



PROJECT SERVICES AGREEMENT

Project Name: South Peachtree Creek Trail – Sagamore Hills Neighborhood Connector

Location: DeKalb County, GA

Client: DeKalb County Transportation Division
1950 West Exchange Place, Room 400
Tucker, GA 30084
Contact: David W. Pelton, P.E.

Consultant: PATH Foundation
1601 W. Peachtree Street
Atlanta, Georgia 30309
Contact: Greta deMayo, Executive Director

Date: January 3, 2022

The PATH Foundation commends DeKalb County for continuing the implementation of the 2000 DeKalb County Greenway Trail Master Plan. PATH will provide the following scope of services for the **South Peachtree Creek Trail – Sagamore Hills Neighborhood Connector** project. PATH will provide full professional services for surveying, landscape architecture, engineering, permitting, bidding, and contract administration for the 1.3-mile trail. The 1.3-mile trail includes a total of 1-mile neighborhood connection along Audubon Drive, Beacon Hill Blvd, Belle Isle Circle, and Knob Hill Drive. In addition, a 300-ft greenway will connect from Audubon Drive to Beacon Hill Blvd and a 0.3-mile greenway will connect from Knob Hill Drive to Cliff Valley Way at Briarcliff Road.



SCOPE OF BASIC SERVICES:

Design Team for the project:

- A. Design Team Lead / Landscape Architecture (*KAIZEN Collaborative Design, Inc.*)
- B. Civil Engineering (*KAIZEN Collaborative Design, Inc.*)
- C. Surveying Service (*Floyd & Associates*)
- D. Structural Engineering (*Stability Engineering*)

DeKalb County will be responsible for the following within this scope of services:

- Facilitation of all design review meetings with DeKalb County, property owners, and/or public agencies have jurisdiction (as requested).
- Coordination with property owners for permission to access the project’s corridor for surveying, environmental delineations, and all design/engineering site walks.
- Project management to facilitate all acquisition required for the project. Including all acquisition costs, legal, and closing fees.

TASK I – Survey Services:

Upon Notice to Proceed, the PATH Team will conduct a field run survey for the two proposed greenway locations. The surveying services will be performed by PATH to meet the standards for surveying trail corridors including:

- property lines / rights-of-way
- streets, sidewalks, and intersections
- topography (2’ contours)
- trees (species and caliper per DeKalb County requirements)
- above ground utilities
- sanitary/storm sewers
- manholes/catch basins/drop inlets/curb inlets
- existing cut-ins for driveways
- buildings including accessory buildings, small structures
- retaining walls, privacy and security fences
- creek wrested vegetation limit at proposed bridge crossing
- 25’ state stream buffer / 75’ DeKalb County stream buffer
- floodplain elevation
- all site elements

DeKalb County GIS data will be utilized as base information for the neighborhood greenway connections (shown on page 1 in yellow).

Deliverables:

The PATH Team will combine all survey data along with DeKalb County GIS data into one AutoCAD file for use during design for construction. Final deliverable will be a signed and certified digital copy of the combined survey in .pdf format, AutoCAD format, and one (1) paper print of the final survey if requested. The survey will conform to all regulations as set forth in the GA Plat Act found in OCGA 15-6-67 and Chapter 180-7-.07 of the rules of The GA State Board of Registration for Professional Engineers and Land Surveyors.

Acquisition plats and legal descriptions will be provided for the four (4) properties listed below after 60% design for construction. All additional acquisition documents will be additional services.

#	Parcel ID	Owner	Address
1	18 158 11 100	Hudson Ann Kathryn	1715 Beacon Hill Boulevard
2	18 158 11 044	Bradley Gary	1707 Beacon Hill Boulevard
3	18 157 02 005	Dekalb Board of Education	1634 Knob Hill Drive
4	18 157 12 041	Ashton Atlanta Residential LLC	1691 Sabastian Point

TASK II – 30% Design Development:

Utilizing the survey file, the PATH Design Team agrees to prepare permit ready Construction Documents for the work as defined within this proposal. PATH will create design development drawings including proposed alignment, rough grading, length and location of the one (1) bridge over the tributary, length and location of any approaching retaining walls, and amenity areas.

PATH will hold a design review meeting followed by a site meeting with Dekalb County to collect feedback on the design development document. PATH will create permanent and temporary construction easement graphics to assist in facilitating easement agreements with all property owners. PATH will assist Dekalb County on coordinating with any necessary stakeholders/property owners for review on their initial feedback on the design development drawings.

The one (1) proposed bridge is estimated to be 100lf long with no floodplain encroachment, therefore, the flood study and no-rise certificate is not anticipated for this project. The project does not anticipate any impact within the state 25' stream buffer or any wetland encroachment permit. The application for a state 25' stream buffer variance and Army Corps could be additional services to this contract if it is warranted based on site conditions.

Structural engineering for the identified one bridge will be provided in 100% Construction Document. Any additional structures such as boardwalk and retaining walls will be determined based on 30% design development document. Upon determination, additional structural plans and details can be provided as additional services to this contract.

In addition to the specific services detailed within this proposal, PATH will coordinate the work with the PATH Design Team, monitor project schedule, and provide timely reporting of the project.

PATH shall prepare 30% Design Development Documents as described below:

- 30% Alignment Construction Plans
- Conceptual Design Plan View and Section Graphics
- Length and location of proposed structure
- Permanent/temporary easement graphics (as needed for negotiating acquisitions)

Task/Meeting:

- Design Review and Coordination Meeting (monthly)
- Up to two (2) coordination meetings with property owners (virtual or on-site) to confirm proposed alignment

- PATH/Dekalb County Team Meeting – unlimited number of electronic messaging (i.e. web conference/ conference call)

Task III - 60% Design for Construction

During Task III - 60% Design for Construction, the PATH Design Team will conduct on-going coordination with DeKalb County and submit progress reports as requested. Each report will include task accomplishments, status of deliverables, and expected upcoming activities. The PATH Design Team will participate in continued monthly project implementation meetings as requested to ensure clear and timely communication and to discuss key issues or opportunities that arise.

Based on the approved alignment from Task II - design development, geotechnical and structural engineering will begin for the one (1) prefabricated bridge over the North Peachtree Creek Greenway tributary within DeKalb County owned parcel.

PATH shall prepare 60% Construction Documents as described below:

- 60% Construction Plans (Layout, Preliminary Grading, Typical Sections)
- 60% Construction Details
- Stormwater Pipe Design
- Structural Design and Details
- 60% Design Plan and Section Graphics

The 60% level construction documents will be submitted to Dekalb County for review and comment.

Task/Meeting:

- Design Review and Coordination Meeting (monthly)
- Public Coordination Meeting (as requested)
- Design Team Site Walk to verify 60% Design (as requested)
- PATH/Dekalb County Team Meeting – unlimited number of electronic messaging (i.e. web conference/ conference call)

TASK IV – 100% Construction Documents:

Based on the review/comment and approval of the 60% Construction Documents, the PATH design team shall prepare 100% Construction Documents for the project. The documents will further refine and articulate the project elements established in the 60% Construction Document phase. The documents will be suitable for bidding and construction of the design elements of the project as detailed in this scope of services.

Traffic engineering services will be provided within 100% construction document to prepare plans for modifying the traffic signal operation at the intersection of Cliff Valley Way and Briarcliff Road.

Based on the approved 60% Construction Documents, PATH shall prepare 100% Construction Documents as described below:

- Project Cover Sheet/ Index/ General Notes
- Existing Conditions
- Tree Removal and Protection Plan

- Construction Plans (Layout and Grading)
- Construction details for all trail related work within the scope of the project
- Stormwater Pipe Design and Profiles
- Structural Design and Details for one prefabricated trail bridge
- Traffic Signal Plan
- Signing and Marking Plans – includes coordination with trail signage
- Phased Erosion, Sedimentation and Pollution Control Plans with a NPDES Comprehensive Monitoring Program (CMP)
- 100% Cost Estimate

The 100% level construction documents will be submitted to Dekalb County for review and comment prior to permit submittal. PATH will incorporate all final comments and package the 100% construction documents as an Issue for Permitting set.

Task/Meeting:

- Design Review and Coordination Meeting (monthly)
- Coordination with Dekalb County on signage locations and content
- Submittal to DeKalb County for an approved encroachment permit within the County 75' Stream Buffer
- PATH/Dekalb County Team Meeting – unlimited number of electronic messaging (i.e. web conference/ conference call)

TASK V – Permit Coordination:

As a part of the design for construction process, PATH will complete and submit applications necessary for the project to be approved by the Dekalb County and any other public agencies having jurisdiction. This process is a negotiation with the municipalities to assure Dekalb County that the permitted set of drawings is constructible, value engineered, and not burdened with unnecessary comments and expense from the permitting authorities.

Task/Meeting:

- PATH shall coordinate with the design team all review comments from Dekalb County, EPD, and public agencies having jurisdiction of the project and ensure comments are addressed and incorporated into the Issue for Bid Construction Document submittal.
- PATH shall revise the 100% Issue for Permit documents as per review comments to finalize all permitting required for the project.

TASK VI – Bid Assistance:

PATH will assist Dekalb County with the bidding process, providing a bid item list, description of the scope of work for the advertisement purposes, attending one (1) pre-bid meeting, responding to RFIs during the bidding process, and preparing addenda as appropriate. PATH will assist Dekalb County in evaluating the contractor's submitted bidding documents and will provide a recommendation for consideration.

TASK VII – Contract Administration:

PATH will oversee the contracting for the construction of the project. Tasks will include packaging the construction documents, a bid item list, responding to any contractor questions, and creating the final

contract for construction. PATH will provide full contract administration during the construction of the project.

TASK VIII – Construction Management:

The PATH Foundation will provide construction management services for DeKalb County through assigning a PATH Construction Manager (PATH CM) to the project to work alongside County Staff. These services will bring PATH's knowledge and expertise of building trails throughout the southeast to the project. The PATH CM will provide hands-on assistance to manage the project schedule, cost and quality. The goals of the PATH CM will be to reduce overall project costs, assist with contract negotiations, reduce change orders, and eliminate unnecessary scope and costs. The industry standard value for construction management services is 6% of the construction cost but is provided with no cost to DeKalb County within this scope of services.

Scope Exclusions:

The following services are not included under this Agreement, and will be furnished by others or their agent, as noted:

- Electrical or mechanical engineering
- Traffic engineering, signal design, or traffic studies and/or signal warrants
- Sanitary sewer and/or water distribution system design
- Services associated with variances, waivers, modifications and/or any relief from local, state or federal regulations
- Services related to rezoning or annexation of property
- Services related to air, solid waste, and/or hazardous waste permits
- Services related to noise abatement or endangered species
- Services requiring FEMA approvals such as CLOMAR; A LOMAR and ASBUILT survey
- Water collections for water quality samples or submittals to NPDES for water quality monitoring reports
- Wetland delineation and Army Corps permitting for disturbance within jurisdictional wetlands
- Environmental Site Assessment (ESA)
- EPD state stream buffer variance application
- Flood study and no-rise certificate
- Architectural design or site work associated with proposed facilities (i.e. architectural renderings, sketches, elevations, footings/ foundations, etc.)
- Permitting and/ or development related fees
- Additional drawings & specification revisions due to value engineering
- Improvements to any existing public rights-of-way or utilities that may be additional requirements by the city that have not been identified elsewhere in this scope and would not exclusively serve the development
- Jurisdictional wetlands delineation, USACE permitting, or environmental assessments
- Variance or Special Use Permits for the development
- As-built surveys or construction staking
- Soft-surface Trail Design

PROJECT FEE:

Task I – Surveying Services	\$14,500.00
Easement Plats & Legal Description	\$5,200.00
Task II- 30% Design Development	\$12,900.00
Task III – 60% Design for Construction	\$16,000.00
Structural Engineering / Geotechnical	\$14,500.00
Task IV – 100% Design for Construction	\$18,800.00
Traffic Engineering	\$9,500.00
Civil Engineering/E&S	\$17,500.00
Task V – Permit Coordination	\$6,750.00
Task VI – Bid Assistance	\$6,500.00
Task VII – Contract Administration	\$5,800.00
Task VIII – Construction Management	<i>*(valued at 6% of construction costs)</i>
Reimbursable Expenses (Not to Exceed)	\$1,800.00
TOTAL	\$129,750.00

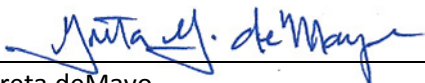
** PATH Foundation will provide Construction Management at no cost to DeKalb County. The PATH Foundation shall receive the above project fee as compensation for the described responsibilities within this professional services agreement. Reimbursable expenses will be billed in addition to the project fee as incurred.*

ACCEPTED:

The Client accepts the terms and conditions of this Professional Services Agreement.

PATH Foundation, Inc.:

DeKalb County:



 Greta deMayo

 Name

PATH Executive Director

 Title

 Title

January 3, 2022

 Date

 Date