City of Dunwoody Georgia

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

MEMORANDUM

To: Mayor and City Council

From: Cody Dallas, Stormwater Utility Manager

Date: June 15, 2026

Subject: **Funding for Windwood Hollow Park Basin Design**

ACTION
Authorize the Mayor, City Manager, or designee to allocate up to $191,808.00 through the City's on-call design services contract with Dewberry Engineers to complete design work to upgrade the existing stormwater management at Windwood Hollow Park.

SUMMARY
Stormwater personnel engaged Dewberry Engineers, Inc. (Dewberry) to provide a preliminary study for upgrading the existing stormwater pond at Windwood Hollow Park and integrating it into the overall stormwater management plan for Peeler Path Phase 1.

Dewberry's analysis, completed in April 2026, determined that upgrades to the existing stormwater pond at Windwood Hollow Park could accommodate stormwater from Peeler Path Phase 1 drainage areas and could serve as regional stormwater management for future park projects and extension of the path along Peeler Road

If approved by Council, this project will be funded from the Stormwater Utility's annual repairs and maintenance budget.

RECOMMENDED ACTION
Authorize the Mayor, City Manager, or designee to allocate up to $191,808.00 through the City's on-call design services contract with Dewberry Engineers to complete design work to upgrade the existing stormwater management at Windwood Hollow Park.

Dewberry

Date: May 22, 2026

To: Ms. Cody Dallas
City of Dunwoody

From: Jennifer Young, PE
Dewberry

RE: Proposal for Windwood Hollow Park Regional Pond - Concept Plans and Construction Documents

Dear Ms. Dallas:

Dewberry Engineers Inc. (Dewberry) is pleased to present this proposal to the City of Dunwoody (Dunwoody) for the Windwood Hollow Park Regional Pond - Concept Plans and Construction Documents.

Peeler Road is a collector road within Dunwoody and was identified as a priority on the Dunwoody Trail Master Plan. A section of Peeler Road from Winters Chapel Road to Windwood Hollow Park was designed by Practical Design Partners (PDP) to provide a 12-foot-wide concrete path for cyclists and pedestrians separated from the roadway by a landscape buffer. The project would connect the neighborhoods along Peeler Road with Windwood Hollow Park and the restaurants and other businesses at Winters Chapel Road. The Peeler Road path is part of a larger system of paths that would eventually connect to Brook Run Park and the Winters Chapel Path. The project is funded through the city's Special Purpose Local Option Sales Tax (SPLOST). The Peeler Path project is currently in property acquisition for right of way and easements. During the design phase, the City of Dunwoody Department of Public Works identified concerns regarding the stormwater system and outlet. The existing outlet for the Peeler Path stormwater system traverses through private property to discharge via a doghouse into a trunkline between residential homes. The proposed outlet for Peeler Path abandons the connection through private property and instead connects through Dekalb County property to a pipe upstream of this trunkline. This upstream pipe comes from a detention pond in Windwood Hollow Park, and both existing and proposed stormwater connections cross Dekalb County raw water lines which convey water from the Chattahoochee River to the Scott Candler Water Treatment Plant on the south side of Peeler Road. Ideally, Dunwoody would like to expand the existing pond withing Windwood Hollow Park and discharge the proposed stormwater system for the Peeler Path project into expanded pond to provide stormwater management for the additional impervious area and eliminate any downstream flow increases through private property. However, this change would require crossing the DeKalb County raw water lines twice.

Dunwoody engaged Dewberry initially to review the feasibility of providing stormwater management for the proposed path within the existing Windwood Hollow Park detention pond. Dewberry requested that their subconsultant, NV5, perform Subsurface Utility Engineering Quality Level A (SUE QL-A) (Attachment 1) to locate and determine the depths of the raw water lines to determine if crossing above the raw water lines with the stormwater drainage would be feasible. Testhole results from the 96" raw water main within the Peeler Road Right-Of-Way show that primary constraint identified is the 96" raw water main with a depth to the pipe crown of 4.83'. This depth is insufficient to allow for drainage of the upstream system to be routed to the Windwood Hollow detention pond. Therefore, the preferred option to discharge the entirety of proposed stormwater system A for the Peeler Path project into Windwood Hollow detention pond is not feasible. As alternative solutions, Dewberry provided three (3) options (Attachment 2):

1. Overdetention within the Windwood Hollow Park pond,
2. Oversizing the street system along Peeler Road, and
3. Installing a stone reservoir beneath Peeler Path.

One or several options may be required to meet project stormwater management goals based on modeling results included as part of this proposal.

Based on the results from feasibility assessment, Dunwoody has requested that Dewberry move forward with concept and final design for all three potential stormwater management solutions in order to ensure no increases in downstream flows from the proposed trail system. To plan for future path expansion work, Dunwoody has requested that Dewberry also provide stormwater management for the future extension of Peeler Path from Lakeside Drive to Tilly Mill Rd. Since the drainage split is approximately 400 LF west of Happy Hollow Road, the proposed detention pond will be sized to manage increased runoff from the proposed path from Lakeside Drive to the drainage split. Any increases in runoff from the proposed path between the drainage split and Tilly Mill Road will need to be managed by a separate system. Additionally, there are concept plans for Windwood Hollow Park (Attachment 3) to add two additional tennis courts, restrooms, and a paved trail system as amenities for the park. These additions would exceed the 5,000 SF redevelopment threshold published in the Georgia Stormwater Management Manual (GSMM) and would trigger the need to provide upgraded stormwater management for all impervious areas in the park. In order to plan for these park upgrades, Dewberry will provide a design for the detention pond and surrounding area that will meet the runoff reduction volume (RR_v), channel protection volume (CP_v), overbank flood protection (Q_{p25}), and extreme flood protection (Q_f) requirements for the proposed and existing park elements. Finally, the design of the pond will integrate into the Windwood Hollow Park master plan, creating a space around the Windwood Hollow Pond that provides an amenity to the park, feels welcoming, and encourages engagement with the community.

If it is not feasible to provide stormwater management from these various sources solely within the Windwood Hollow detention pond, Dewberry will make recommendations on treatment extents based on City priorities. It should be noted that RR_v, CP_v, Q_{p25}, and Q_f will only be provided for the existing and proposed impervious area within Windwood Hollow Park, and the stormwater management goal for the proposed Peeler Path is to ensure no increases in downstream flow through the pipe system that runs between 2914 and 2915 Four Oaks Drive. In order to meet the goals of this proposal, Dewberry is proposing the following scope.

Task 1 – Survey and Subsurface Utility Investigation Quality Level B (SUE QL-B)

Our survey sub-consultant, NV5, will provide a detailed topographic survey of the area as shown in the attached survey corridor (Attachment 4) to support model development. Newly obtained survey data will be incorporated into the survey database already obtained for the Peeler Path project as part of the contract with PDP. Data will be accumulated utilizing conventional Ground Run Survey techniques. Details of the existing pipe system will be located, along with topographic (1-foot contour intervals) and property data over the pond area. Sketches and photos of outlet control structures within the pond survey area will be obtained, and trees greater than 4 inches in diameter will be located. Property lines of adjacent parcels will be reflected on the final survey along with owner information and any easements shown on the subject properties per deed or plat. The purpose of the survey is to obtain data necessary to design possible improvements. NV5 will provide Subsurface Utility Engineering (SUE) Quality Level B (QLB) mapping for all underground utilities within the survey corridor. In addition, NV5 will prepare owner notification letters which shall be sent to each subject property owner prior to the initial NV5 field visit. The survey will also show upstream and downstream manholes for sanitary and storm sewer as applicable and accessible. All survey data will be tied to control established in accordance with the NAD83 Georgia State Plane Coordinate System (West Zone) and NAVD88.

Exclusions:

- Title Search
- ALTA/NSPS Land Title Survey
- Tree Survey other than mentioned above
- Storm and Sanitary Sewer information (Other than visual inspection from ground level or City-provided GIS data)
- Wetlands Survey
- Underground Utility Location and Marking other than listed above
- Recording Fees

- Interior Building Survey
- Recordation Process or Plat Submittals
- Construction Services

Deliverables
Task 1 deliverables include:

- Topographic Survey (PDF and DGN)
- LandXML file of survey surface

Task 2 – Concept Plan & Modeling

All hydrologic and hydraulic modeling for this project will be SWMM5 engine based hydrodynamic rainfall-runoff simulation using dynamic wave hydraulic model formulations on a GIS platform using PCSWMM. This method allows time varying rainfall to be routed through the system, accounting for timing of the hydrographs, storage, backwater, and losses in the system. This is the most accurate representation of stormwater management during a storm event.

Dewberry will develop an existing conditions PCSWMM model and confirm conduit sizes, materials, and inverts based on updated survey provided by NV5. Dewberry will also adjust the pond volumes and pond outlet control structure (OCS) based on the survey data provided by NV5. Once finalized, this model will be used to ensure post-development flows do not exceed existing flows.

Dewberry will then proceed with the development of up to three (3) concept solutions that will meet proposed stormwater management requirements for RR_v, CP_v, Q_{p25}, and Q_f for the master plan improvements at Windwood Hollow Park and the proposed Peeler Path project, current and future extents.

Ideally, stormwater management requirements can all be met through modifications to the existing pond, and Dewberry will explore this option first. However, if stormwater regulations are not able to be fully met by modifying the pond within Windwood Hollow Park, Dewberry will expand its stormwater management recommendations to other areas. Based on the feasibility assessment that were detailed in the memorandum submitted to the City on April 9, 2026, and preliminary conversations with City of Dunwoody staff, Dewberry has identified a short list of most-promising options to pursue for stormwater management for Peeler Path and Windwood Hollow Park. The modifications are both stormwater management-focused as well as aesthetic-focused. However, there is often overlap between several of the options. These modification options include:

- Overdetention within the Windwood Hollow Park pond,
- Oversizing the street system along Peeler Road,
- Installing a stone reservoir beneath Peeler Path,
- Install BMPs upstream of Windwood Hollow Pond within the park.

See Attachment 2 for an exhibit of these options, as well as additional information for subsequent sections within this proposal.

Landscape Architecture

Leveraging our experience in active and passive recreation, the design team will integrate proposed storm water needs with Windwood Hollow Park and its current master plan features. Concepts will be designed to establish proposed stormwater elements for communal betterment connecting proposed interventions with the park and its surrounding community.

Hydrologic and Hydraulic Model needs will form the foundation of each concept, envisioning an intervention fully integrated with site constraints and community needs. Development will require consideration of existing master plan elements, future Peeler Path pedestrian improvements and existing conditions including utility, circulation and site features. Within the subject land area, team members will

generate up to three (3) conceptual designs for consideration with the City. Results of City review will be consolidated into a single concept establishing the basis for design and construction documents.

Datasets and Assumptions

The following datasets and/or assumptions are required:

- For stormwater infrastructure outside of the survey corridor, Dewberry will collect measure down invert data. In order to collect measure down data, Dunwoody will need to provide a survey notification letter to Dewberry.
- The proposed solutions will only provide RR_v, CP_v, Q_{p25}, and Q_f for the existing and proposed impervious area within Windwood Hollow Park. The stormwater management goal for the proposed Peeler Path is to ensure no increases in downstream flow through the pipe system that runs between 2914 and 2915 Four Oaks Drive
- Community/Stakeholder engagement will be provided by the City if needed.
- Parking studies and/or improvements are not required.
- Buildings/Facilities are not required.
- Modification to existing active recreation facilities are not required.
- Concept Review Meeting with City (1)
- Stakeholder Kick-Off Meeting with City (1)
- 3d Visualizations are not required.

Deliverables

Task 2 deliverables include:

- Concept Drainage Study Report
- PCSWMM models: Existing and Proposed Conditions
- Landscape Conceptual Plan Render (3) [22x34 PDF FORMAT]
- Landscape Final Conceptual Plan Render (1) [22x34 PDF FORMAT]

Task 3 – Construction Plan

Dewberry assumes that up to three design elements may be required to meet the project stormwater management goals. As it is not known which design elements will be required to meet the stormwater management goals, Dewberry is providing a scope and fee for each element. It is assumed that Subtask 3A will be required as the preferred solution, and Subtask 3B and 3C are provided as optional tasks to be leveraged as needed based on the results of the concept modeling in Task 2. Based on the results from Task 2 – Concept Plan & Modeling, Dunwoody can release Dewberry on the following design subtasks as deemed necessary:

A. Overdetention within the Windwood Hollow Park pond with BMP treatment train,
B. Oversizing the street system along Peeler Road, and
C. Installing a stone reservoir beneath Peeler Path.

For each subtask, Dewberry will proceed with the development of construction documents. Additionally, Dewberry will finalize the modeling results and revise the Task 2 Drainage Report to be tailored to the selected option(s). The report will summarize the modeling approach, the solution, and the model results. Further, a construction cost estimate will be generated and refreshed at each milestone to reflect any changes or refinements made to the design drawings. Dewberry will provide the plans, estimated cost, and Drainage Report to Dunwoody at 60-, 90-, and 100-pct milestone for review and comment.

The following sections detail the scope and deliverables of each subtask in greater detail.

Subtask 3A – Overdetention in Windwood Hollow Park Pond

Subtask 3A will expand the existing pond in Windwood Hollow Park and replace the existing outlet control structure to provide additional detention for flows entering the pond. Additionally, inlet AW-1 can be redirected to the pond to provide detention for a small portion of the proposed path west of the 96” raw

water line. Dewberry will design the connection from the proposed path through the system between 2914 and 2915 Four Oaks Drive. Plans will be provided by Dewberry starting from A-3 and including the downstream system. A connection point will be provided at structure A-3 for the Peeler Path proposed stormwater system. See Attachment 2 for an exhibit of these structures. To provide runoff reduction volume for the future park upgrades, Dewberry will design a stormwater BMP.

Stormwater Design

Once the City approves a concept plan, Dewberry will move forward with development of the 60-, 90-pct, and 100-pct construction documents. As 60-pct construction documents are developed, Dewberry will work to finalize the proposed PCSWMM model as design decisions are reached. Further, Dewberry will revise the Drainage Study Report. This report will be reviewed at each milestone and will be updated as the design progresses to reflect any changes incorporated into the plans and model.

As Dewberry is developing 90-pct plans, we will coordinate with Practical Design Partners (PDP) on their preparation of final plans for the Peeler Path project. A set of 90-pct construction plans will be provided to PDP to finalize the development of Peeler Path construction plans for the City.

Structural Design

Based on the potential modification options listed in the conceptual design section, Dewberry recognizes the need to provide a structural design for the following new structure:

- One cast-in-place outlet control structure (OCS), which could be designed for aesthetic value for the park in addition to functional value as stormwater control. The use of stamped and/or colored concrete is expected.

Site and Landscape Design

Using the "Task 2" final concept as a basis of design, provide construction documents inclusive of final drawings, schedules and details. These CDs will further define:

- Pedestrian pavement including ADA compliance and connections to existing circulation.
- Vertical features including finishes, guardrails and/or architectural detailing.
- Planting and final vegetative cover.

Deliverables

Final deliverables include:

- Construction Plans
    - Signed/sealed PDF (final) and OpenRoads .dgn file
        - It is anticipated that the construction plan set could contain the following sheets:
            - Cover Sheet (1 Series)
            - Index (2 Series)
            - Revision Summary (3 Series)
            - General Notes (4 series)
            - Summary of Quantities (6 Series)
            - Detailed Estimate (9 Series)
            - Construction Plan (13 Series)
            - Drainage Profiles (22 Series)
            - Utility Sheets (24 Series)
            - Landscaping Plans (29 Series)
            - Special Construction Details (38 series)
            - Erosion Control Cover Sheet (50 Series)
            - ESPCP & Monitoring General Notes (51 Series)
            - Erosion Control Legends & Uniform Codes (52 Series)
            - Drainage Area Map (53 Series)
            - BMP Location Details (54 Series)
                - Initial Plans

    - Intermediate Plans
    - Final Plans
  - Watershed Map & Site Monitoring Location (55 Series)
  - Erosion Control Details (56 Series)
  - ROW Tables (60 Series)
- Cost Estimate (GDOT item mean summary/Annual contractor(s) only)
- Final PCSWMM model: Proposed Conditions
- Final Drainage Study Report: Signed/sealed PDF
- Submission for LDP with City of Dunwoody.

Subtask 3B – Oversize Street System (Optional)
Subtask 3B will provide stormwater management for the Peeler Road stormwater east of the raw water main crossings by increasing the proposed pipe system sizes as needed along Peeler Road to provide underground storage. Structure A-4 would be converted to an underground OCS. See Attachment 2 for an exhibit of these structures.

Stormwater Design
If the City provides NTP on Subtask 3B, Dewberry will move forward with coordination with PDP on pipe upgrade sizing and design of the below-ground OCS configuration. No additional Civil sheets will be developed as part of this subtask. Instead, Dewberry will coordinate plan updates with PDP and structural details as described below will be provided to PDP to insert in their plan set.

Structural Design
Based on the potential modification options listed in the conceptual design section, Dewberry recognizes the need to provide a structural design for the following new structure:

- One below-ground, cast-in-place custom junction box with concrete weir

Deliverables
Final deliverables include:

- Construction Plans
  - Signed/sealed PDF (final) and OpenRoads .dgn file of Structural OCS design and details.
- Cost Estimate (GDOT item mean summary/Annual contractor(s) only) for below-ground, cast-in-place custom junction box with concrete weir

Subtask 3C – Install Stone Reservoir Beneath Proposed Path (Optional)
Subtask 3C calls for a stone reservoir to be installed beneath a portion of the 12-ft multiuse path from the back of curb to the outside edge of the path. The reservoir would meet partial runoff reduction requirements and provide additional storage to assist in reducing downstream flows. Perforated underdrains would be provided at all proposed storm inlets to drain the reservoir.

Stormwater Design
If the City provides NTP on Subtask 3B, Dewberry will move forward with coordination with PDP on integration of the stone reservoir into their design plans. No additional Civil sheets will be developed as part of this subtask. Instead, Dewberry will coordinate plan updates with PDP and landscape details for the stone reservoir as described in the landscape scope below will be provided to PDP to insert in their plan set.

Site and Landscape Design
Provide construction documents inclusive of final drawings, schedules, and details. These CDs will further define:

- Final cover/finish associated with areas between the curb and pedestrian pavement for the extents of the stone reservoir.
- Planting and final vegetative cover for the extents of the stone reservoir.

Deliverables

Final deliverables include:

- Construction Plans
    - Signed/sealed PDF (final) and OpenRoads .dgn files for Landscape Architecture
        - Planting Plans
        - Plan Enlargements
        - Details
        - Schedules
- Cost Estimate (GDOT item mean summary/Annual contractor(s) only) for Landscape items associated with stone reservoir.

Datasets and Assumptions

In order to complete the design as described in this proposal, the following datasets and/or assumptions are required:

- Plans will follow the GDOT Plan Presentation Guide (PPG) (minor modifications as required).
- It is assumed construction will be completed by an annual contractor, or if bid, will follow GDOT specifications. Therefore, no development of technical specifications or bid assistance will be required. Only annual contractor cost estimate(s)/GDOT item mean summary will be required.
- Only land disturbance permitting with the City of Dunwoody is included in the scope of this project. No additional permitting, including building permitting, is anticipated.
- Bridge and boardwalk design are not included in this proposal fee. If an option is selected that requires a pedestrian bridge or boardwalk design, the scope and fee will need to be amended to include the design of those items.
- This proposal excludes Post permitting services such as construction administration, construction observation, construction stakeout, as-built surveys, Americans with Disabilities Act (ADA) as-built surveys and construction related certifications (i.e. WSSC, storm water management, landscaping, etc.). Dewberry is able to provide these services if requested by the Client.
- Any required geotechnical data will be provided by the City. Dewberry will assist in coordination.
- Easement exhibits are excluded. Right-of-Way tables will be provided in the plans.
- Furnishings and signage are not required for this project.
- Community/Stakeholder engagement is not required.
- Parking studies and/or improvements are not required.
- Buildings/Facilities and associated utilities are not required.
- Modification to existing active recreation facilities are not required.
- Rendering and 3d Visualizations are not required.
- Irrigation is not required for the project.
- Tree assessments and preservation are not required for the project.
- Excludes significant revisions to basis of design. [Task 2 Final Concept]
- Lighting and the associated service are not required for the project.

Ms. Cody Dallas
City of Dunwoody
Windwood Hollow Park Regional Pond - Concept Plans and Construction Documents
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Fee Estimate and Schedule

Based on the scope of services outlined above, an hourly not to exceed amount of $191,808 is proposed to provide these services. An hourly breakdown is provided in Attachment 5. Subtask 3B and 3C are Optional Tasks and are only intended to be utilized if required based on concept modeling and will require separate NTP from the City.

The anticipated schedule with key milestones is provided in the table below.

#	Key Milestone	Date/Weeks from Milestone
1	NTP/Project Start	6/16/2026
2	Survey	7/24/2026; 6 weeks from NTP/Project Start
3	Conceptual Solutions	8/14/2026; 9 weeks from NTP
4	Concept review/selection by City	8/28/2026; 2 weeks from Concept Submittal
5	60-pct Submittal	10/9/2026; 6 weeks from Conceptual review comments*
6	60-pct review by City	10/23/2026; 2 weeks from 60-pct Submittal
7	90-pct Submittal	11/13/2026; 3 weeks from 60-pct review comments
8	90-pct review by City	11/20/2026; 1 week from 90-pct Submittal
9	Final Deliverables	12/11/2026; 3 weeks from 90-pct review comments

**Geotechnical assessment is assumed to be completed concurrently with 60-pct construction document development.*

Thank you for allowing Dewberry the opportunity to provide professional services on this project. If you have any questions or would like to discuss our proposal further, please feel to contact Jennifer Young at 770.356.8363 or via email at jyoung@dewberry.com.

Regards,

Jennifer Young, PE
Project Manager
Dewberry

Sam Fleming, PE
Vice President
Dewberry

Dewberry

Attachment 1
Pothole Locations

Ms. Cody Dallas
City of Dunwoody
Windwood Hollow Park Regional Pond - Concept Plans and Construction Documents
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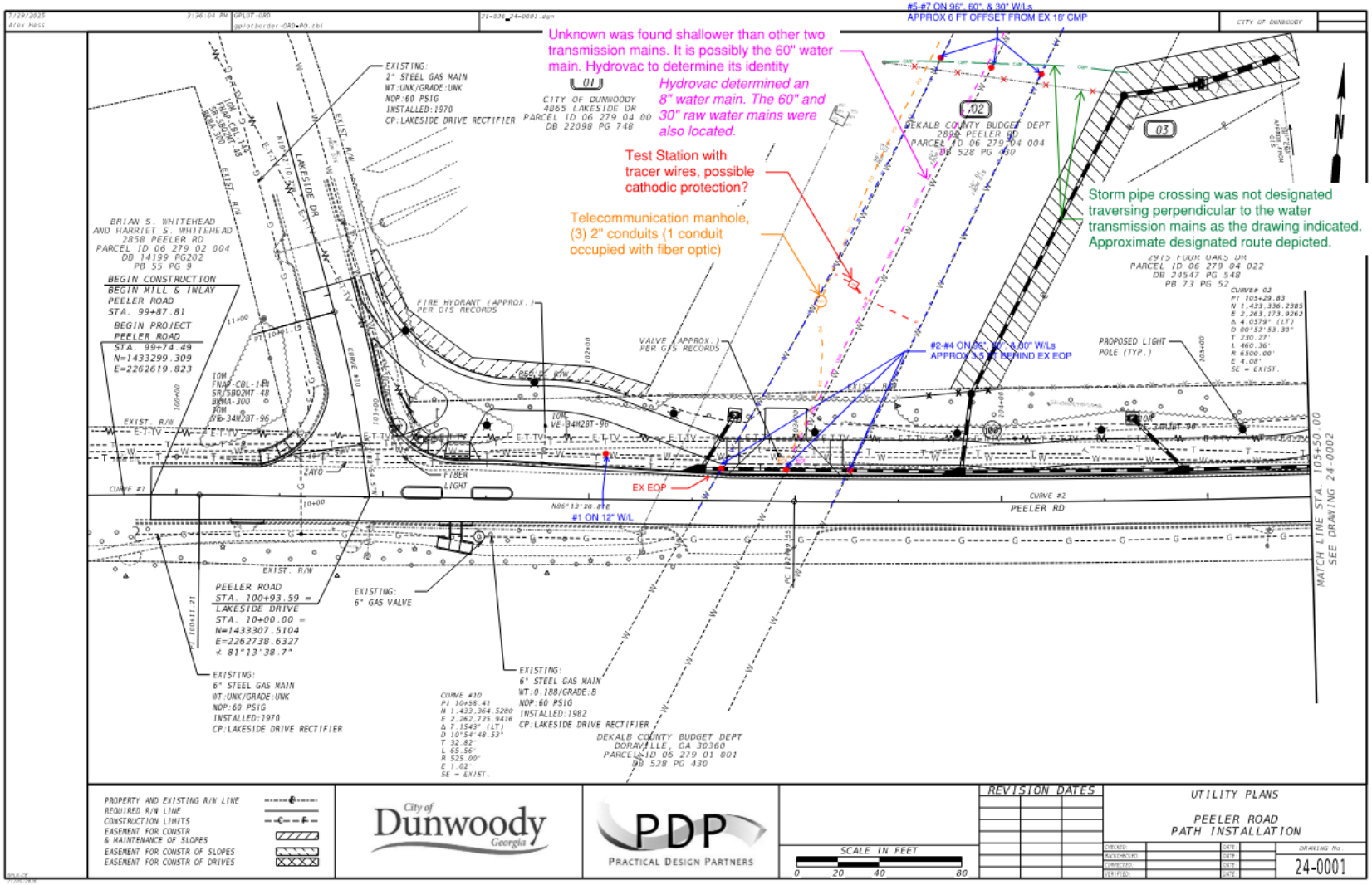

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Ms. Cody Dallas
City of Dunwoody
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Attachment 2
Options Exhibit

Ms. Cody Dallas
City of Dunwoody
Windwood Hollow Park Regional Pond - Concept Plans and Construction Documents
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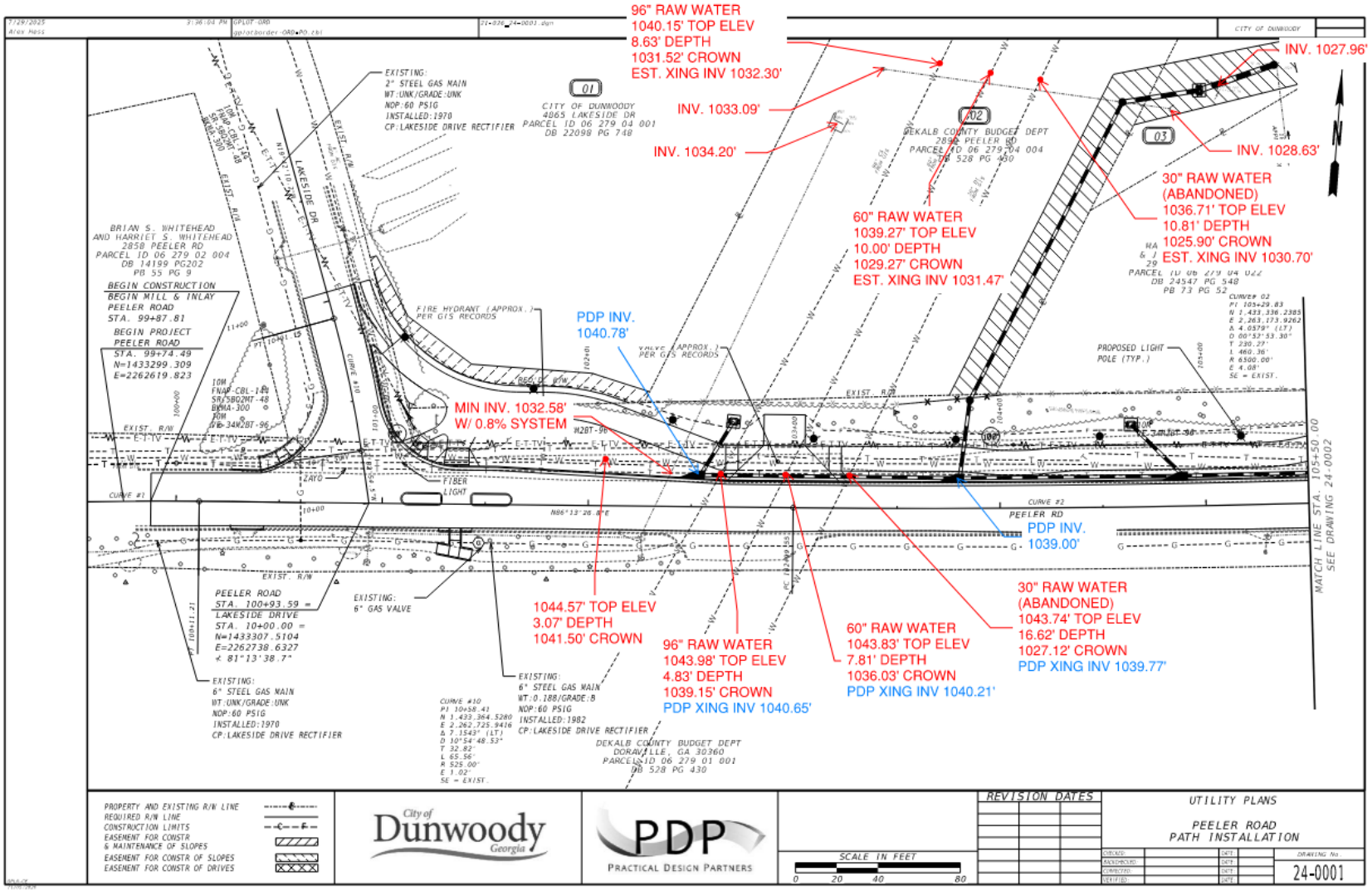

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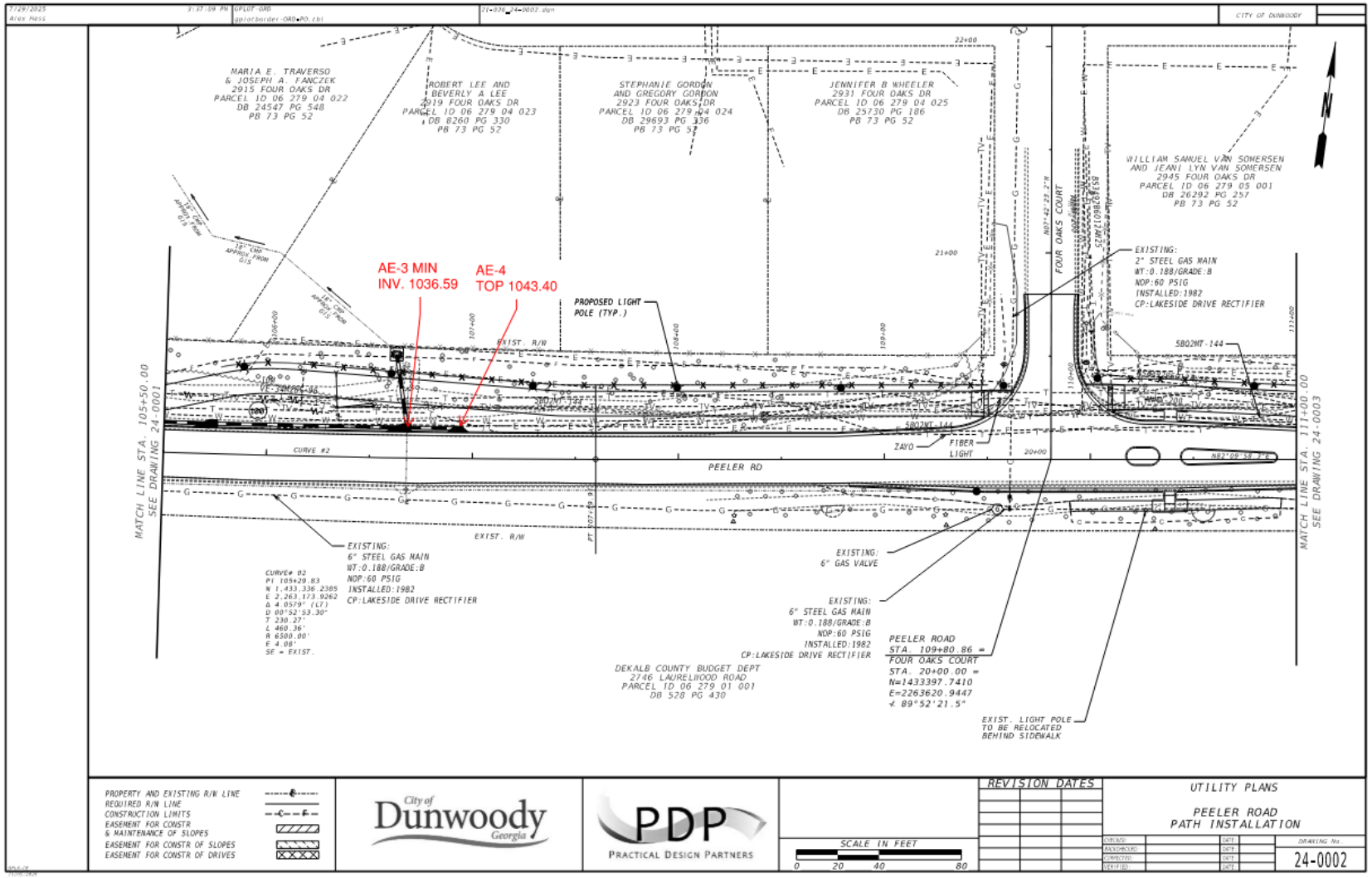

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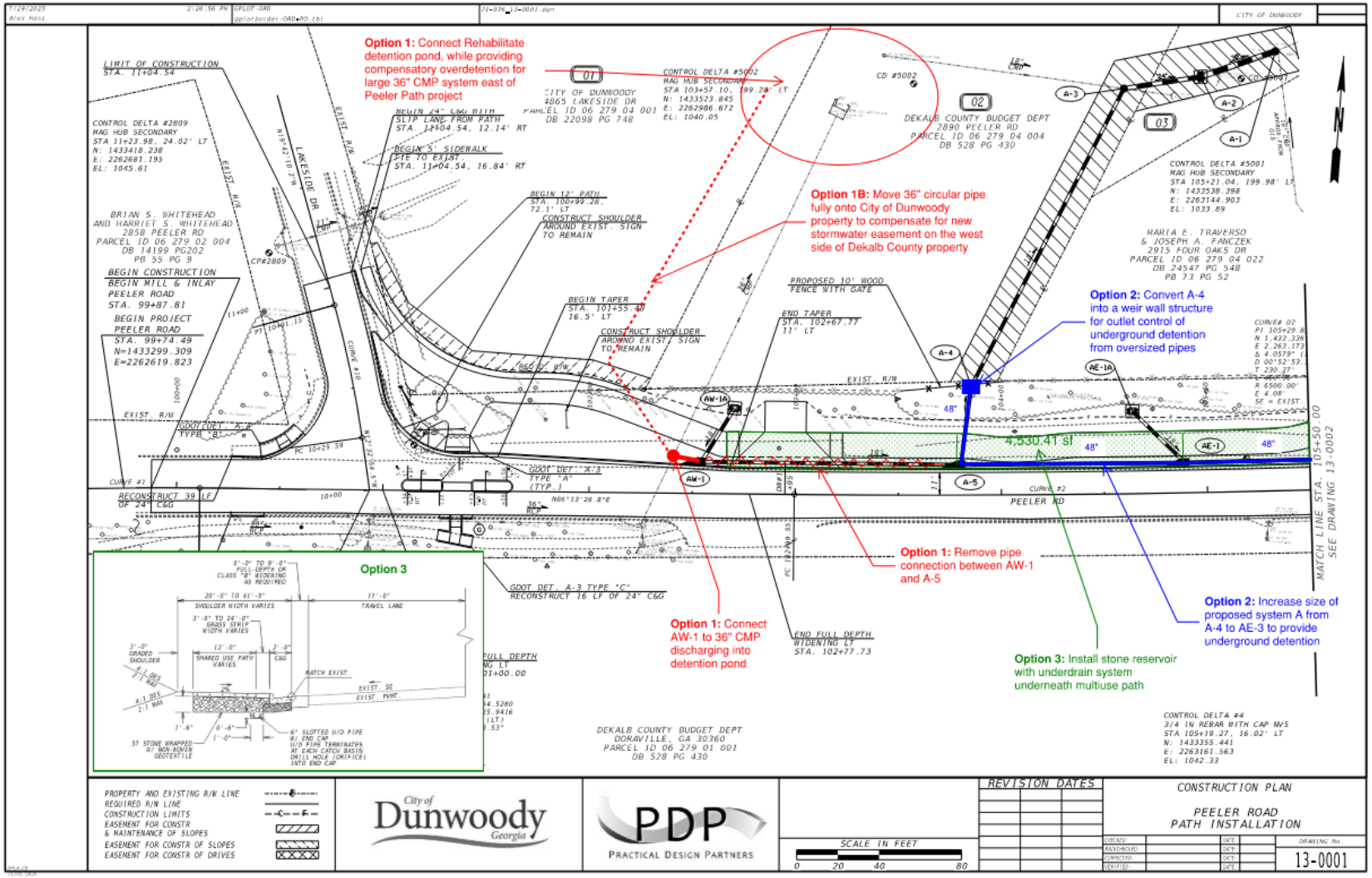

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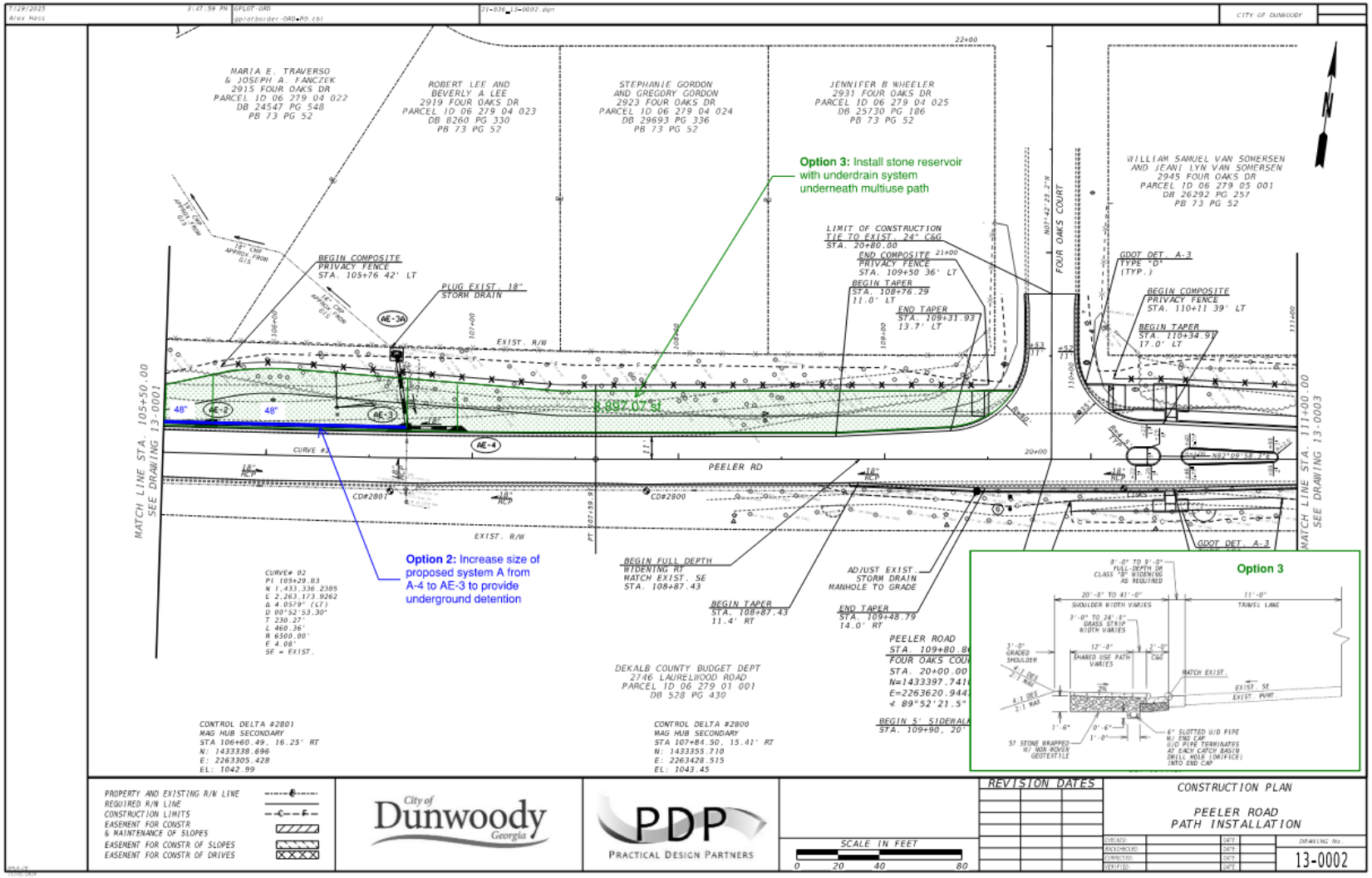

Ms. Cody Dallas
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Windwood Hollow Park Regional Pond - Concept Plans and Construction Documents
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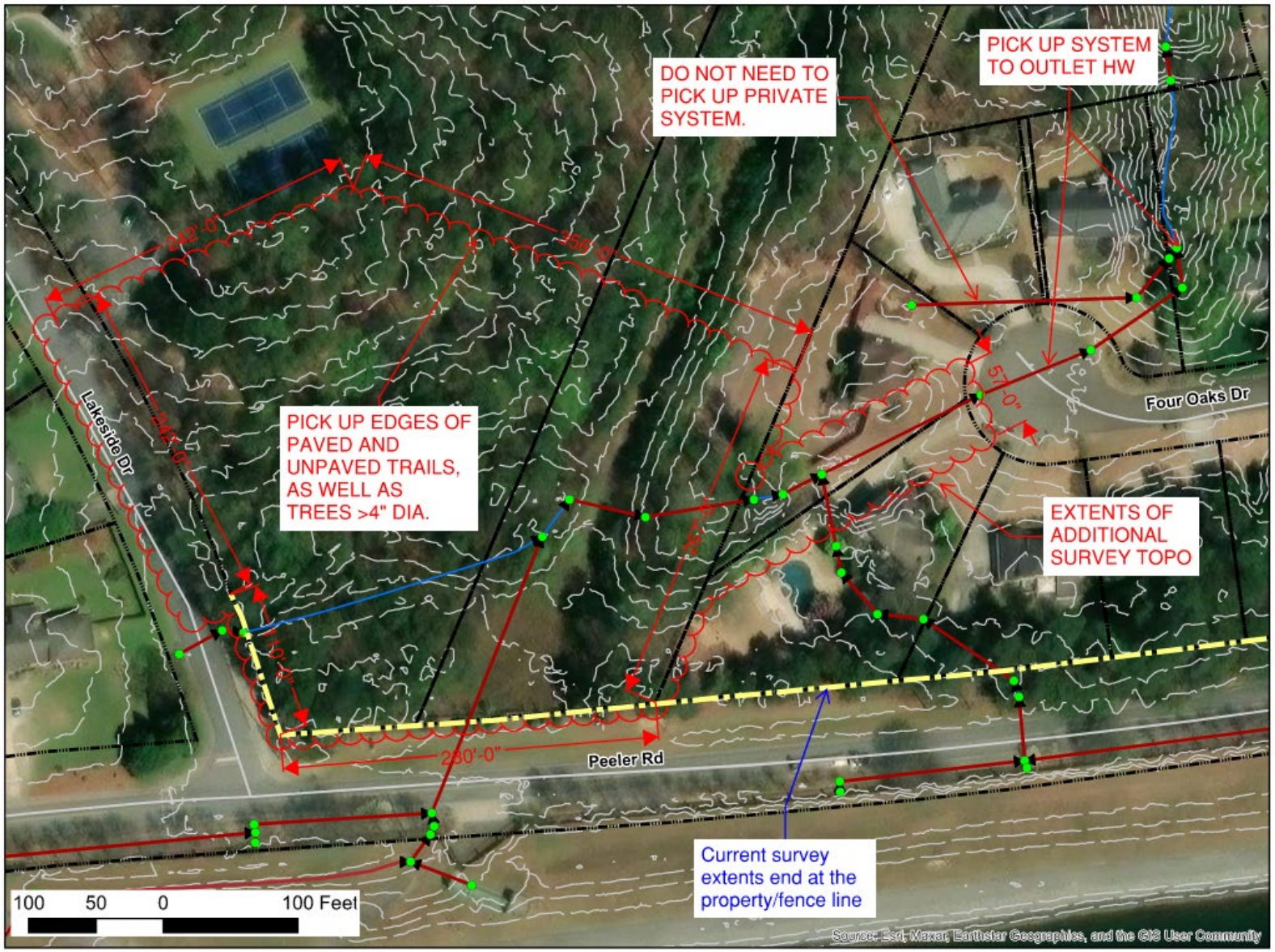
Attachment 3
Park Concept Exhibit

Ms. Cody Dallas
City of Dunwoody
Windwood Hollow Park Regional Pond - Concept Plans and Construction Documents
May 22, 2026

Ms. Cody Dallas
City of Dunwoody
Windwood Hollow Park Regional Pond - Concept Plans and Construction Documents
May 22, 2026

Attachment 4
Windwood Hollow Park Regional Pond Survey Exhibit

Ms. Cody Dallas
City of Dunwoody
Windwood Hollow Park Regional Pond - Concept Plans and Construction Documents
May 22, 2026



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Windwood Hollow Park Regional Pond - Concept Plans and Construction Documents
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Attachment 5 – Windwood Hollow Park Regional Pond Fee Estimate

		Hours	Cost	Principal-in-Charge	Project Manager	Managing Engineer	Supervising Planner	Mid Level Engineer	Engineer	Landscape Architect
				$259.00	$186.00	$236.00	$214.00	$146.00	$118.00	$146.00
Task 1	**Survey**		$20,310.00							
	Survey Database & QLB (NV5)	NA	$20,310.00							
Task 2	**Modeling & Concept/Feasibility Plan**		$33,110.00							
	Existing Conditions Model	54	$7,470.00	2	12				40	
	Proposed Conditions Model	54	$7,470.00	2	12				40	
	Concept Report	38	$6,026.00	2	4	6		10	16	
	Landscape Concept	72	$12,144.00				24			48
Task 3A	**Construction Documents (60-90-Final)**		$104,906.00							
	Structural Design									
	Structural Design, Plans, Sections, and Details	96	$15,816.00			20		76		
	Structural Cost Estimate	3	$528.00			1		2		
	Stormwater Design									
	Construction Documents (60-90-Final), Cover, Notes, Plans/Profiles, Sections, Details (11 sheets)	128	$17,700.00	4	20			24	80	
	Erosion Control Plans (14 sheets)	74	$10,006.00	2	8			16	48	
	SWM Report & Finalize Modeling	74	$11,990.00	2	24			48		
	Construction Cost Estimate	38	$5,582.00	2	12				24	
	Coordination with PDP, NV5, etc	16	$3,268.00	4	12					
	Site and Landscape Design									
	Landscape Design, Plans, Sections, and Details	224	$35,424.00				40			184
	Landscape Cost Estimate	24	$4,592.00				16			8
Task 3B	**Construction Documents (60-90-Final)**		$16,836.00							
	Structural Design									
	Structural Design, Plans, Sections, and Details	60	$10,200.00			16		44		
	Structural Cost Estimate	2	$382.00			1		1		
	Stormwater Design									
	Coordination with Structural, PDP, NV5, etc	38	$6,254.00	2	12			24		
Task 3C	**Construction Documents (60-90-Final)**		$16,646.00							
	Stormwater Design									

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		Hours	Cost	Principal-in-Charge	Project Manager	Managing Engineer	Supervising Planner	Mid Level Engineer	Engineer	Landscape Architect
				$259.00	$186.00	$236.00	$214.00	$146.00	$118.00	$146.00
	Coordination with LARC, PDP, NV5, etc	30	$5,086.00	2	12			16		
	Site and Landscape Design									
	Landscape Design, Plans, Sections, and Details	56	$9,264.00				16			40
	Landscape Cost Estimate	12	$2,296.00				8			4
Total Cost			**$191,808.00**							