



November 2, 2018

Brandi Peacher
LFUCG
200 E. Main Street
Lexington, KY 40507

Subject: Town Branch Commons
Contract Modification #1 – Supporting Information
Gresham Smith Project No. 42375.01

Dear Brandi:

The design team continues to make positive progress to wrap up the engineering and design of SCAPE's original Town Branch Commons vision. As we continue to tackle some of the finer details as well as remain fiscally responsible to your upset limits for construction as well as be good stewards of public funds, there are several items related to our work that have either already demonstrated to be a worthwhile investment with significant return in project savings and have more opportunities that we believe will have similar return. We have packaged these items on the subsequent pages for use in our discussion.

We sincerely appreciate the opportunity to partner with our friends at LFUCG and look forward to continuing the good work that has been accomplished thus far on the Town Branch Commons project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Sewell', written over a faint circular stamp.

Michael Sewell
Principal

SM

Copy file-

Genuine Ingenuity

111 West Main Street
Suite 201
Louisville, KY 40202
502.627.8900
GreshamSmith.com



GS&P Supporting Information

Items 67 – Additional Right-of-Way revisions

From Newforma:

- Transmittal 21 – 5/24 Initial RW submittal, includes all plan sheets, summary sheets, word file descriptions. (included in initial scope)
- Transmittal 24 – 6/28 RW Revision 1, removed parcel 1-4 and modified Parcel 17 and 22. Performed at the request of the management team. (from timesheets 48 hours for this request, includes Robbie, Randall and John)
- Transmittal 26 – 7/6 Full submittal of Zone 7 RW plans, includes plans, summaries, word file deed descriptions. (included in initial scope)
- Transmittal 30 – 8/13 RW Revision 2, updated most parcels, summary sheets and descriptions. See email 7/25 from Brian Meade (54 hours based on my review)
- 7/25 Email from Brian Meade, includes direction from Brandi. No fee RW, convert all RW to permanent easement except at Lewis Street. Review hardscape and insure all easements match paving areas.

There will be at least one additional RW revision for the area around LCC. We are on hold until the consolidation of Parcel 1-4. This will take a little time and may occur after final plan submittal.

Summary – Requesting 40 total that includes some additional revisions related to the above transmittals as well as the LCC update will include as many as 8 descriptions along with linework/sheet updates.

Items 123-128 – Related to additional quantities/estimates to adhere to funding requirements

The direction was given from the Program Management team on June 28 that we need to split the project quantities / estimates into segments that align with the funding sources. The Program Management team noted that there will be one plan deliverable however we will need to summarize the quantities and cost estimates by the four funding sources;

- CMAQ- Zone 1
- TAP- Zone 2
- Tiger- Zones 3,4 and 7
- KIA- Zones 1,2,3,4 for all eligible expenses

Our initial estimate of effort included performing one (1) set of quantities / estimates. We have included an additional three (3) summaries and estimates to account for how we have been instructed to separate the plans and cost estimates. The Program Management team indicated that to best utilize all available funding there could be several iterations of this estimating activity to balance available funding with the estimate.



Item 150 – Related to additional effort related to expanded value engineering

After the Phase I Design Phase I (PL&G) that was based upon SCAPE's master plan, the client and program management team expressed concerns with the construction cost exceeding the project budget as it relates to not only the TBC project, but other phases of the Town Branch Trail outside of our control. Early in the Phase II Design Phase, the client and program management team requested that we perform a value engineering analysis to better align the construction cost opinions with the budget. This resulted in several modifications to proposed features such as the walls and material selections. The level of effort required to take into consideration that severe budget targets were outside of normal activities that occur throughout Phase 2 design development.

Item 151 – Related to additional effort on reworks for the Scanlon Property

We received email from management team on 1/31/2018 with conceptual drawings for the Scanlon property that included the entrance at the north property line. There is a note in that email that Stan would be coordinating with the Scanlon design team.

- At 30% plan submittal the Scanlon entrance was shown as indicated in the master plan. This submittal included modeled paths and entrances with initial layout of the swale areas for planting and karst edge treatments. 30% submittal made on 2/14/18.
- 3/15 email from Brandi requesting information on entrance width, she indicated that LFUCG was reviewing and would make a final decision on entrance soon.
- 3/29 – requested direction from management team concerning the entrance to Scanlon property and received notification to not move forward with additional design until authorized
- 4/26 – Received conceptual site plan from management team with direction to provide 24' entrance as indicated on site plan. This moved the entrance to the north property line. This was too late to incorporate into the 60% submittal.
- 60% plan submittal made on 5/15/18.

This submittal included modeled bioswale areas along with highly developed planting layouts with karst embankment zones. Relocating the entrance at this stage require significant effort to move the entrance and redo two large swale areas.

After the 60% submittal we revised the entrance to match the latest Scanlon plan. Based on my review of timesheets, 68 hours to date for update linework and model.

Scanlon property changes after 30% plans - revision to the location of the Scanlon driveway from Midland Avenue. This required revisions to the bioswale areas, wall locations and path/signature paving areas. Needed to revise all sheets to accommodate the proposed location change.

Requesting 10 hours to cover additional coordination and effort.



Item 152 - Related to additional effort on reworks for the Thoroughbred Park Property

- 1/3 –Produced Thoroughbred Park Exhibit Package to show impacts of master plan design and grading impacts on the existing park. Early engineering modeling for this property to demonstrate disturb limits on the exhibit.
- January - Louis attended Thoroughbred Park meeting with Brandi to defend the original masterplan design. Gena Skyped into the meeting.
- 1/18 –Call w/ Scape, Brandi, Mike S., Patrick, and Thoroughbred Park landscape architect to discuss proposed design on the park
- 2/1 –Redraw the path alignment and plaza based on discussion with Thoroughbred Park landscape architect
- 2/28 –Discuss w/ Scape, Brandi, Louis, Patrick and Thoroughbred Park landscape architect what they would like to see revised. This drawing was handed off to AECOM to produce another exhibit for review.
- 7/1 –Redraw path alignment and plaza edge updates based on request from Thoroughbred Park landscape architect to address issues they found with the AECOM produced exhibit
- August - Engineering updates to geometry, alignment, drainage tie-in and model for final Thoroughbred Park alignment, 60 hours to date.

Thoroughbred property was laid out three (3) times (twice in CAD, once by hand). The 4th iteration was generated by the program management team based on our hand sketch. Our team then made one more round of revisions based on further coordination centered around the pedestrian plaza. These revisions required rework of the 3d model as well as sheet updates to all plan sets. This included RW revisions after initial RW submission to reduce impacts to the park and ultimate conversion to permanent easement.

Requesting 40 hours total for above referenced items.

Item 154 - Related to develop checklists with KYTC and LFUCG for signals

The checklists contain a list of existing and proposed hardware and describes what items are to be installed for a given signal. KYTC usually provides the checklists for signals but they requested that the design team create them for this project as they were not previously prepared.

Item 155 - Develop contours for use during landscape architecture review by SCAPE

This was a request from the program management team for contours to be generated. This was done twice during the design process. Once after the 60% submittal and once before the Joint Inspection meeting.



Item 157 - Additional PM coordination

This estimated cost is based on job-to-date spending and extrapolated to reach 100%. The project has required and continues to require significant more oversight that was previously scoped.

Item 158 - Additional coordination meetings

This is estimated cost based on job-to-date spending and extrapolated to reach 100%. The project has required and continues to require significant more coordination meetings that was previously scoped. Including 64 additional coordination hours to cover adjacent property coordination on recent developments.

Item 182 - Additional QC related to expanded scope

The expanded level of scope on items above required additional QC. This covers job-to-date spending.

Strand Supporting Information

Median Modification

Modify the median from Station 214+46.69 to Sta. 217+22.61 to increase the median width to a minimum of 5'-10".
Prepare special detail sheet describing the layout and grades and adjustments to the curb line. (Item 87)
Prepare modifications to the cross sections, typical sections, quantities, summary sheets. (Items 89, 117, 123, 124, 125, and 129)

Landscape Design

We have participated in two meetings to discuss incorporation of landscape improvements. Time includes the two meetings, preparing base files for LFUCG, and incorporating plan support for LFUCG designed landscaping.
Landscape plan support special detail sheet for the railing and sidewalk detail. (Item 87h)

Incorporate Oliver Lewis Way Railing

Recreate the railing details and provide a modified sidewalk detail to address the drop off condition.
Prepare special detail sheet for the railing and sidewalk detail. (Item 145)

Partial Signal System Replacement

We met with LFUCG Traffic Engineering to review signal modifications required for the signal including modifying the detection for the Newtown Pike northbound left turn and signal head relocations.
Identify and incorporate pay items for required signal modifications. (Item 149b)

Meeting Preparation and Attendance

In our original scope we had attendance at one team meeting and no meetings with property owners or the public. We have attended six property owner meetings, one public meeting, and multiple project team meetings. Our meeting attendance has included preparation of exhibits for discussing impacts with the property owner.
Prepare for public meeting including special layout exhibits and presentation slides for public meeting. (Item 163)
Attend public meeting. (Item 164)
Prepare exhibits and attend meetings with six property owners. (Item 166)



KENTUCKY TRANSPORTATION CABINET
 Department of Highways
 DIVISION OF PROFESSIONAL SERVICES
ENGINEERING AND RELATED SERVICES FEE PROPOSAL

TC 40-2
 Rev. 12/2017
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SECTION 1: PROJECT INFORMATION

DATE:	Aug 10, 2018	COUNTY:	Fayette	ITEM #:	
PROJECT:	TBCC Phase II Design- ALL ZONES/PROJECT WIDE				
DESC:	Contract Modification No. 2				

SECTION 2: BUDGET INFORMATION

FEE CONSIDERATIONS	PROPOSED MAN HOURS	NEGOTIATED MAN HOURS	AVERAGE RATE	ESTIMATED COST
SURVEY			\$ 43.25	\$ -
PRELIMINARY LINE AND GRADE			\$ 56.22	\$ -
UTILITY COORDINATION			\$ 63.67	\$ -
RIGHT OF WAY PLANS		40	\$ 62.23	\$ 2,489.20
FINAL PLAN PREPARATION		266	\$ 53.02	\$ 14,103.32
MEETINGS		320	\$ 66.03	\$ 21,129.60
PUBLIC INVOLVEMENT		0	\$ 65.16	\$ -
QA/QC		5	\$ 70.37	\$ 351.85
				\$ -
				\$ -
TOTAL PRODUCTION HOURS & PAYROLL		631	\$ 60.34	\$ 38,073.97

OVERHEAD (158.09 %)	\$ 60,191.14
PROFIT (15.00 %)	\$ 14,739.77
COST OF MONEY (0.20 %)	\$ 76.15

DIRECT COSTS	AMOUNT
Travel	\$ -
Printing	\$ -
TOTAL DIRECT COSTS	\$ -

SUBCONSULTANTS	AMOUNT
Strand Associates	\$ 8,593.77
TOTAL SUBCONSULTANTS	\$ 8,593.77

TOTAL FEE	\$ 121,675
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*Rounded to the nearest dollar

SECTION 3: SIGNATURE

FIRM NAME:	SIGNED BY:	
	Principal	11/2/18
CONSULTANT SIGNATURE	TITLE	DATE
PROFESSIONAL SERVICES SIGNATURE	TITLE	DATE

PRODUCTION-HOUR WORKSHEET (revised 7/14)

COUNTY	Fayette	PROJECT TYPE	
ROUTE	TBCC Phase II Design	CONSULTANT	Gresham, Smith and Partners
DESC	CM #1	REVIEWED BY	
ITEM NO.		PREPARED BY	Mike Sewell
		DATE	8/9/2018

RIGHT OF WAY PLANS - SCOPE MODIFICATION

No.	ITEM	UNIT	AMOUNT	HRS/UNIT	HOURS
67	Right of Way revisions after Right of Way submittal (5/20)	LS	1	40	40
RIGHT OF WAY PLANS TOTAL					40

FINAL PLAN PREPARATION - SCOPE MODIFICATION

123	Calculate final quantities	Each	3	8	24
124	Complete general summary	LS	1	4	4
125	Complete paving summary	LS	1	4	4
126	Complete drainage summary	LS	1	4	4
127	Complete pavement under-drain summary	LS	1	4	4
128	Prepare cost estimate	Each	3	16	48
150	Additional value engineering effort / documentation	LS	1	120	120
151	Thoroughbred park conceptual / LA work	LS	1	40	40
152	Scanlon property / rework / remodel	LS	1	10	10
154	Develop checklists with KYTC and LFUCG for signals.	LS	1	8	8
					0
FINAL PLANS TOTAL					266

MEETINGS

No.	ITEM	UNIT	AMOUNT	HRS/UNIT	HOURS
157	Additional PM coordination	LS	1	86	86
158	Additional coordination meetings	LS	1	234	234
MEETINGS TOTAL					320

QA/QC

No.	ITEM	UNIT	AMOUNT	HRS/UNIT	HOURS
182	Additional QC related to expanded scope	LS	1	5	5
QA/QC TOTAL					5

PRODUCTION-HOUR SUMMARY

RIGHT OF WAY PLANS TOTAL				40
FINAL PLANS TOTAL				266
MEETINGS TOTAL				320
PUBLIC INVOLVEMENT TOTAL				0
QA/QC TOTAL				5

CLASSIFICATIONS AND PERCENTAGES

COUNTY Jefferson
 CONSULTANT Gresham, Smith and Partners
 PROJECT TBCC Phase II Design
 ITEM NO. _____
 DATE 1/15/2018

		SURVEY		PRELIMINARY LINE AND GRADE		UTILITY COORDINATION		RIGHT OF WAY PLANS		FINAL PLAN PREPARATION		MEETINGS		PUBLIC INVOLVEMENT		QA/QC	
POSITION	CERTIFIED RATE	ITEM I		ITEM II		ITEM III		ITEM III		ITEM IV		ITEM V		ITEM VI		ITEM VII	
Principal	86.54	\$0.00	0.00%	\$12.98	15.00%	\$8.65	10.00%	\$4.33	5.00%	\$4.33	5.00%	\$17.31	20.00%	\$12.98	15.00%	\$17.31	20.00%
Project Manager	69.17	\$3.46	5.00%	\$10.38	15.00%	\$20.75	30.00%	\$13.83	20.00%	\$10.38	15.00%	\$17.29	25.00%	\$20.75	30.00%	\$24.21	35.00%
Senior Project Engineer	69.96	\$7.00	10.00%	\$13.99	20.00%	\$24.49	35.00%	\$34.98	50.00%	\$13.99	20.00%	\$17.49	25.00%	\$17.49	25.00%	\$20.99	30.00%
Project Engineer	52.40	\$10.48	20.00%	\$13.10	25.00%	\$7.86	15.00%	\$5.24	10.00%	\$10.48	20.00%	\$10.48	20.00%	\$10.48	20.00%	\$7.86	15.00%
Senior Technician	38.46	\$11.54	30.00%	\$5.77	15.00%	\$1.92	5.00%	\$3.85	10.00%	\$7.69	20.00%	\$1.92	5.00%	\$1.92	5.00%	\$0.00	0.00%
Engineer in Training	30.77	\$10.77	35.00%	\$3.08	10.00%	\$1.54	5.00%	\$1.54	5.00%	\$6.15	20.00%	\$1.54	5.00%	\$1.54	5.00%	\$0.00	0.00%
Electrical Engineer	52.88	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%
Senior Trans. Planner	61.3	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%
Senior Structural Engineer	67.15	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%	\$0.00	0.00%
TOTAL		\$43.25	100.00%	\$56.22	100.00%	\$63.67	100.00%	\$62.23	100.00%	\$53.02	100.00%	\$66.03	100.00%	\$65.16	100.00%	\$70.37	100.00%

OVERHEAD 158.09%
 COST OF MONEY (0.20%)



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SECTION 1: PROJECT INFORMATION

DATE:	Aug 10, 2018	COUNTY:	Fayette	ITEM #:	
PROJECT:	TBCC Phase II Design- ALL ZONES/PROJECT WIDE				
DESC:	Contract Modification No. 2 - STRAND				

SECTION 2: BUDGET INFORMATION

FEE CONSIDERATIONS	PROPOSED MAN HOURS	NEGOTIATED MAN HOURS	AVERAGE RATE	ESTIMATED COST
SURVEY				\$ -
PRELIMINARY LINE AND GRADE				\$ -
UTILITY COORDINATION				\$ -
RIGHT OF WAY PLANS				\$ -
FINAL PLAN PREPARATION		27	\$ 53.10	\$ 1,433.70
MEETINGS				\$ -
PUBLIC INVOLVEMENT		30	\$ 51.02	\$ 1,530.60
QA/QC				\$ -
				\$ -
				\$ -
TOTAL PRODUCTION HOURS & PAYROLL		57	\$ 52.01	\$ 2,964.30

	OVERHEAD (150.46 %)	\$ 4,460.09
	PROFIT (15.00 %)	\$ 1,113.66
	COST OF MONEY (1.88 %)	\$ 55.73

DIRECT COSTS	AMOUNT
Travel	\$ -
Printing	\$ -
TOTAL DIRECT COSTS	\$ -

SUBCONSULTANTS	AMOUNT
TOTAL SUBCONSULTANTS	\$ -

	TOTAL FEE	\$ 8,594
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