annual inspection of ~11,000 stormwater structures for MS4 compliance. Conducted field visits, collected data, and uploaded condition photos to the County's GIS database.

STORMWATER SYSTEM ASSESSMENT AND CAPITAL IMPROVEMENT PLAN

Powder Springs, Georgia

Led system-wide inventory and condition assessment of 8,000+ stormwater assets to support a 10-year capital improvement plan for the City of Powder Springs. Estimated 2024-based capital and O&M costs using field data and financial tools.

MS4 INVENTORY AND INSPECTIONS

Union City, Georgia

Responsibilities included involvement in the management of stormwater infrastructure inventory and inspections in support of MS4 permit activities for over 600 structures. Services included field visits, data collection, and condition photos uploaded to the City's GIS database.

STORMWATER UTILITY MANAGER (2013-2019),

City of Dunwoody, Georgia

Managed \$10M in stormwater projects, including replacements, rehab, video inspections, and special studies. Oversaw maintenance of 11,000+ structures and 130 miles of pipe. Handled budgeting, forecasting, policy development, and project prioritization using GIS. Coordinated with residents, contractors, and agencies; ensured compliance with FEMA, EPD, USACE, and NPDES requirements. Led permitting, inspections, and flood mapping updates.



DEBORAH WRIGHT

ADMINISTRATIVE COORDINATOR

YEARS OF EXPERIENCE

40

EDUCATION

Edgecombe Technical College
East Carolina University

ACCOMPLISHMENTS

- Annual concur invoices processed from January 1, 2023, through December 2024: 2576 invoices totaling \$6,447,621.12.
- Processed requisitions and purchase orders: 2023 - 140 with a receipt total of \$15,554,815.40
2024 - 164 with a receipt total of \$18,805,921.62
- Records retention completed for 2023/2024.
- Planning of the May 2023 and 2024 Annual Public Works Luncheon for all municipalities.
- Beginning the APWA accreditation process, monthly meetings, and updates.
- Received the Shining Star Award at the 2024 Dunwoody annual holiday luncheon

Debbie Wright possesses extensive administrative support experience, providing a variety of services for municipalities includes office organization and administration, expertise in records and database management, support of call center / CSR activities, financial support, the processing of work orders, invoices, and procurement applications, as well as superior customer service in working with staff and city residents.

PUBLIC WORKS DEPARTMENT

Public Works Administrator - City of Dunwoody, Georgia

Administrative support for management team and associates. Management of grant funding for public works projects. Process all public works, stormwater, and parks invoices through concur/sap. Create requisitions and purchase orders for invoices over 10k. Reconcile procurement card purchases for public works team and parks associates (70). Updating and maintenance of ga811 and cityworks applications for work orders and service requests. Management of see,click,fix application for citizen input and resolution.

CITY OF WINSTON SALEM, NORTH CAROLINA

Senior Administrative Assistant and Financial Technician

Administrative support for Utilities Director and Management team. Point of contact for escalated utility issues. Timekeeper on Kronos for utilities administration and HR liaison for department. Recording for Secretary for City/County Utility Commission meetings and budget meetings, including preparation and editing of all agenda items into AgendaBook. Planning and oversight of the annual Yard Party for field crews (approximately 350 attendees). Reconciliation of procurement card purchases. All document processing (grievances, separation reports, accident/incident reports, etc.). Department representative for Arts Council and United Way campaigns.

DRAFT LOWE CONTRACT FOR PARKS AND PUBLIC WORKS

///I love working with the citizens, staff, and vendors here at Dunwoody.

We are a cohesive and professional team striving to accommodate concerns and solve problems that present. I am typically the first point of contact for citizen inquiries, and I love being able to assist with their concerns and issues. Customer service is our top priority!"





ELI VEITH, PE, PTOE

TRAFFIC ENGINEER

YEARS OF EXPERIENCE

26

EDUCATION

MS, Transportation Engineering, Georgia Inst of Technology, 2000
BS, Civil Engineering, George Mason University, 1998
Professional Engineer - GA No. 28481
Professional Traffic Operations Engineer - GA No. 1725

ACCOMPLISHMENTS

- Managed signal timing and construction assistance for Chamblee Dunwoody Gateway project.
- Retimed Chamblee-Dunwoody from Old Springhouse to Savoy for construction response and new traffic patterns.
- Managed construction response for delays from I-285/Ga 400 construction project.
- Helped design and install pedestrian signal at Chesnut Elementary. Maintained all traffic signals and school flashers.

Eli Veith has considerable professional experience in transportation engineering and Intelligent Transportation Systems (ITS). He is an expert in maximizing traffic signal efficiency and applying the benefits of traffic control centers. Eli spent a decade serving as Traffic Signal Engineer for the city of Alpharetta, becoming transportation division manager. He has also performed engineering work on behalf of the Departments of Transportation in multiple states, many metro Atlanta cities and counties, as well as several local Community Improvement Districts. Eli has extensive experience applying the latest in traffic engineering technology, including ethernet equipment, remote VPNs, remote-controlled relays, and CCTV recording systems. He has two patents pending for traffic signal control equipment, and has over 25,000 hours of experience in retiming signals and managing them remotely.

PEDESTRIAN SAFETY IMPROVEMENTS

City of Dunwoody, Georgia

Led pedestrian safety improvements citywide including new HAWK signals on Perimeter Center West and North Peachtree Road RRFB crossings, and upgrades to existing signalized crossings.

SCHOOL FLASHER CONNECTIVITY PROJECT

City of Dunwoody, Georgia

Designed and implemented cellular communication and monitoring for all city school flashers. Installed and programmed equipment to enable remote scheduling, power monitoring, and operational logging for enforcement support.

EXPANDED CCTV SYSTEM INSTALLATION

City of Dunwoody, Georgia

Designed and installed 24 HD CCTV cameras for traffic monitoring; coordinated with police to prioritize locations and integrated with city, GDOT 511, and police camera systems.

CITY-WIDE SIGNAL COMMUNICATIONS NETWORK EXPANSION

City of Dunwoody, Georgia

Expanded signal network with fiber optic installation along 6 miles of roadway. Upgraded traffic signal cabinets to enhance PTOP and TMC connectivity. Integrated ITS improvements to reduce delays and improve network efficiency.

ITS UPGRADES AND SYSTEM EXPANSION, PERIMETER CID

City of Dunwoody, Georgia

Upgraded fiber optic network and CCTVs for improved traffic signal communication and congestion monitoring. Designed and installed new traffic control center with Maxview server, BlueTOAD, and Sensys detection. Delivered signal and detection upgrades at 16+ intersections, added 21 CCTVs, 3 miles of fiber, and FYA signals at 7 locations.

///It has been my honor to serve the citizens of Dunwoody since

December of 2013. I am truly grateful for the opportunity I've had to build up the traffic signal communications from almost nothing when we started to a fully functional traffic control center that helps people every day. I am excited for the opportunity to continue working to improve all facets of transportation in the area."



JACQUELINE ENCINAS

STORMWATER ENGINEER

YEARS OF EXPERIENCE

2

EDUCATION

MS, Wildlife and Fisheries Resources, Clemson University, 2023
BS, Biology, University of North Georgia, 2017

Jacqueline Encinas is a water resource specialist, environmental projects administrator, and GIS research analyst. She possesses expertise in scientific communication, project coordination, stakeholder management, spatial analysis, and cartography. Her software skills include ESRI ArcGIS Pro, ArcOnline, Google Earth Engine, Adobe Creative Suite, Python, and JavaScript, as well as raster and vector data processing and analysis.

GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION

Atlanta, Georgia - Environmental Grants Administrator

Managed 20+ federally and state-funded water quality projects, overseeing data, invoicing, and grant compliance. Developed scopes, budgets, and amendments in coordination with stakeholders. Provided expertise on watershed restoration, NPDES pollution, and conservation programs. Prepared reports, led stakeholder communications, and supported funding decisions using ArcGIS Pro and EPA pollutant modeling tools.

GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION

Atlanta, Georgia - Environmental Compliance Specialist

Inspected facilities for compliance with NPDES permits, identifying and mitigating water quality risks. Used Google Earth Pro to assess discharge pathways. Provided technical guidance, conducted education outreach, and prepared reports and enforcement documentation.

GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION

Atlanta, Georgia - Outreach Specialist

Presented on water resource topics and collected statewide water quality data. Led Adopt-A-Stream and Project WET workshops to promote stewardship. Managed outreach databases, provided technical support, and designed educational materials using Adobe Creative Suite.

NASA DEVELOP NATIONAL PROGRAM, ANALYTICAL MECHANICS ASSOCIATES, INC

Remote - Geospatial Research Analyst

Analyzed remote sensing data in ArcGIS Pro and HEC-RAS to delineate flood zones in Santiago, Chile. Developed flood susceptibility maps and visualizations to support disaster relief. Translated technical findings into accessible reports and presentations for international and non-technical audiences.



JAMES SKELLY

UTILITY COORDINATOR

YEARS OF EXPERIENCE

24

EDUCATION

ME, Construction Engineering Management, University of Alabama Birmingham, 2015-2018
BSBA, Project Management, Colorado Technical University 2009
AAS, Management and Supervisory Development, Chattahoochee Technical College, 2007
GSWCC Level IB Inspector Certification

James Skelly has over 24 years of civil construction project management experience and has managed all phases of project development from concept design through project delivery. His professional experience includes a wide variety of responsibilities performing project management, program management, construction management, and team management. He possesses further expertise in the realms of multi-site operations, utility coordination, bid phase services, contract management, consulting, and plan review.

GEORGETOWN GATEWAY PROJECT (GDOT PI 0012875)

City of Dunwoody, Georgia

Intersection improvements at three intersections along Chamblee Dunwoody Road, with drainage/trail/lighting and landscape upgrades, ¾ mile water main replacement, in addition to protected pedestrian crosswalks. Completed, August 2024. \$7.4 million.

WINTERS CHAPEL

Doraville, Georgia

Construction engineering and inspection of ¾ mile of sidewalk installation along Winters Chapel Road, including drainage upgrades and pedestrian crosswalks for the City of Doraville. Completed, Summer 2023.

CEI SERVICES

Tucker, Georgia

Construction engineering and inspection of multiple contractors and projects throughout the City of Tucker including management of infrastructure repairs and upgrades of existing sidewalks, roads, signs, tree management, and drainage, etc. 2024.

ATLANTA-REGION TRANSIT LINK AUTHORITY (ATL) CEI SERVICES

Atlanta, Georgia

Provided full-time inspection for SRTA's Town Center XPress expansion, increasing capacity from 646 to 871 spaces. Oversaw grading, stormwater improvements, retaining walls, concrete bus lane, pedestrian plaza, shelters, lighting, and safety features. Managed multi-year, \$8.4M project.

CONSTRUCTION PROJECT MANAGER

Atlanta, Georgia

Provided full-time inspection for SRTA's new Gwinnett County park and ride facility. Oversaw grading, stormwater systems, detention pond, MSE and concrete retaining walls, concrete bus lane, pedestrian plaza, shelters, lighting, and emergency features. Managed multi-year, \$8.3M project completed in 2024.



JAVIER SAYAGO

STORMWATER ENGINEER

YEARS OF EXPERIENCE

15

EDUCATION

BS, Chemistry, Central University of Venezuela, Caracas, 1999
NPDES Certified Stormwater Inspector
MS4 Compliance and Enforcement Certified Inspector
NPDES Certified Sediment and Erosion Control Officer
NPDES Plan Reviewer

Javier Sayago is an environmental professional working directly with industries, federal, state, and local governments, citizens, and water professionals. He has 5 years of experience in stormwater program management as well as MS4 Phase I, II, and industrial inspections, along with stormwater operation and maintenance. His expertise extends to stream sampling, monitoring, and reporting on Georgia 305(b)/303(d) impaired waters, reporting illicit discharges from point sources, generating emergency response plans, as well as assisting with green infrastructure and low impact development programs for municipalities.

MS4 PROGRAM SERVICES

City of Dunwoody, Georgia

Oversees stormwater infrastructure inventory, inspection, and maintenance, managing hundreds of work orders. Leads NPDES reporting, budgeting, rate analysis, and policy development. Coordinates with residents and agencies to ensure compliance. Manages projects across design, construction, surveying, and capital improvement for the City's MS4 system.

STORMWATER SUPERVISION SERVICES

City of Tucker, Georgia

Supervises on-call contractor work, investigates issues, coordinates with citizens, and assembles bid documents. Reviews bids, recommends awards, and inspects materials, invoices, and labor for billing accuracy. Manages change orders with Public Works approval.

STORMWATER INSPECTION SERVICES

DeKalb County, Georgia

Manages inspections of 60,200 stormwater assets for MS4 permit compliance, documenting data in GIS. Identifies ownership for 51,600 structures. Conducts annual inspections of conveyances, outfalls, ponds, industrial sites, and HVPS/municipal facilities.

STORMWATER MANAGEMENT SERVICES

Doraville, Georgia

Conducted inventory, inspection, and assessment of stormwater infrastructure for MS4 and capital improvement programs. Supported projects including detention ponds, stream restoration, and environmental design. Inspected catch basins, pipes, ponds, ditches, manholes, and related structures.

STORMWATER MANAGEMENT SERVICES

Lithonia, Georgia

Performed inventory and condition assessments for MS4 and capital improvement projects. Supported design and restoration efforts. Inspected a wide range of stormwater structures including basins, ponds, pipes, ditches, and manholes.



TIFFANY SIEGEL, PE

CAPITAL PROJECTS MANAGER

YEARS OF EXPERIENCE

8

EDUCATION

BS, Civil Engineering,
Georgia Institute of
Technology, 2017
Professional Engineer: GA
#049125; AL #50590
GDOT Certifications: Plan
Development Process
(PDP), Local Administer
Project (LAP); Right-of-Way
Acquisition; and Title VI/
ADA Training
General: GSWCC Level 1B
Certified Inspector; OSHA-
10; OSHA-30

ACCOMPLISHMENTS

- ADA Transition Plan:
Updated and presented
to City Council; adopted
August 2024.

- PHB Outreach
Video: Partnered with
Communications staff
to create and share an
educational video on the
new Pedestrian Hybrid
Beacon at Chesnut
Elementary.

- 2025 GDOT TAP Grant:
Submitted for a 0.75-
mile N. Peachtree Path to
improve school access;
included five letters of
support from city leaders,
schools, and residents.

Tiffany Siegel is the Capital Projects Manager for the City of Dunwoody, overseeing transportation design and bike/pedestrian construction projects, ensuring they are delivered on time and within budget. With over 8 years of experience in Georgia's transportation sector, she has a strong background in design-build roadway construction, including both pre-let and post-let phases. She is well-versed in public engagement, ROW acquisition, ADA compliance, utility coordination, and industry standards (MUTCD, GDOT Standards/Details, GDOT PDP). Tiffany also manages lighting design projects in coordination with Georgia Power, oversees traffic calming petitions, submits Georgia EPE permits, and serves as the City's ADA coordinator.

ASHFORD DUNWOODY TRAIL, PHASE I

City Of Dunwoody, Georgia

Managed construction of a bike/pedestrian project featuring a 10' cycle track, 8' sidewalk lighting, ITS fiber, plazas, and landscaping. Completed in Winter 2024, the project connects Hammond Drive to Perimeter Center West, advancing multimodal access from Dunwoody MARTA to Dunwoody Village.

EIDSON ROAD /CHERRY HILL LANE PATH

City of Dunwoody, Georgia

Planned 12' concrete path with above-ground stormwater detention and landscaping to replace a former roadway. Construction expected to begin Summer 2025.

ADAMS ROAD WIDENING AND IMPROVEMENTS,

City of Dunwoody, Georgia

The Adams Road widening project includes improving 575' of Adams Road north of the Adams Walk to establish a consistent 20' typical section. This project completed construction in Fall 2024.

RIDGEVIEW ROAD WIDENING AND IMPROVEMENTS

City of Dunwoody, Georgia

The Ridgeview Road Widening Project includes improving 350' of Ridgeview Road immediately north of the Ridgeview Falls subdivision to establish a consistent 20' typical section. This is anticipated to start construction in 2025.

GEORGETOWN TRAIL

City of Dunwoody, Georgia

Managed shared-use path connecting Georgetown to Perimeter as part of the Top End Trail. Coordinated extensively with GDOT and GPC to align with the I-285 Express Lanes project within the shared ROW.

GDOT WINTERS CHAPEL PATH PHASE 2

City of Dunwoody, Georgia

Managed 0.6-mile federally funded shared-use path along Winters Chapel Road. Project includes signal upgrades, coordination with Peachtree Corners, and follows GDOT's Plan Development Process. Public involvement planned for Winter 2026; construction anticipated Fall 2028.

///I am so thankful to work for a city that has great leadership and supports the public works department. The Public Works team is wonderful and I truly enjoy coming to work each day and getting to work with these team members. I have learned so much from everyone I work with and I value that we work as a team and there is always support and guidance when needed."



EXPERIENCE WITH SIMILAR PROJECTS

WE ARE YOUR STAFF

Lowe has performed, or is still performing, numerous projects with similar scopes to these projects for the City of Dunwoody. First and foremost is our experience on these same projects for the City. We were fortunate enough to be selected and reselected for the performance of public works services since the City's creation in 2008 to the present time. In Parks and Recreation, again for the City, we were selected to run the Parks Department in 2013 and have also done so to the present time. Accordingly, we have extensive experience in serving the City, understand its needs, and have the resources to meet them.

Lowe is performing similar work at other locations. Please see the following short project descriptions for examples of our other projects.

- **City of Brookhaven Public Works Department:** Lowe's Municipal Group has provided an on-site team and off-site support team to staff and manage the Public Works Department for the City of Brookhaven since its formation in 2012.
- **City of Brookhaven Parks and Recreation Department:** Lowe's Municipal Group has provided an on-site team and off-site support team to staff and manage the start-up operations of the Parks and Recreation Department for the City of Brookhaven in 2013.
- **City of Tucker Public Works Department:** Lowe's Municipal Group has provided an on-site team and off-site support team to staff and manage the Public Works Department for the City of Tucker since March 2023.

- **City of Stonecrest Public Works Department:** Lowe's Municipal Group has provided an on-site team and off-site support team to staff and manage the Public Works Department for the City of Stonecrest since February 2022.
- **City of South Fulton Public Works Department:** Lowe's Municipal Group has provided an on-site team and off-site support team to staff and support the traffic engineering and operations for the Public Works Department for the City of South Fulton since October 2022.
- **Cities of Sandy Springs, Chamblee, Johns Creek, Doraville, Lithonia, Smyrna, and Milton:** Our Municipal Group has provided on-site and off-site municipal services to numerous cities to augment their resources and perform technical services not easily performed by limited staff. Lowe's responsibilities have included management of capital improvements programs, pre-construction planning, procurement and coordination of subcontractors' work packages, site inspection, plan review, review and approval of development plans and studies, design and review of signal, intersection and pedestrian improvements, and property acquisition. Additionally, we operate and maintain assets of these clients.
- **Perimeter Community Improvement Districts (PCIDs):** Lowe provides professional engineering and program management services under an on-call contract for various transportation infrastructure improvement projects. Services provided under this contract include transportation design services, land surveying, traffic engineering, environmental and geotechnical services, land acquisition services, construction management, and inspection services, as well as project administration.

Following is a table providing more examples of specific projects performed that have scopes similar to those needed by the City.

CONTRACTING ENTITY	AREA OF CONTRACTUAL SERVICE	MAJOR SUCCESSES AND ACCOMPLISHMENTS	HOW ANY ISSUES WERE RESOLVED
City of Milton	Stormwater and Plan Review Support	Provide MS4 stormwater permit support and community development plan review assistance.	No significant issues.
City of East Point	Engineering and Inspection Services for Various Water and Sewer Projects	Provide as-needed water infrastructure support.	No significant issues. We did have to contract with a Safe Dams Certified Engineer for support.
Cherokee County (Sub to TSW)	Park Infrastructure Design	Designed pedestrian paths, a splash pad, picnic area, soccer fields with spectator stands, general purpose fields, a senior center and a maintenance facility.	No significant issues.
DeKalb County	Professional Engineering and Design Services for Public Works	Provide MS4 stormwater infrastructure inspection services.	Mobilized additional resources to help the County meet a regulatory deadline.
Perimeter CID	Ashford Dunwoody Trail	Design of a commuter trail in the vicinity of Perimeter Mall.	No significant issues.
City of Johns Creek	Buice Road Trail	Design of a 10-foot-wide multi-use trail.	No significant issues.
City of Johns Creek	Abbotts Bridge Road	Design of sound abatement structures along Abbotts Mill Road.	No significant issues.
City of Johns Creek	Haynes Bridge Road Improvements	Design and construction plans for 1.4 miles of road widening to a four-lane divided corridor.	No significant issues.

CONTRACTING ENTITY	AREA OF CONTRACTUAL SERVICE	MAJOR SUCCESSES AND ACCOMPLISHMENTS	HOW ANY ISSUES WERE RESOLVED
Gwinnett County DOT	Rosebud Road Improvements	Design of a raised median, parallel parking, shoulders, drainage improvements, and a mid-block crossing.	No significant issues.
City of Alpharetta (Sub to TSW)	Greenway Design	Design of erosion control and grading for an existing pedestrian trail.	Had to work within a Georgia Power easement. No significant issues.
Gwinnett County DOT	South Puckett Road Improvements	Design for widening of approximately 1,400 feet of roadway.	No significant issues.
Perimeter CID	Lake Hearn Drive and Peachtree Dunwoody Road MARTA Station Connectivity	Implementation of many operational improvements.	Coordinating with GA 400 GDOT project delayed execution.
Cobb County DOT	Sandtown Road Improvements	Full operational and capacity analysis to identify improvements along the route and at five intersections.	No significant issues.
Cobb County DOT	Hickory Grove Sidewalks	Design of pedestrian facilities along two arterials with intersection crossing analysis.	No significant issues.
City of Tucker Parks and Recreation	Parks Infrastructure Assessment	Performed inspections and condition assessments of park facilities with recommended maintenance and improvements with cross sections.	No significant issues.
Douglas County	Maxham Road Sidewalks	Design of a sidewalk.	No significant issues.
GDOT	Park Infrastructure	Designed a pocket park with a mini pitch court and community garden.	No significant issues.
GDOT	SR 14 SPUR Improvements	Engineering services for conversion of an existing two-lane route to a multi-lane facility.	No significant issues.
GDOT	Lavista Road at Briarcliff Road Improvements	Design improvements to the existing intersection.	No significant issues.
GDOT	SR 17 Improvements	Design of three separate segments totaling 10.9 miles of a four-lane section of roadway.	No significant issues.



Dunwoody Nature Center, Crean Eco Classroom



Corners Court Concrete Pipe Installation



REFERENCES

WE ARE YOUR STAFF

In accordance with instructions in the Request for Proposals (RFP), Lowe has prepared this section of references. First, we are providing the three references for similar projects. Details on the projects are provided on project sheets including the clients contact information. The three contacts submitted have agreed to serve as references. No current City employees have been asked to be a reference.

After the three main references, we have provided, as the RFP directs, a complete list of other clients for which we have rendered services comparable in scope and size to those requested by the City of Dunwoody.



LOWE
ENGINEERS

CITY OF BROOKHAVEN

PROGRAM MANAGEMENT

PUBLIC WORKS

> LOCATION

Brookhaven, Georgia

> PROJECT DATES

2013 - Present

> CONTRACT VALUE

Total Billed - \$15,467,550

> REFERENCE

Christian Sigman City Manager
City of Brookhaven
4362 Peachtree Road
Brookhaven, GA 30319
Phone: 404.637.0513
Email: christian.sigman@brookhavenga.gov

In 2013, the City of Brookhaven selected Lowe Engineers to be the City's first Public Works service provider under a public-private partnership. Lowe embedded the City's first Public Works Director and a core team of full-time program and project managers, engineers and support staff in City Hall offices to manage all engineering, design, planning, capital projects, public outreach, construction management, inspections, and maintenance work for public works operations.

Areas of responsibility include operations, maintenance, procurement, engineering studies, design, construction, and management of: right-of-way, streets/pavement, street sweeping, sidewalks, pedestrian and multimodal planning, curb and gutter, street signs and lights, traffic signals, bridges, dams, stormwater infrastructure, the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit structures. Three members of Lowe's embedded team are fully certified through the GDOT Locally Administered Projects (LAP) program to support Brookhaven's credential as a LAP Certified Local Public Agency (LPA).

Daily, Lowe tracks and responds to all resident reports, many of which convert to Work Orders. Our maintenance management team sets work priorities, monitors progress and maintains records of all work orders. Work order priorities and lists are updated, and our team meets with maintenance crews daily to review work activities and convey expectations.

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CITY OF BROOKHAVEN

PROGRAM MANAGEMENT

To track performance, Lowe developed key performance indicators (KPIs) and measures to establish and communicate expected completion times based on assigned work order priority. We then review work with the contractor(s) to improve performance. Lowe staff responds to the citizens 24 hour/7-days a week.

The Public Works embedded staff includes 10 full-time-Lowe employees, 10 full-time (three crews) maintenance crews, and a half dozen part-time Public Works O&M related firms.

Often, we supplement our embedded staff with additional Lowe subject matter experts in program management, survey, design, traffic engineering, streetscape design, Construction Engineering & Inspection (CEI) and other areas.

Past and future Capital Improvement Projects include: roundabouts, pedestrian and bikeway facility improvements (including a three phase 14-foot-wide Greenway on N Fork Peachtree Creek), vehicular and pedestrian bridges, stormwater collection and conveyance systems, road widenings, intersection improvements, stream restoration projects, Category I dam facility rehabilitation, and more.

> ANNUAL MAINTENANCE BUDGET CURRENTLY UNDER EXECUTION

- Street maintenance
- Signal maintenance
- Citywide street sign replacement
- Stormwater utility management, operation, and maintenance
- MS4 assessment, operation, and maintenance / reporting
- Bridge and dam maintenance
- Pavement resurfacing program management
- General right-of-way maintenance
- Sidewalk/trail improvement program management
- ADA facility inventory and compliance assessment
- Intersection/main corridor improvements
- Special projects (as funded)



Packet page:...



LOWE
ENGINEERS

CITY OF DUNWOODY

PROGRAM MANAGEMENT

PARKS AND RECREATION

DRAFT LOWE CONTRACT FOR PARKS AND PUBLIC WORKS

> LOCATION

Dunwoody, Georgia

> PROJECT DATES

2013 - Present

> CONTRACT VALUE

Total Billed - \$2,156,955.88

> REFERENCE

Brent Walker (Former Parks and Recreation Director - City of Dunwoody)
Recreation and Parks Director (Current Position)
City of Sandy Springs
1 Galambos Way, Sandy Springs, GA 30328
Phone: 470.590.7541 (Cell)
Email: bwalker@sandyspringsga.gov

Under this fourth contract, Lowe has successfully managed and completed parks and recreation projects encompassing new construction capital projects, a wide variety of work orders, planning, design, budgeting, scheduling, maintenance, construction management, and program and event management.

During the current contract period, Dunwoody Parks and Recreation has continued to elevate its service standards, reinforcing our reputation as a top-tier agency. Our team's excellence was recognized once again, receiving the GRPA Agency of the Year award for the third consecutive year along with several other state-level awards. These accolades highlight the passion and innovation our staff brings to serving the community.

Professional development remains a top priority, with each team member committing to 80 hours of annual training through regional and national conferences. This dedication is producing tangible results: Gabe Neps and David Alexander graduated from the two-year NRPA North Carolina State Maintenance Management School, and Brandon Alvarado completed his first year of the program in January 2025. These efforts ensure our staff remains leaders in the field, consistently applying best practices to enhance operations and services.

CITY OF DUNWOODY

PROGRAM MANAGEMENT

PARKS AND RECREATION

Lowe has expanded recreation offerings, improved community engagement, and provided inclusive, diverse, and year-round programs to residents of all ages and backgrounds. The expansion of our programs and events meets the growing demand for recreational, cultural, and educational opportunities in Dunwoody. We have significantly broadened our program offerings over the past five years, introducing inclusive programs such as adaptive soccer and Special Pops tennis, both thriving with sold-out classes. Additional new offerings since 2020 include Tai Chi, Goat Pilates and Meditation classes, Tree Wellness, Walk with a Doc, dance classes and camps, summer athletic camps, babysitting classes, Santa Letters, Letters to Seniors, and Family Photos with Santa. Overall, we have increased programming by 60% since 2020.

Regarding events, we introduced biannual pop-up events in various parks, providing free items to residents over two-hour periods. Our holiday lights celebration has expanded annually, featuring new and exciting themes with additional lighting each year. The Groovin' Concert series continues to grow, incorporating special effects like advanced lighting and opening bands, showcasing local talent and renowned tribute bands. We also added a splash pad at Two Bridges Park, which now features an annual opening day event attracting approximately 200 community members each year. Overall event attendance has grown by 40% over the past five years.

We have significantly expanded our art programming in parks. Our story walk at Brook Run, developed in partnership with the local library, continues to attract families. New sculptures have been installed at Brook Run and Two Bridges Park, including the recent unveiling of our newest "D" sculpture. Our murals celebrating Women's History Month and Black History Month have grown each year, drawing artists from across the Southeast. Additionally, we are initiating artistic enhancements on benches around Dunwoody, including locations at the Annex and Brook Run.

We maintain strong partnerships with local schools and youth associations, continually enhancing athletic programming. We accommodate high school and middle school softball, DHS lacrosse, and soccer at Brook Run. Summer sports camps fill rapidly, prompting the addition of new camps such as flag football, ultimate frisbee, Rush Union soccer camps, and DHS camps. For younger children ages 2-5, we introduced soccer and Kidokinetics. Additionally, adult flag football leagues are available through Jam Sports.

This summer, we will upgrade our registration software and technology for pavilion reservations, program registrations, and permit applications. The new software will offer enhanced user-friendliness, featuring both an intuitive app and an improved website, addressing current system limitations and streamlining the registration process.

Significant progress has been achieved in capital projects and facility upgrades. Two Bridges Park was constructed and opened to the public, and Phase Two of Waterford Park was completed, adding restrooms and a playground. HVAC systems at City Hall and the Art Center were replaced with new, high-efficiency units. The Shallowford Annex underwent window replacements and water infiltration repairs. Field lighting was installed at the PCMS sports field, and we completed the demolition and landscaping of the former Austin Elementary site, now transformed into Wildcat Park. Monument signs were installed across multiple parks, and Lowe assumed full maintenance responsibilities for City Hall.

Community safety, accessibility, and sustainability have also seen substantial advancements. Over 25 security cameras were installed in collaboration with the Dunwoody Police Department and City IT, and construction of the Real-Time Crime Center (RTCC) room was completed. Accessibility improvements at Homecoming Park included the addition of 20 dedicated parking spaces. During our annual MLK Volunteer Day events over the past five years, we planted 800 trees and 30,000 daffodils, reinforcing our commitment to environmental stewardship. Notably, all these accomplishments have been achieved within or under the City's approved budget, highlighting our team's dedication to excellence and fiscal responsibility.



LOWE
ENGINEERS

CITY OF TUCKER

PROGRAM MANAGEMENT

PUBLIC WORKS

> LOCATION

Tucker, Georgia

> PROJECT DATES

2023 - Present

> CONTRACT VALUE

Total Billed - \$3,025,808

> REFERENCE

John McHenry
City Manager
City of Tucker
1975 Lakeside Parkway, Suite 350
Tucker, GA 30084
Phone: 770-530-9998
Email: jmchenry@tuckerga.gov

In 2023, Lowe Engineers was selected as the City of Tucker's first public works provider through a public-private partnership. A dedicated team of Lowe project managers, engineers, and support staff operate onsite at City offices, managing all aspects of public works—including roads, sidewalks, curbs, traffic signals, signage, and stormwater infrastructure.

Lowe provides 24/7 response to citizen service requests and manages utility and encroachment permitting to ensure all right-of-way work meets high standards and that sites are restored to original or better condition. Real-time work order tracking and daily coordination meetings keep operations efficient and transparent. Performance metrics guide response times and help improve contractor performance.

Beyond daily operations, Lowe plays a key role in the City's long-term infrastructure planning—identifying capital improvement needs and supporting strategic investment decisions.

The current annual maintenance program includes roadway, pavement, and stormwater maintenance; traffic signal, signage, and striping upkeep; right-of-way maintenance; sidewalk and trail improvements; and intersection and corridor enhancements.

OTHER REFERENCES

Client Name	Brief Description of Services	Dates of Services	Reference Contact
City of East Point	Engineering and Inspection Services for Various Water and Sewer Projects	November 2021 to Present	Ms. Melissa T. Echevarria, mechevarria@EastPointCity.org 404.270.7130
City of Johns Creek	On-Call Professional Services - Engineering, Design, and Related Services	September 2020 to Present	Chris Haggard, PE, Chris.Haggard@johnscreekga.gov 678.512.3253
City of Lithonia	Professional Engineering Support	October 2020 to Present	Donald DeJarnette, donald.dejarnette@lithoniacity.org 706.968.4802
City of Milton	Engineering Services for Stormwater Projects	October 2023 to Present	Scott Tkach, scott.tkach@miltonga.gov , 678.242.2619
City of Sandy Springs	Public Works and Transportation Engineering Services	December 2005 to December 2011	Marty Martin, mmartin@sandyspringsga.org 770.780.5600
City of Smyrna	Standby Engineering Professional Services	June 2024 to Present	Bo Jones, bjones@smyrnaga.gov 678.631.5430
City of South Fulton	Traffic Engineering and Capital/ TSPLOST Project Management Services	August 2022 to Present	Antonio Valenzuela, antonio.valenzuela@cityofsouthfultonga.gov , 470.809.7451
City of Stonecrest	Municipal Engineering and Professional Services	February 2022 to Present	Ms. Gia Scruggs, gscruggs@stonecrestga.gov , 770.224.0184
City of Tucker	Municipal Engineering and Professional Services	March 2023 to Present	John McHenry, jmchenry@tuckerga.gov 770.530.9998
DeKalb County	Professional Engineering and Design Services for Public Works	September 2022 to Present	Ms. Peggy Allen, pvallen@dekalbcountyga.gov , 404.294.2878
Douglas County	Transportation Engineering On-Call	2019 to Present	Suleman Rana, MS, PE srana@douglascountyga.gov 770.920.4925
SRTA/ATL	Construction Engineering and Inspection Services	September 2019 to Present	Sam Samu, ssamu@srtga.gov , 404.893.6176



[Public Works Department]

On behalf of City Council and our community, I want to thank you for the fantastic job you did during Helene last week. We are so grateful to the Dunwoody Police Department, Public Works Department, City Engineers and all involved with the efforts to keep our community safe.

Lets start with communication - in the days leading up to Helene making landfall, your social media posts about being prepared were spot on. The graphic for roads closed*, the evolving lists for road issues and the updates as things were rectified helped keep everyone informed. * This was a brilliant tool, bravo to whomever came up with it. Before, during and after the storm, service was out of this world. Getting the problematic storm drains cleared, rapid responses when trees blocked roads and removing trees when it was safe to do so, the community has been raving about our efforts.

As Mayor I wear many hats: communicator, comforter, explainer and problem-solver as I strive to serve our community. Each of you played an important role in making me and the City look great.

Lynn Deutsch
Mayor, City of Dunwoody
October 2024

Javier, I am home and everything looks real good. Your whole team did a phenomenal job; the fence looks good, the pipe is in, grass looks good, with minimal disruption, all is good and thank you again. [I wish to] thank the City for the good job you and your team did for us.

Phil Youngberg, Dunwoody Resident
April 2025

Thank you again David for being so pro-active and willing to help all of the garden groups in Dunwoody.
Su Ellis, Dunwoody Resident
January 2024

No mess! Thanks for always staying on top of it Brandon!
Jordon White, Technology Manager, City of Dunwoody
June 2024

David [Alexander] has been friendly, consistently responsive and helpful to me and my fellow site leaders. David worked hard to help make today's work go smoothly—and the results are beautiful.
Betty Dworschak, Co-President, Dunwoody Garden Club
July 2024

Another BIG THANK YOU to our city for the surprise phone call from City of Dunwoody's Todd Meadows who replaced 8 trees on our campus (without being asked) due to the cutting down of other trees to make room for widening the sidewalk in front of our campus.
Tom Bass, Principal, Dunwoody High School
November 2024

Thank you [David] for your prompt reply! I really believe [the park] has potential to bring our small neighborhood community together and hope that we can make a change for the better!
Glynn Pomerantz, Dunwoody Resident
April 2024

I have a constituent in Dunwoody Station [who] has brought problem after problem to me. Yesterday, he said his pothole was emblematic of all these problems. I told him to use SeeClickFix to notify the City. This neighbor must have called public works directly. It was fixed [the] SAME DAY! That went a long way towards repairing our credibility with this neighborhood.
Catherine Lautenbacher, City Council District 1
February 2024

We just wanted to drop you a note to tell you how much we appreciate your excellent work on getting our curb repaired. And all the advice you gave us for our driveway! We really appreciate it!"
Mark and Marisa Yanta, Dunwoody Residents
August 2024

Hey David, Thank you so much for working with us and the Dunwoody Garden Club on the DB Farm property workday! We had a successful day on Saturday. We were very happy with how the day went and would be willing to try this again maybe in the fall or next spring.
Kristin Simons, Executive Director, Dunwoody Preservation Trust
January 2024

Debbie, you were extremely helpful and I appreciate you listening to me."
Steven Nelson, Dunwoody Resident
June 2024

Good Morning, Upmost appreciation for your speedy scheduling for the removal of a ROW hazardous tree and what could have been a complicated process due to the associated power line location. Several neighborhood residents as well as myself were totally mesmerized with the synchronized efficiency and attention to safety demonstrated with the Freeman Tree Company's process yesterday. Many commented on the fact that such consideration was given to maintaining the flow of traffic by placing large equipment off the roadway. I was amazed that no debris touched the ground, my landscape, as it was all accomplished in the air. Your choice of Freeman Tree Co. exemplifies your keen perception of your vendors. Your due diligence exemplifies a wise and dedicated friend to the environment, while addressing safety issues and respect for the budget. I suggest an RFC with scope to CLONE David. Up most respect and appreciation,

Susan McAllister, Dunwoody Resident
January 2024

During the January 12th storms a large tree fell in my yard (1653 N Springs Drive) and across Kellogg Springs Drive. At approximately 4:40pm I called the City of Dunwoody (David Alexander) to request removal of the tree from the road. Literally, within 5 minutes "AJ" arrived and began cutting/removing the tree. Within 30 minutes the road was completely clear. AJ advised me that the following morning he would return to remove the tree debris from the sidewalk. As promised, the following morning AJ arrived, followed by a tree removal contractor who quickly completed the debris removal. SO, the purpose of this message is to commend the City of Dunwoody for prompt, professional, and very much appreciated great work! Thank you!!

2024 Shining Star Award, Debbie Wright



Andy Pitman, Dunwoody Resident
January 2023

Thank you, Cody, for going above and beyond and always making the City look good. We appreciate your efforts on behalf of the residents of our community.

Lynn Deutsch, Mayor, City of Dunwoody
March 2023

Javier, I want to compliment you on the work you managed that corrected a very complex stormwater project adjacent to our home. You were quick to reassure me that every possible effort would be made to preserve the integrity of our landscaping and preserve the trees and you were true to your word!

What impressed me most was that every time you were here to oversee the project, you made time to speak with me and reassure me of your intentions to keep your promises about maintaining the integrity of our lawn and landscaping. You also kept us informed as to the progress of the project, inform us of unforeseen setbacks and how they would be handled.

The final over sodding of the area was done beautifully and as with every phase of this project, your crews worked tirelessly for long hours to complete this project in a most timely manner. They were all very courteous and impressed me as a first lass crew! It's good to see the such efforts by the City of Dunwoody are employed for its citizens!

It was my pleasure to get to know you throughout this project. Your concern to keep us informed and reassured was above and beyond what I expected and confirmed my hope that the City of Dunwoody goes out of its way to hire the best possible people to manage difficult projects and that they and you have our concerns foremost when planning and completing necessary but sometimes invasive private property projects. It has been truly a pleasure to get to know you.

Bob Eberbaugh
April 2023

I wanted to just let you know how appreciative I am of Cody Dallas. She is one of the staff engineers for the city of Dunwoody. She was in my neighborhood on totally unrelated matter and she noticed some water near street. Turned out to be a leak I had in water line. Anyway, she took about 45 minutes out of her afternoon to notify me of the leak and help identify the cause. It was very obvious to me from her actions and our conversations that she truly cares about the Dunwoody community. I must felt like I needed to let you know how helpful she was.

Jeff Greenstein, Dunwoody Resident
March 2023

Just a quick note to follow up on our conversation concerning the Tilly Mill shared use path project. I greatly appreciate your time and all the information concerning the project. I believe you and your team are headed in the right direction to make the area a much better and useful place for the residents of Dunwoody. I also wanted to let you know that I believe you and your team do an excellent job and you should be commended for the fantastic work that you've done throughout the city over the course of several years. I don't think I could pinpoint another city around metro Atlanta that does a better job than the City of Dunwoody as far as the planning that you and your team do. It's professionally done, it's done from a resident perspective, it's looked at for future use, and it takes into consideration all aspects of the project. Again, you and your team do a fantastic job year after year and making Dunwoody the best city it can possibly be. Thank you very much for your dedication and commitment to the city of Dunwoody!

Mike Yager, Dunwoody Resident
May 2022

[Regarding Parks Department, Women's History Month exhibit and video] Oh my goodness. The murals are fantastic and the video is so great. I am not sure who is responsible for the creation of the video, but great job.

Lynn Deutsch, Mayor, City of Dunwoody
March 2022

[Javier, Regarding a pipe that appeared collapsed behind 5385 Trentham Drive.] Many thanks to you and your team for looking at this expeditiously.

Joe Secorder, Council Member, City of Dunwoody
August 2022

I wanted to take a moment to thank [Kate Borden] for collaborating with us this season. The DHS boys soccer program is proud to be a part of the athletic agreement with the City of Dunwoody.

Allegra Johnson, President, Dunwoody High School Boys Soccer Booster Club
May 2021

Packet page:...

Hi Rachel,

My name is Betty Dworschak. Maria Richmond and I are co-presidents of the Dunwoody Garden Club. Su Ellis and I are co-site leaders for the DGC's Windwood Hollow Park project. I have been site leader for Windwood for a number of years and have worked with many different City of Dunwoody folks, including Brent Walker, Gabe Neps, and now David Alexander.

Since he has taken over, David has been friendly, consistently responsive and helpful to me and my fellow site leaders. Today, we had a workday to plant new perennials and annuals at Windwood Hollow Park.

David worked hard to help make today's work go smoothly—and the results are beautiful. While I do say so myself, I am also happy to report that neighbors compliment the park and its flower beds every time Su or I are there weeding or watering. I'm sending along some photos from today, but I hope you'll go see it for yourself.

First, David met me at Home Depot to select plants for Windwood. Then he made sure we had dirt delivered the day before to two different areas (which allowed me to drag my semi-reluctant husband Tom over to help me move the dirt to our various flower beds so we'd be ready when our crew showed up to plant today) and mulch delivered this morning (so it wouldn't get stolen overnight).

David stopped by this morning to check on things. While there, he helped me dig out some grass I couldn't dig myself and he brought a hammer to put the pins in the new edging, too.

A month or two ago, I called David while working at the library to let him know the hose bib would not shut off. He had his guys out there within 10 minutes to shut off the water (they were great as well) and quickly had a plumber out to repair the broken hose bib and he made sure our site leaders had water keys—as well as new lighter hoses (we're not getting any younger) and storage boxes with locks to keep them safe.

I have wanted to write you to let you know how pleased all of us are with David's responsiveness, work, and attitude for a while. Today's exhausting but wonderful workday seemed like the perfect day to pass along our thoughts and our thanks.

Dunwoody Garden Club would not be able to do the good work we do at Brookhaven Run Park, the Dunwoody Library and Windwood Hollow Park without the City's help. I know I speak for all the site leaders when I say David is wonderful to work with. If you have any questions or want to hear more good stories, I'd be happy to speak with you.

Thanks,
Betty Dworschak
Co-president of the Dunwoody Garden Club
July 2024





Lowe offers the following alternatives for the arrangement of the services for discussion. Details can be provided as needed:

1. Utilization and funding of interns.
2. Adjusting the two part-time Recreation Leaders from 26 hours per week to 40 hours per week.
3. Utilization of back office staff to perform routine inspections and other professional sources for scopes with fees less than \$50,000.
4. Adjusting the Construction Project Manager (David Ayers) from 40 hours per week to 34 hours per week (0.85 FTE).
5. Stormwater inventory / pole camera inventory of stormwater networks crossing roadways scheduled for re-surfacing. This is normally completed in the prior calendar year so any necessary repairs/rehabilitation/lining can be completed before the paving crews mobilize. (NOTE: This is usually a \$5K to \$7K effort).
6. Drone imagery and footage.

Appendix A
Affidavit – REQUIRED IN SUBMITTAL
Verifying Status for City Public Benefit Application

By executing this affidavit under oath, as an applicant for a City of Dunwoody, Georgia Business License or Occupation Tax Certificate, Alcohol License, Taxi Permit or other public benefit as referenced in O.C.G.A. Section 50-36-1, I am stating the following with respect to my application for a City of Dunwoody, Business License or Georgia Occupational Tax Certificate, Alcohol License, Taxi Permit or other public benefit (check one) for Jon Drysdale, PE.

[Name of natural person applying on behalf of individual, business, corporation, partnership, or other private entity]

1) X I am a United States citizen

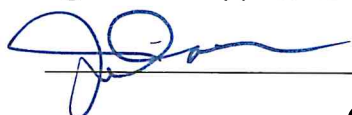
OR

2) X I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.*

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of Code Section 16-10-20 of the Official Code of Georgia.

Signature of Applicant:

Date



May 1, 2025

Printed Name: Jon Drysdale, PE

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE

1st DAY OF May, 2025

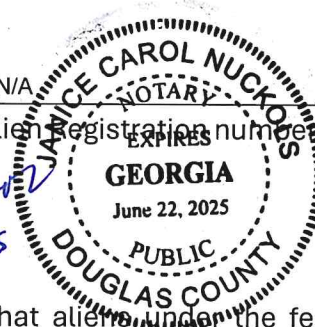
* N/A

Alien registration number for non-citizens

Notary Public

My Commission Expires:

Janice Carol Nuckols
June 22, 2025



*Note: O.C.G.A. § 50-36-1(e)(2) requires that alien under the federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below:

APPENDIX C– Proposal Form – REQUIRED IN SUBMITTAL
City of Dunwoody, GA
Municipal Government Services Procurement

Company Name: Lowe Engineers, LLC

The undersigned, as Bidder, hereby declares that this Proposal is in all respects fair and submitted in good faith without collusion or fraud. Bidder represents and warrants to the City that: (i) except as may be disclosed in writing to the City with its Proposal, no officer, employee or agent of the City has any interest, either directly or indirectly, in the business of the Bidder, and that no such person shall have any such interest at any time during the term of the Contract should it be awarded the Contract; and (ii) no gift, gratuity, promise, favor or anything else of value has been given or will be given to any employee or official of the City in connection with the submission of this Proposal or the City's evaluation or consideration thereof.

The Bidder further represents that it has examined or investigated the site conditions if necessary, and informed itself fully in regard to all conditions pertaining to the place where the work is to be done; that it has examined the Contract Documents and has read all Addendum(s) furnished by the City prior to the opening of the Proposals, as acknowledged below, and that it has otherwise fully informed itself regarding the nature, extent, scope and details of the services to be furnished under the Contract.

The Bidder agrees, if this Proposal is accepted, to enter into the written Contract with the City in the form of Contract below (RFP 20-04 properly completed in accordance with said Proposal Documents), and the Contract Documents for RFP 20-04 Municipal Government Services Procurement, at the City of Dunwoody, and to furnish the prescribed evidence of a valid business license, insurance, and all other documents required by these Contract Documents. The Bidder further agrees to commence work and to perform the work specified herein within the time limits set forth in the Contract Documents, which time limits Bidder acknowledges are reasonable.

The undersigned further agrees that, in the case of failure or refusal on its part to execute the said contract, provide evidence of specified insurance, a copy of a valid business or occupational license and all other documents required by these Contract Documents within ten (10) business days after being provided with Notice of Intent to Award the contract (or such earlier time as may be stated elsewhere in these Proposal Documents), the Proposal award may be offered by the City to the next ranked Bidder, or the city may re-advertise for Proposals, and in either case the City shall have the right to recover from the Bidder the City's costs and damages including, without limitation, attorney's fees, to the same extent that the City could recover its costs and expenses from the Bidder under Instructions to Bidder if the Bidder withdrew or attempted to withdraw its Proposal.

Company Name: Lowe Engineers, LLC

The Bidder further agrees, if it fails to complete the scope of work according to the provisions within the scheduled time or any authorized extension thereof, that the City may deduct damages from the Contract price otherwise payable to the Bidder.

Acknowledgement is hereby made of the following Addendum(s) received since issuance of the Contract Documents (identified by number)

Addendum No. / Date

1. Addendum 1 / April 30, 2025
2. Addendum 2 / May 9, 2025
- 3.
- 4.
- 5.

It shall be the responsibility of each Bidder to visit the City Purchasing Department's website to determine if the City issued addendum(s) and, if so, to obtain such addendum(s). Failure to acknowledge an addendum above shall not relieve the Bidder from its obligation to comply with the provisions of the addendum(s) not acknowledged above.

Work, excluding transitional requirements, is to commence on or about January 1, 2026.

The City of Dunwoody requires pricing to remain firm for the duration of the term of the contract. Failure to hold firm pricing for the term of the contract will be sufficient cause for the City to declare bid non-responsive.

Termination for Cause: The City may terminate this agreement for cause upon ten days prior written notice to the Consultant of the Consultant's default in the performance of any term of this agreement. Such termination shall be without prejudice to any of the City's rights or remedies by law.

Termination for Convenience: The City may terminate this agreement for its convenience at any time upon 30 days written notice to the Consultant. In the event of the City's termination of this agreement for convenience, the Consultant will be paid for those services actually performed. Partially completed performance of the agreement will be compensated based upon a signed statement of completion to be submitted by the Consultant, which shall itemize each element of performance.

Termination for fund appropriation: The City may unilaterally terminate this Agreement due to a lack of funding at any time by written notice to the Consultant. In the event of the City's termination of this Agreement for fund appropriation, the Consultant will be paid for those services performed. Partially completed performance of the Agreement will be

compensated based upon a signed statement of completion to be submitted by the Service Provider, which shall itemize each element of performance.

The Contractor agrees to provide all work to complete the project described in this document for the amount listed in the Cost Proposal (submitted in a separate package).

Legal Business Name Lowe Engineers, LLC

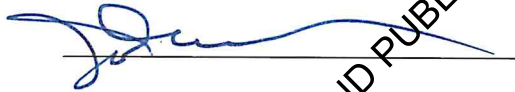
Federal Tax ID 582409024

Address 990 Hammond Drive, Suite 900, Atlanta, GA 30328

Does your company currently have a location within the City of Dunwoody? Yes No

Will your company accept the City's procurement card for payments from the City? Yes No

Representative Signature



Printed Name

Jon Drysdale, PE

Telephone Number

404.312.1841

Email Address

jon.drysdale@loweengineers.com

DRAFT LOWE CONTRACT FOR PARKS AND PUBLIC WORKS



990 Hammond Drive, Suite 900
Atlanta, Georgia 30328

www.loweengineers.com

PROJECT CONTACT

JON DRYSDALE
jon.drysdale@loweengineers.com

MARKETING CONTACT

NICOLE RAMSEY
nicole.ramsey@loweengineers.com





May 19, 2025

John Gates, Purchasing Manager
City of Dunwoody
4800 Ashford Dunwoody Road, Second Floor
Dunwoody, GA 30338

RE: RFP No. 2025-02 Municipal Government Services - Cost Proposal

Dear Mr. Gates and Selection Committee Members,

Lowe Engineers (Lowe) is extremely pleased to submit our cost proposal for us in response to the City of Dunwoody's (City) Request for Proposals (RFP) 25-02, Municipal Government Services. We are submitting on the Parks and Recreation and the Public Works service areas. Having performed as one of the City's service providers since 2008, Lowe highly values the relationship with the City and is confident that our knowledge and performance will continue to bring unparalleled value to the City.

I would appreciate an opportunity to explain my numbers and provide additional details as needed.

Thank you again for the opportunity to submit and we appreciate your detailed review of our response. I am the contact person for Lowe and my title, telephone number, and email address can be found below. I acknowledge that our proposal may not be withdrawn for a period of one hundred and eighty (180) days after the time and date of the proposal opening. Please contact me if you have any questions.

Sincerely,


Jon Drysdale, PE
Managing Partner
Lowe Engineers, LLC
990 Hammond Dr., Suite 900, Atlanta, GA 30328
Mobile: 404.312.1843
Jon.Drysdale@loweengineers.com

Attachments

APPENDIX B
Cost Table – REQUIRED IN SUBMITTAL (Page 1 of 2)

Submitted by (FIRM) Lowe Engineers, LLC

Bidders will submit a full annual cost for each position(s) listed below that they wish to be considered on. This form **MUST** be submitted separately and in a sealed envelope. Please include a PDF version on a thumb drive as a backup copy in the envelope also.

Alternatives to this structure may be included in an appendix, but this form must be complete for the bid to be considered.

Throughout the term of the contract, changes to the scope of work may cause the need to include additional staffing to the contract. The Contract may be amended to include additional staffing requirements when the scope changes.

Please provide the proposed costs for all applicable service areas. If your organization is not proposing for a specific service area, please indicate so by marking N/A in the corresponding row.

Submitted by (FIRM) Lowe Engineers, LLC

Representative Signature 

Date May 16, 2025

Printed Name and Title Jon Drysdale, PE Managing Partner

Telephone Number 404-312-1843

Email Address jon.drysdale@loweengineers.com

Submitted by (FIRM) LOWE ENGINEERS, LLC (Page 2 of 2)

Firms shall provide service to the City of the period of four years, plus one additional year at the City's option. The inflationary factor each year will be based on the CPI-U for Atlanta as outlined in the RFP's Cost Proposal Section.

Area	Position	Annual Cost 2026	Subtotal
Parks	Recreation Manager	\$ 146,654.64	
Parks	Operations Manager	\$ 161,654.64	
Parks	Recreation Coordinator (1 of 2)	\$ 105,420.72	
Parks	Recreation Coordinator (2 of 2)	\$ 105,420.72	
Parks	Grounds Coordinator	\$ 104,748.88	
Parks	Facilities Coordinator	\$ 104,748.88	
Parks	Facilities Associate	\$ 104,561.52	
Parks	PT Recreation Leader (Based off 26 hours per week) (1 of 2)	\$ 52,574.00	
Parks	PT Recreation Leader (Based off 26 hours per week) (2 of 2)	\$ 44,930.00	\$ 930,714.00 (*)
Admin	Assistant Office Manager/Receptionist		
Admin	Office Manager/Executive Assistant	NA	NA
ComDev	Site Inspector	NA	
ComDev	Arborist	NA	
ComDev	Building Inspector	NA	
ComDev	Permit Technician (1 of 2)	NA	
ComDev	Permit Technician (2 of 2)	NA	
ComDev	Code Enforcement Manager	NA	
ComDev	Code Enforcement Officer (1 of 2)	NA	
ComDev	Code Enforcement Officer (2 of 2)	NA	NA
PubWks	Stormwater Manager	\$ 191,007.84	
PubWks	Stormwater Compliance	\$ 111,916.08	
PubWks	Stormwater Engineer (0.25 FTE)	\$ 88,200.00	
PubWks	Traffic Engineer (0.50 FTE)	\$ 135,704.88	
PubWks	Operations and Maintenance Supervisor	\$ 156,117.60	
PubWks	Construction Manager (0.50 FTE)	\$ 174,451.20	
PubWks	Construction Project Manager	\$ 317,881.44	
PubWks	Construction Engineer	\$ 135,500.64	
PubWks	Utility Coordinator (0.50 FTE)	\$ 92,638.32	
PubWks	Stormwater Capital Projects Manager (0.5 FTE)	\$ 95,810.16	\$ 1,499,228.16
		\$ 2,429,942.16	\$ 2,429,942.16

(*) During the bid interviews it was noted these two PT should both be budgeted at the \$52,574 level.

Place NA in the cost field, if the vendor is not proposing those positions.