



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: October 14, 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.



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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.

Date: 30-May-2025

Project: Chamblee Dunwoody Rd fm Womack Rd to Roberts Dr LCI

County: DeKalb

Contract Type: Cost Plus Fixed Fee

Fixed Fee %: 10%

Master Contract: contract number

Contract Expiration: TBD

Task Order No: n/a

Cost Summary

By Phase / Discipline / Firm

▼ Formula Pulls Firm Name from each Discipline Tab

Include a column for each discipline tab included in the proposal.
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	\$ 4,893.49	\$ 51,239.58	\$ 25,604.37	\$ -	\$ 6,309.80	\$ 6,767.65	\$ 8,963.96	\$ 2,637.00	\$ 2,208.44	\$ -	\$ -	\$ 11,128.68	\$ 4,582.40

Tab Name>>

PM1

Rd1

DS1

LSP1

Trf1

Env1

Env2

Env4

Srv1

SUE1

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	\$ -	\$ -	\$ -	\$ -	\$ -
DBE %	25.0%			19.8%	3.2%				2.1%					
Contract DBE Goal %	15.0%													



Supplemental Agreement for Design Contract
Village Crossing from Ashford Center/Womack Road to Roberts Drive
October 14, 2025

Background/Timeline



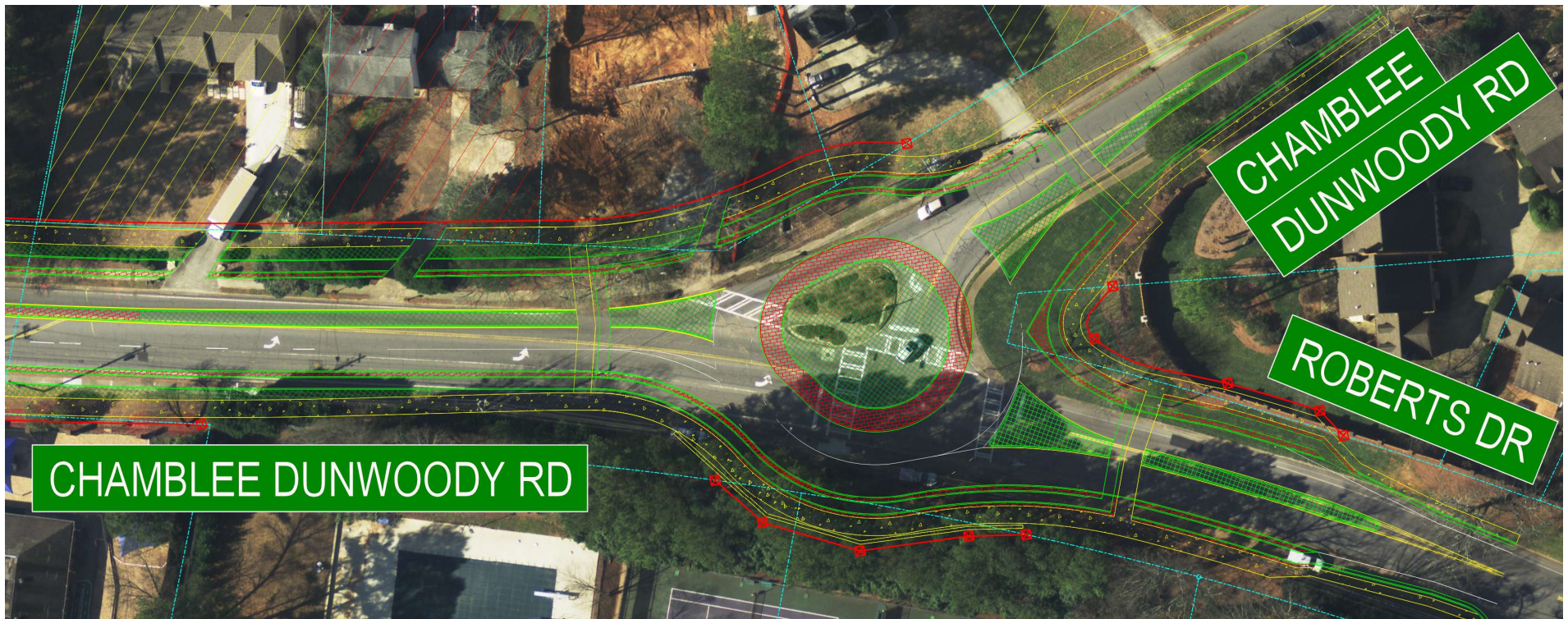
- Identified in the 2011 Dunwoody Village Master Plan
- Public Engagement
- Engineering Contract for Concept Design was approved by Council in April 2017
- Preferred Concept Alternative was presented to Council March 2022
- GDOT Approved the Concept in October 2023
- Council Approved a Design Contract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

Project Layout



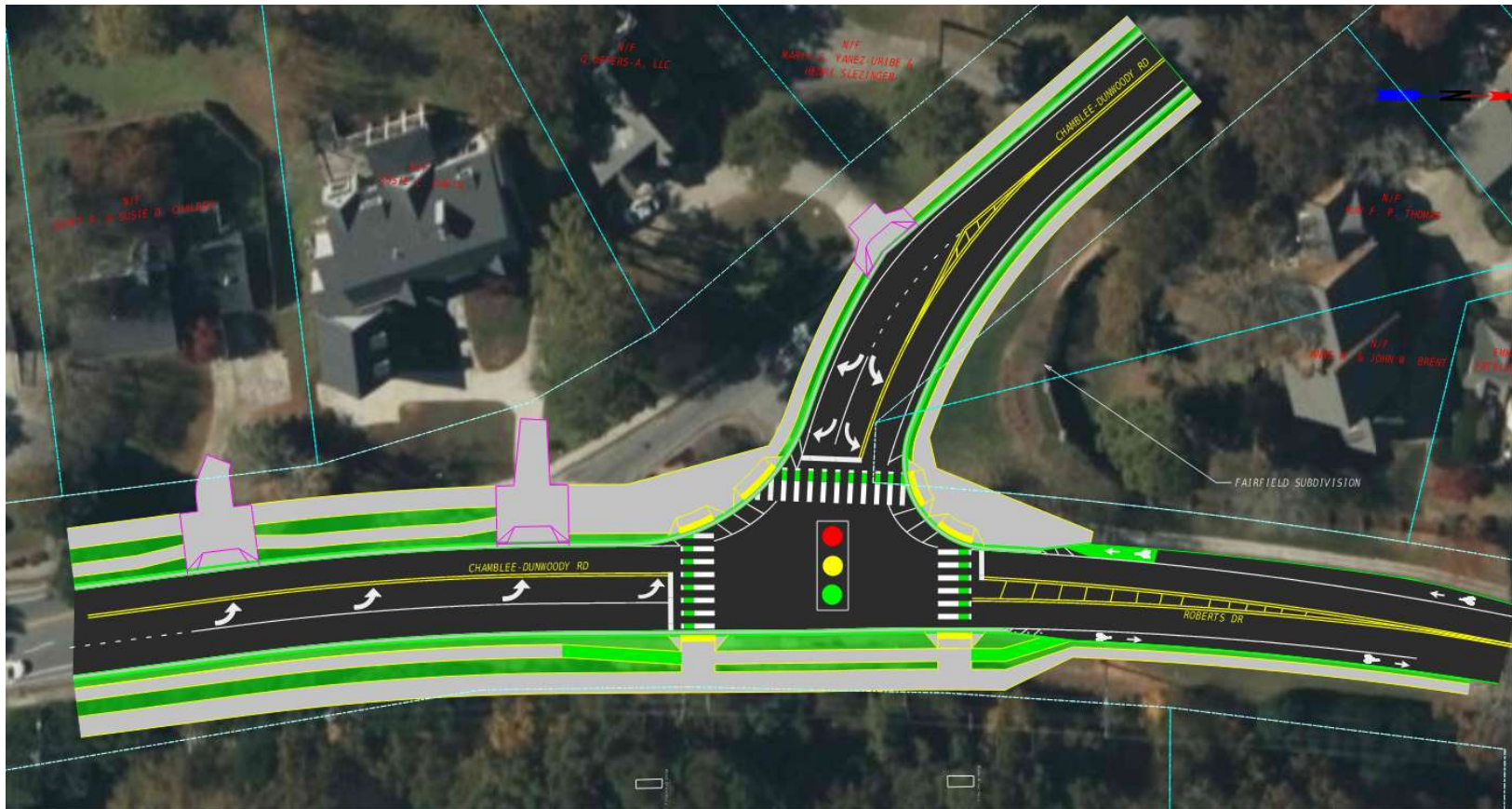
Roberts Drive Intersection

Original Concept



Roberts Drive Intersection

Improved Signal Alternative



Roberts Drive Intersection

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

Roberts Drive Intersection

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 \$1,426,710 and approve an increase of \$1,569,400 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.

