

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

MEMORANDUM

To: Mayor and City Council

From: Michelle Hirose, Deputy Public Works Director

Date: September 29, 2025

Subject: Supplemental Agreement with KCI Technologies, Inc. (KCI) for Final

Design of the Village Crossing

ACTION

Authorize the Mayor, City Manager, or designee to execute all documents necessary and proper for a supplemental agreement with KCI, totaling \$1,426,710, and authorize a 10% design contingency to complete the final design phase of the Village Crossing project.

SUMMARY

KCI has submitted a fee proposal of \$1,426,710 to complete the final design of the Village Crossing project between Ashford Center Pkwy/Womack Road and Roberts Drive. The final design phase will include an approved environmental document, right-of-way plans, and final construction plans that include stormwater analysis, signing and marking, utility plans, and erosion control plans. With the supplemental agreement the total design budget will be \$2,223,710 with a 10% design contingency.

The Atlanta Regional Commission has allocated \$850,000 under the federal Surface Transportation Block Grant (STBG) Program for the design phase of the Village Crossing project. The remaining \$1,374,000 needed to complete design includes \$1,050,000 in the current SPLOST budget and up to \$324,000 in the proposed 2026 SPLOST budget mostly for contingency items, if necessary.

DETAILS

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

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



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

RECOMMENDED ACTION

Authorize the Mayor, City Manager, or designee to execute all documents necessary and proper for a supplemental agreement with KCI totaling \$1,426,7100 and authorize a 10% design contingency to complete the final design phase of the Village Crossing project.

City of Dunwoody COST PROPOSAL

Proj. No.: PI No.: 0019785
Prime: KCI Technologies, Inc. Project: Chamblee Dunwoody Rd fm Womack Rd to Roberts Dr LCI

County: DeKalb

Master Contract: contract number

Contract Type: Cost Plus Fixed Fee Fixed Fee %: 10%

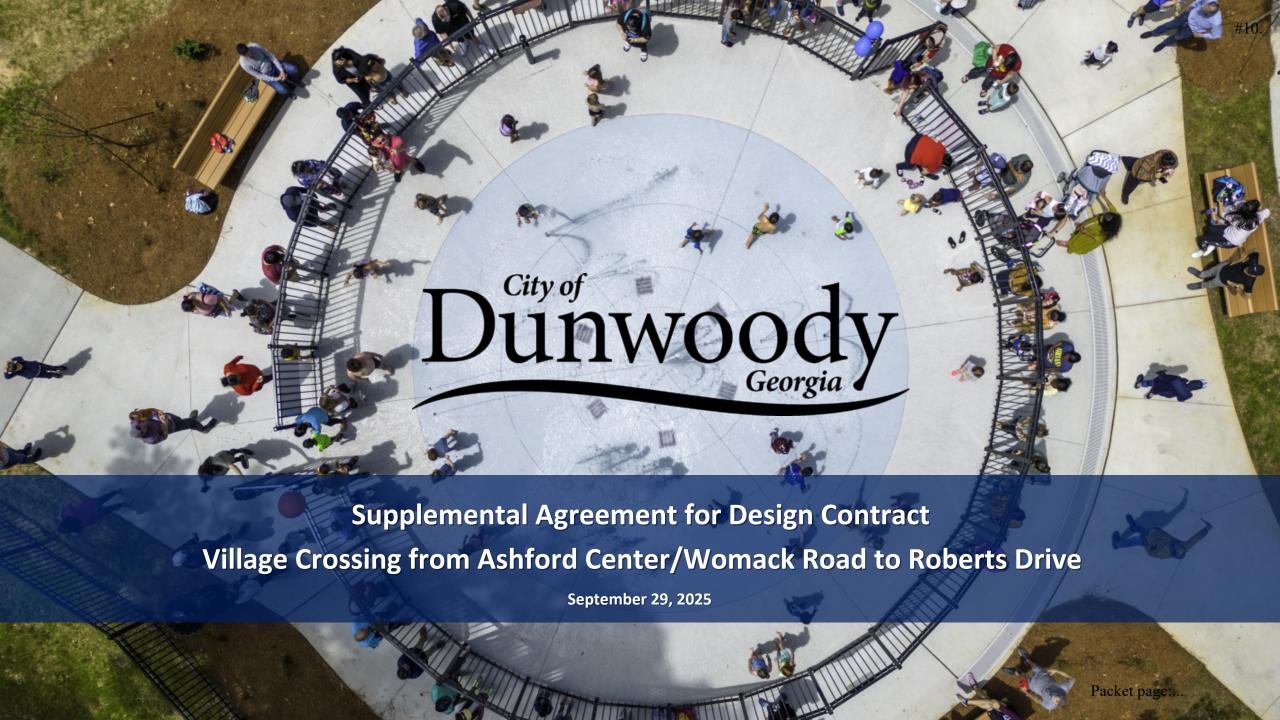
Contract Expiration: TBD Task Order No: n/a

Date: 30-May-2025 Cost Summary
By Phase / Discipline / Firm

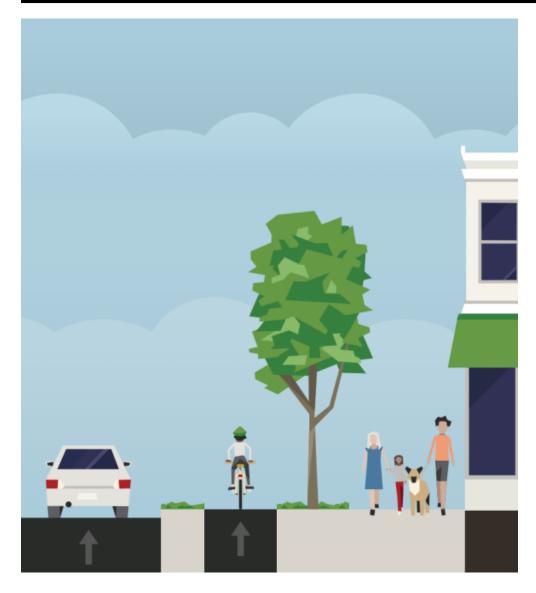
Include a column for each discipline tab included in the proposal. Ensure formulas link to the corresponding discipline tab.

	By Phase / Discipline / Firm			v Formula Pulls Firm Name from each Discipline Tab						Ensure formulas link to the corresponding discipline tab.					
Phase	Phase Description	Total Fee	KCI Technologies, Inc.	KCI Technologies, Inc.	Aulick Engineering, LLC	TJ Schell	KCI Technologies, Inc.	KCI Technologies, Inc.	Edwards-Pitman Environmental	Spatial Plans, LLC	KCI Technologies, Inc.			KCI Technologies, Inc.	Key Engineering Group, Inc.
		Enter discipline provided by firm >>	Project Management	Roadway Design	Design Support	Landscaping	Traffic Operations	Environmental (1)	Environmental (2)	Environmental (3)	Survey			Utilities Investigation (SUE B & A)	Lighting
	Totals	\$ 1,426,703.39	\$ 54,365.22	\$ 573,951.52	\$ 281,794.88	\$ 45,705.00	\$ 69,778.09	\$ 75,228.87	\$ 98,765.26	\$ 29,676.00	\$ 24,346.46	\$ -	\$ -	\$ 122,685.65	\$ 50,406.44
1	Concept Validation/ 30% D	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	Database Preparation	\$ 66,596.28	\$ 1,147.82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,244.62	\$ -	\$ -	\$ 56,203.84	\$ -
3	Environmental Document	\$ 120,510.96	\$ 2,869.53	\$ 5,524.24	\$ -	\$ -	\$ -	\$ 43,959.18	\$ 68,158.01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	Preliminary Plans	\$ 505,800.94	\$ 15,614.48	\$ 286,171.56	\$ 112,281.27	\$ 22,935.00	\$ 39,500.45	\$ 769.49	\$ 3,345.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,183.29
5	Right of Way Plans	\$ 55,672.86	\$ 6,312.97	\$ 33,873.30	\$ -	\$ -	\$ -	\$ 384.75	\$ -	\$ -	\$ 15,101.84	\$ -	\$ -	\$ -	\$ -
6	Final Plans	\$ 449,200.92	\$ 15,560.48	\$ 207,813.08	\$ 92,496.66	\$ 22,770.00	\$ 29,198.91	\$ 30,115.45	\$ 26,023.19	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,223.15
7	Construction Services	\$ 26,827.72	\$ 2,295.63	\$ 24,532.09	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	Special Studies	\$ 143,498.76	\$ -	\$ -	\$ 77,016.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,481.81	\$ -
9	Public Involvement	\$ 58,594.95	\$ 10,564.31	\$ 16,037.25	\$ -	\$ -	\$ 1,078.73	\$ -	\$ 1,238.66	\$ 29,676.00	\$ -	\$ -	\$ -	\$ -	\$ -
	Fixed Fee	\$ 124,335.37 Tab Name>>		\$ 51,239.58 Rd1	\$ 25,604.37 DS1	\$ - LSP1	\$ 6,309.80 Trf1	\$ 6,767.65 Env1	\$ 8,963.96 Env2	\$ 2,637.00 Env4	\$ 2,208.44 Srv1	\$ -	\$ -	\$ 11,128.68 SUE1	\$ 4,582.40 Lt1
	DBE (Yes or No)		No	No	Yes	Yes	No	No	No	Yes	No			No	No
	DBE Participation	\$ 357,175.88	\$ -	\$ -	\$ 281,794.88	\$ 45,705.00	\$ -	\$ -	\$ -	\$ 29,676.00	\$ -	s -	\$ -	\$ -	\$ -
	DBE %	25.0%			19.8%	3.2%				2.1%					

Contract DBE Goal % 15.0%



Background/Timeline



- Identified in the 2011 Dunwoody Village Master Plan
 - Public Engagement
- Engineering Contract for Concept Design was approved by Council in April 2017
- Preferred Concept Alternative was presented to Council March 2022
- GDOT Approved the Concept in October 2023
- Council Approved a Design Contract with KCl in July 2024
- Phase 1 tasks (30% plans, Environmental, Survey, Traffic, and Public Engagement).

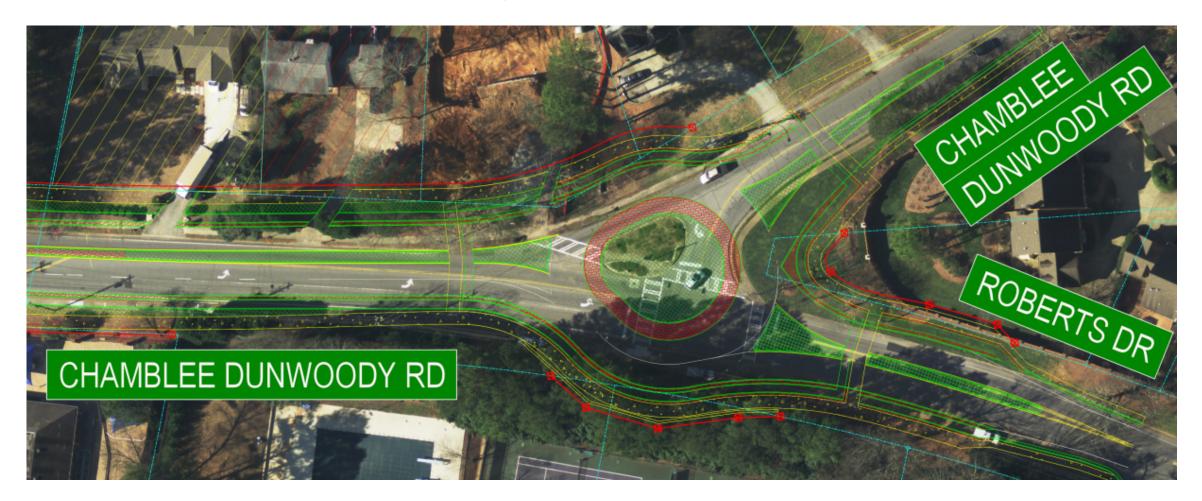


Project Layout



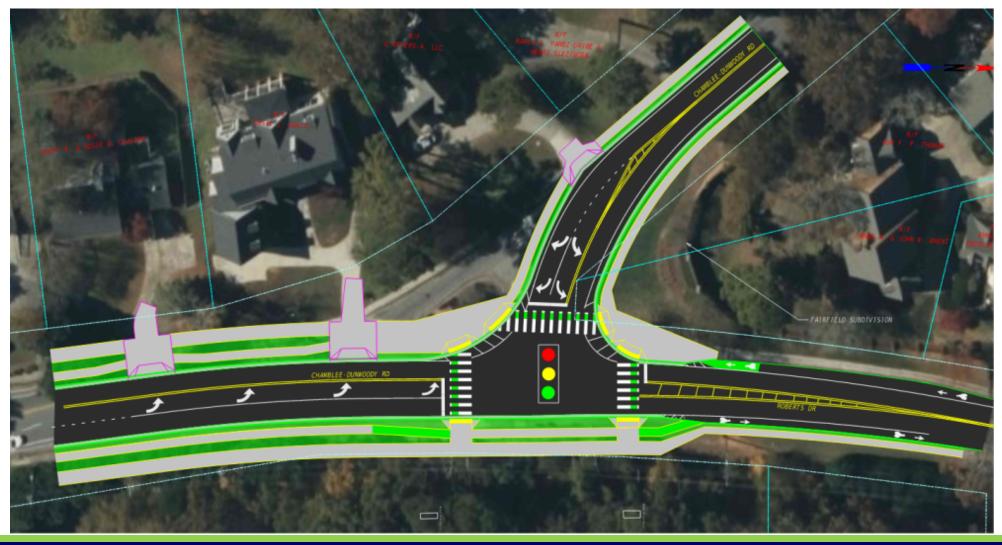


Original Concept





Improved Signal Alternative





Traffic and Crash Analysis

- Roundabout compared to improved layout with Traffic Signal
- Roundabout does not show any improvement in overall delay compared to current condition
- Improved Signal results in less delay on corridor in AM and PM peak hours
- Roundabout has less delay on Chamblee Dunwoody in the AM but Signal performs better in PM
- Roundabout does not significantly address crash history



Alternative Comparison

Criteria	Roundabout	Improved Signal
Safety		
Traffic Flow		
Least Cost		
Least Right of Way Impacts		



Project Schedule

- Public Involvement Winter 2026
- Environmental Document Approved Fall 2026
- ROW Acquisition Fall 2026
- Construction Winter 2029



Staff Recommendation

• Recommend approval of a supplemental agreement to the design contract with KCI, totaling \$1,427,000 and approve an increase of \$1,498,100 to the project budget to complete the final design phase of the Village Crossing project.

Phase 2 Scope: Complete Final Plans includes Hydrology and Drainage Analysis, Right of Way plans, Approved Environmental Document, Construction Bid Documents.



