



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

MEMORANDUM

To: Mayor and City Council

From: Tiffany Siegel, Capital Projects Manager

Date: December 1, 2025

Subject: **Contract with Croy Engineering for Right-of-Way Acquisition Services for the Happy Hollow Rd Sidewalk Improvement Project from Peeler Rd to Kingsland Ct**

ACTION

Authorize the Mayor, City Manager, or designee to execute all documents necessary and proper for a contract not to exceed \$122,500 with Croy Engineering for right-of-way acquisition services and authorize a 5% right-of-way acquisition services contingency for the Happy Hollow Road Sidewalk Improvement Project from Peeler Road to Kingsland Court.

SUMMARY

The Happy Hollow Sidewalk design plans have been completed to a level of detail that the necessary right-of-way and easements for the project have been identified. Narrow strips of right of way will be needed for the sidewalk along the frontage of 4 parcels and temporary construction easements will be required from 28 parcels along the 0.7-mile project from Peeler Road to Kingsland Court.

The city requested informal written quotes from three (3) engineering consultants to perform right-of-way acquisition services for this project. The quotes received are listed below:

Design Firm	Cost	Rank
Atkins	\$276,325	3
Croy Engineering	\$122,500	1
THC	\$175,000	2

The \$122,500 fee submitted by Croy Engineering to complete right-of-way acquisition services is within the available funding allocated to this project in the SPLOST capital budget.

DETAILS

In 2023, the city solicited public input on the project through a 30-day comment period on the city's website and received over 100 comments. City staff also met with several residents to review the project in relation to their property.

In August 2024, the City Council approved the design contract with PDP to complete the final design for stormwater and sidewalk improvements on Happy Hollow Road between Peeler Road and Kingsland Court. In accordance with the city's Complete Streets Policy, the design considers bicycle accommodation. In addition to adding a 6-foot sidewalk with landscape buffer



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on the west side of the road, the proposed plan includes a 10-foot vehicle lane and 4-foot bike lane in each direction and stormwater improvements.

Croy's fee proposal of \$122,500 to complete right-of-way acquisition services for this project is based on the negotiated rates from the Perimeter Community Improvement Districts' (PCID) Consulting Professional Services On-Call contract.

RECOMMENDED ACTION

Authorize the Mayor, City Manager, or designee to execute all documents necessary and proper for a contract not to exceed \$122,500 with Croy Engineering for right-of-way acquisition services and authorize a 5% right-of-way acquisition services contingency for the Happy Hollow Road Sidewalk Improvement Project from Peeler Road to Kingsland Court.