City of Dunwoody Georgia

4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
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MEMORANDUM

To: Mayor and City Council

From: Tiffany Siegel, Capital Projects Manager

Date: November 16, 2026

Subject: **Contract Amendment with Practical Design Partners for Additional Stormwater Design for the Happy Hollow Road Sidewalk between Kingsland Court and Peeler Road**

ACTION

Authorize the Mayor, City Manager, or designee to execute all documents necessary and proper for a contract amendment not to exceed $18,880 with a $5,000 contingency with Practical Design Partners (PDP) for additional stormwater design for sidewalk improvements on Happy Hollow Road between Kingsland Court and Peeler Road.

SUMMARY

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 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.

The final design contract included scope for a hydrology report and design of one stormwater BMP (underground detention facility). PDP performed additional downstream analysis of three drainage basins and determined two BMPs are necessary to contain the additional runoff from the project. PDP has submitted a fee of $18,880 to complete the design of two BMPs and to update the hydrology report and project plans. With the amendment the total contract limit would increase to $184,130 which includes a $5,000 contingency. The current capital budget has available funding for the additional stormwater design and contingency.

DETAILS

Completion of the sidewalk on the west side of Happy Hollow is planned to occur in 2 or 3 phases. The first phase included in this design contract will extend from Kingsland Court to Peeler Road. The segments between Kingsland Court and Dunwoody Club Drive are planned as future phases not included in the current 5-year capital construction budget.

Public Involvement: 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.

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Project Contracts Approved per Phase:

- **Concept**: In late 2021, the City contracted with Practical Design Partners (PDP) to perform the concept design for sidewalk on the west side of Happy Hollow Road between Peeler Road and Dunwoody Club Drive. *(Phases 1, 2, and 3)*
- **Final Design**: 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 *(Phase 1)*.
- **ROW Acquisition**: In December 2025, City Council approved a contract with Croy Engineering for right-of-way acquisition services for Phase 1.

RECOMMENDED ACTION

Authorize the Mayor, City Manager, or designee to execute all documents necessary and proper for a contract amendment not to exceed $18,880 with a $5,000 contingency with Practical Design Partners (PDP) for additional stormwater design for sidewalk improvements on Happy Hollow Road between Kingsland Court and Peeler Road.