



TRANSPORTATION CABINET

Steven L. Beshear
Governor

Department of Highways District 7 Office
763 West New Circle Rd., Building 2
Lexington, KY 40512
(859) 246-2355

Michael W. Hancock, P.E.
Secretary

July 16, 2013

Mr. Andrew Grunwald, P.E.
Municipal Engineer Senior
Lexington Fayette Urban County Government
Division of Engineering
101 East Vine Street , 4th Floor
Lexington, Kentucky 40507

**RE: Fayette County
KYTC Item 7-593.00
Newtown Pike Extension: Contract Modification 15**

Dear Mr. Grunwald:

The Kentucky Transportation Cabinet District 7 Office has received and reviewed the authorization request for Newtown Pike Extension Contract Modification #15. The manhours, fees, and scope of work appear to be reasonable and to meet the requirements set forth in the Record of Decision (FHWA-KY-EIS-03-01-F) and the Final Environmental Impact Statement. Therefore, you have approval to proceed with acceptance and processing. Also, please continue to monitor project funds to ensure that there is sufficient balance in the existing funding agreement between the KYTC and the LFUCG to cover the expenditure of project funds.

Sincerely,

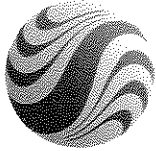
Stuart C. Goodpaster, P.E.
Transportation Engineer I
Newtown Pike Extension Project Manager

SCG

c: James Ballinger
Deepika Eyunni
Keith Caudill
Robert Nunley

David Moses
David Whitworth, FHWA
Glenn Hardin, ENTRAN





Stantec

Stantec Consulting Services Inc
400 East Vine Street, Suite 300
Lexington KY 40507-1532
Tel: (859) 233-2100
Fax: (859) 254-9664

July 02, 2013

Mr. Andrew Grunwald, P.E.
Project Manager
Division of Engineering
Lexington Fayette Urban County Government
101 East Vine Street
Lexington, Kentucky 40507

**RE: Newtown Pike Extension
Amendment No. 15**

Dear Mr. Grunwald,

With this Amendment Stantec Consulting Services Inc. (Stantec) is requesting to remove several items that will not be required until Phase III and instead include items that are currently necessary. The items to be removed are as follows:

- Geotechnical work required for the Retaining Wall associated with Scott Street Widening - \$11,200
- Geotechnical work required for the Roadway Bridge over South Broadway - \$34,792.36
- Geotechnical work required for the Retaining Wall associated with Davistown Redevelopment - \$12,005.25
- Dorothy Coleman - The Community Liaison is no longer involved - \$72,288.29

This work effort equates to \$130,285.90.

The items that are currently necessary are:

- Geotechnical work required for the Relocated Southend Park Box Culvert - \$12,523
- Engineering work for the phase construction plans for the Relocated Southend Park Box Culvert - \$17,456

- Geotechnical work required for the PDQ and the Norman Hodge Properties redevelopment - \$23,490
- The effort to work with the Community Land Trust to provide assistance to set up their website, develop their own branding, to update the Newtown Pike web site, and provide the maintenance and hosting the site for two years (24 months). - \$26,125
- The coordination effort involved with the Community Unity Day, Nathaniel Mission Relocation, and the redevelopment of for the PDQ and the Norman Hodge Properties - \$35,363
- Direct Cost for the Community Unity Day
 - Lighter than Air, Inc. (Food and Carnival Rides) - \$4,568.60
 - Tall Dark and Handsome (Band) - \$200.00
- Stake Core Holes for the PDQ and the Norman Hodge Properties provided by Hall-Harmon Engineers - \$3,637.73
- Nathaniel Mission Relocation Conceptual Grading provided by Hall-Harmon Engineers - \$5,518.33
- Phase I Revised Construction Plans for Lot Revisions, Amend Preliminary Development Plan, Develop Preliminary Subdivision Plan, and Develop a Consolidation provided by Hall-Harmon Engineers - \$72,557.89
- Develop Surplus Property information provided by Hall-Harmon Engineers - \$17,053.04
- Additional meetings by HHE for coordination for Phase I by Hall-Harmon Engineers - \$14,174.19
- Additional effort for EHI in Phase I of the project, for the continuation of its professional planning and design services to ensure that the goals of the SEP Urban Village Plan are achieved. by EHI Consultants - \$236,319.00
- Additional effort to provide for the temporary pedestrian access from Phase I and the temporary housing to the Carver Center and a temporary connection to De Roode Street during Construction. - \$28,472
- Provide for the additional effort to assist in the acquisition of the Rail Road Right of Way for PHASE I and II. - \$6,410

Mr. Andrew Grunwald
July 2, 2013
Page 3

- Provide for additional two years of meetings and for coordination for Phase I, II and III. - \$180,928
- Direct Cost for 2013 Community Unity Day. - \$6,000
- This additional work effort relates to \$690,795.78

The difference in the two fees is \$560,509.88. This submittal is a revision to the change in scope of work requested on February 17, 2012. The additional scope of work items that have been requested since that submittal have been included along with updating the rates to reflect our current audit information. With this submittal we are requesting the additional fees to complete the needed work. We have attached the backup information outlining the hours and fees associated with the modified scope. We will negotiate the geotechnical, roadway and structure work for Phase III at a later date.

Sincerely,

STANTEC CONSULTING SERVICES INC.



Glenn A. Hardin, P.E.
Principal

STANTEC
NEWTOWN PIKE SCOPE of WORK
AMENDMENT NO. 15

Structural Design Work Related to Phasing of the Southend Park RCBC

The original scope of work for the box culvert was for the culvert to be constructed at one time. Due to the new constraints the culvert will now be constructed in two phases. Due to phase construction of the Southend Park Culvert, construction joints will be required at both ends of the Phase I construction limits. To allow the culvert to be backfilled between phases, the openings at the ends of the culvert after Phase I will need to be capped with a steel plate or concrete wall. Phase II will then require the construction of two separate segments at either end of the Phase I construction limits. During Phase II, the new culvert will tie back into the existing culvert at both ends. Phase Construction of the culvert will require two sets of plans, submittals, and review meetings. The majority of the details will be similar, but each set of plans will require a completely separate layout. In addition, phase construction joints and temporary end closures will need to be designed and detailed. Also, extra notes will be required to handle phase construction requirements.

Community Land Trust Website/Branding and Newtown Pike Website

The scope requires working with Barbara Navin to create a brand (logo, colors, fonts, etc.) for the Lexington Community Land Trust and help facilitate creation of Lexington CLT website via GoDaddy.com's web builder program.

The process to create logo options required:

- 1) The sketches to be digitized
- 2) Two critique sessions for changes
- 3) A work session with Barbara to refine final choice
- 4) Creation of printed final logo, colors and font choice to be presented to CLT Board for approval.

After going through this process the first time, the Board suggested some additional changes to the logo options presented. The next phase of this project requires:

- 1) Digitizing sketches of new/revised logo concepts
- 2) Critique session for additional changes
- 3) Work session with Barbara to create final product for presentation to Board
- 4) Create printed hard copy of final logo options. After the Board reviews these final logo options, very minor changes can be made and the final will be provided to Barbara on CD in jpg, tif and eps format.

Barbara has a good start on the website after we completed the initial setup for the site. She is providing content to the site and we will continue to provide assistance as needed. Additional time is required to assist in final publication and troubleshooting of completed site.

Newtown Pike Extension website is based on a Joomla CMS 1.0 site that has not been updated since 2008. The new site will be migrated up to GoDaddy.com to be hosted, and will be on a Joomla CMS 2.5 version which is vastly more secure and current for web standards. This fee is needed to design, migrate

information from existing site, and change/add new content and for maintenance of site and posting of new content.

Coordination for Community Unity Day and PDQ Store and Norman Hodge Properties Redevelopment

Community Unity Day

This time is for the coordination with the CLT and vendors to provide payments for the necessary services for the community unity day. The vendors associated with this event are Lighter than Air, Inc. and Tall Dark and Handsome.

PDQ Store Redevelopment

This time is for developing preliminary site layouts and the coordination between our sub-consultant (HHE). This will include attending meetings and site visits as necessary.

Nathaniel Mission Relocation

This time is for the assistance in developing the relocation plan for Nathaniel Mission and the coordination of our sub consultants to provide requested cost estimates and drawings for potential relocation options. This will include attending meetings and site visits as necessary.

Provide Temporary Pedestrian Access from Phase I and temporary housing to the Carver Center and a Temporary Connection to Existing De Roode Street.

Once the Nathaniel Mission has been relocated all the services provided to the neighborhood will be located at the Carver Center. Therefore temporary pedestrian access to the Carver Center will be required. This scope is to provide for the pedestrian access from Phase I and temporary housing to the Carver Center and the multiple phasing of the path during construction. In order to provide for an additional vehicular access point to the temporary housing and Phase I a temporary connection will be provided from the proposed De Roode street that is being constructed in Phase I back to the existing De Roode Street across from Merino Street.

Assist in Providing Additional Information for the Rail Road Right of Way Acquisition in Phase I and II.

The scope of this work provided for preparing exhibits for the Railroad that showed the RR Right of Way with Coordinates for all of Phase II and for exhibits showing all the right of way and the types of easements for Phase II and III. This required additional railroad deed research for Phase III. This item also includes work to revise the deeds as directed by the railroad.

Provide for Additional Two Years of Meetings and Coordination for Phase I, II and III.

The time included in Amendment No. 14 to provide for the hours to attend meetings and provide for the coordination will expire in July, 2013. This will provide for a two year extension for this effort.

Provide for the Direct Cost Items of 2013 Community Unity Day.

This is for the coordination with the CLT and vendors to provide payments for the necessary services for the 2013 Community Unity Day.

Geotechnical Engineering Drilling Services
Scope of Work
Newtown Pike Extension Project
Southend Park R.C.B.C.
PDQ Store and Norman Hodge Properties

Stantec Consulting Services Inc. (Stantec) is submitting a proposal for performing a preliminary geotechnical exploration for the Southend Park R.C.B.C. and the Norman Hodge and PDQ Store Properties. The following details are provided in regards to the scope of the proposed work.

Geotechnical Work Related to Southend Park RCBC

The proposed RCBC will have portions reconstructed and relocated. The scope of work includes provisions for additional drilling quantities and engineering hours associated with the subsurface explorations for the 12x8 RCBC.

Ten borings are proposed for the RCBC. Three of those borings will include sampling and rock coring. The subsurface information will be utilized in providing recommendations for design and construction of the associated structure. The subsurface exploration findings and results of laboratory testing, and the appropriate recommendations will be included in a Report of Geotechnical Exploration. This report will also include graphical logs and a layout of the project site.

Additional comments/conditions upon which this proposal is based are as follows:

- A. Staked locations and ground surface elevations for all borings will be provided by others.
- B. Dozer efforts from Stantec equipment and operators do not appear to be necessary to effectively provide access and maneuver drilling equipment. Should a dozer and an operator be required during the subsurface exploration, then Stantec will provide a dozer at a cost of \$75.00 per hour.
- C. The unit prices submitted in this proposal will remain applicable until December 31, 2013. After this time period, the prices will be subject to renegotiations.
- D. The anticipated schedule for the work once boring locations have been staked, and utility locates have been performed is as follows:
 - One week for drilling
 - Two weeks for laboratory testing
 - Three weeks for report preparation

Geotechnical Work Related to Norman Hodge and PDQ Store Properties

Preliminary Geotechnical Exploration

This proposal addresses a preliminary subsurface exploration for the planned development of the Norman Hodge property and an adjacent parcel referenced herein as the PDQ Store Property. Both of these parcels are located within the Davistown re-development and are situated adjacent to the future Newtown Pike Extension project in downtown Lexington-Fayette County. The purpose of this exploration will be to develop preliminary recommendations for site grading and to characterize subsurface conditions. It is understood that future plans for the Norman Hodge Property, in combination with the adjacent PDQ Store property, include a possible relocation of the Nathaniel United Methodist Mission building and associated facilities.

This proposal has provisions for an initial visit by Stantec personnel to perform a site reconnaissance to assess site conditions prior to the start of a geotechnical exploration, and which will include a review of karst features which may be present at the surface. In addition, Stantec understands that the Norman Hodge Property site had been used in the past for purposes of dumping or depositing construction debris. Stantec will perform a review of the current extent of construction debris materials which may be observed within the Norman Hodge property limits.

For the purposes of this proposal, six soil profile borings and three sample borings with rock cores are proposed for the Norman Hodge property. In addition, an estimated five test pit locations are proposed to better characterize areas that include old fill/construction debris. The final number and general location of borings and test pit excavations for this site may need to be adjusted depending upon the findings of the initial site reconnaissance.

In conjunction with a preliminary geotechnical property at the Norman Hodge property, an additional four soil profile borings, two sample borings with rock cores and one test pit will be performed within the PDQ Store Property. Similarly, the final number of borings and test pit locations will be adjusted following the planned initial site reconnaissance. For this preliminary geotechnical exploration, only natural moisture content testing is being proposed on selected recovered samples. It is also anticipated that a dozer will be required because of the current overgrown site conditions of the Hodge property. Dozer efforts from the Stantec equipment and operator will serve to effectively provide access and maneuver drilling equipment.

Upon completion of all drilling operations and test pit excavations all borings and test pit locations will be backfilled with the on-site materials, and any disturbed areas will be reclaimed. Reclamation will consist of regrading any disturbed ground slopes to similar existing grades and spreading seed and straw over regraded areas.

Additional comments/conditions upon which this proposal is based are as follows:

- A. Staking of boring locations and determination of ground surface elevations for all initial borings and any relocated borings will be provided by others.
- B. This cost proposal does not include coordination with the property owner to access the property to complete the Preliminary Geotechnical Exploration. It is

assumed that prior arrangements will be made with the owner before commencement of Stantec's on-site work.

- C. This cost proposal assumes that only one mobilization will be required.
- D. The unit prices submitted in this proposal will remain applicable until December 31, 2013. After this time period, the prices will be subject to renegotiations.
- E. Stantec will be provided with one complete hard copy set of plans, and any available profiles and cross-sections of the proposed improvements, and one set of electronic drawing files which Stantec may use to develop preliminary geotechnical recommendations and drawings.
- F. The anticipated schedule for the work once boring locations have been staked is one week for drilling and test pit explorations, one week for laboratory testing and three weeks for report preparation.
- G. Derivation of Unit Cost Items for the Preliminary Geotechnical Exploration can be provided separately upon request.
- H. Stantec will prepare a site specific Health and Safety Plan (HSP) which will incorporate the applicable portions of the Draft Site Management Plan (SMP) prepared by Linebach-Funkhouser, Inc. Specifically, Stantec will incorporate the personal protective equipment specified in the Draft plan in the proposed site specific HSP.
- I. Should any known or suspected contaminants be found or observed, or should indications of possible contamination (buried drums, tanks, pipes, etc.) be found, work will cease, and the appropriate LFUCG and/or KYTC personnel will be notified of such.

CONSULTING ENGINEERING FEE PROPOSAL

Amendment No. 15

COUNTY Fayette
PROJECT Newtown Pike Extension

DATE: Revised
 2-Jul-13

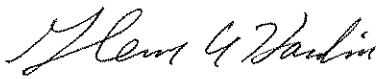
FEE CONSIDERATIONS	PRODUCTION HOURS		AVERAGE RATE	ESTIMATED COST
WEB PAGE	236		\$35.13	\$8,291
STRUCTURES	112		\$49.86	\$5,584
COORDINATION	184		\$61.48	\$11,312
PEDESTRIAN ACCESS DURING CONSTRUCTION	120		\$50.88	\$6,106
TEMPORARY DE ROODE STREET CONNECTOR	59		\$50.88	\$3,002
RAILROAD RIGHT OF WAY REVISIONS	40		\$51.26	\$2,050
MEETINGS	848		\$68.25	\$57,876
TOTALS	1599			\$94,221

LIST OF OTHER DIRECT COSTS

Hosting Cost for Web Site \$103 per year
 Years Rate Cost
 2 \$103 \$206
 Community Unity Day
 Tall Dark and Handsome \$200.00
 Lighter than Air, Inc. \$4,568.60
 2013 Community Unity Day \$6,000.00

TOTAL DIRECT PAYROLL		\$94,221
OVERHEAD	171.36%	\$161,457
OPERATING MARGIN	15.00%	\$38,352
FACILITIES COST OF MONEY	0.55%	\$518
DIRECT COST		\$10,974.60
SUBSURFACE INVESTIGATION		\$36,013
Hall-Harmon Engineers		\$112,941.18
EHI		\$236,319.00
Dorothy Coleman		(\$72,288.29)
STANTEC (Geotechnical)		(\$57,997.61)
TOTAL		\$560,509.88

FIRM NAME STANTEC Consulting Services Inc.
 DATE 2-Jul-13


 SIGNATURE Glenn A. Hardin, P.E.
 TITLE Principal

PRODUCTION-HOUR WORKSHEET

COUNTY: Fayette	PROJECT TYPE	
ROUTE: Newtown Pike -	CONSULTANT	STANTEC
DESC.	PREPARED BY	
	DATE	7/2/13

Southend Park Culvert (Phased Construction)

No.	ITEM	UNIT	AMOUNT	HRS/UNIT	HRS/ITEM
Structures					
	Attend Design & Review Meetings {2 persons} - Phase II	EA	2	8	16
	Final Design and Details - Phase I Temporary Closure	LS	1	24	24
	Final Design and Details - Phase II Layout	EA	1	40	40
	Final Quantities & Cost Estimate - Phase II	LS	1	8	8
	Phase II Submittals (3)	EA	3	8	24
STRUCTURE TOTAL					112

WEB PAGE

No.	ITEM	UNIT	AMOUNT	HRS/UNIT	HRS/ITEM
	Community Land Trust Branding and Website	LS	1	80	80
	Newtown Pike Extension Website Update	LS	1	60	60
	NTP Web Site Maintenance and minor updates	Months	24	4	96
WEB PAGE TOTAL					236

COORDINATION

No.	ITEM	UNIT	AMOUNT	HRS/UNIT	HRS/ITEM
	PDQ and Hodge Property Coordinations	LS	1	80	80
	Community Unity Day Coordination	LS	1	24	24
	Nathional Mission Relocation Coordination	LS	1	80	80
COORDINATION TOTAL					184

PEDESTRIAN ACCESS DURING CONSTRUCTION

No.	ITEM	UNIT	AMOUNT	HRS/UNIT	HRS/ITEM
	Develop alignments (horizontal & vertical)	LS	1	16	16
	Define templates	Each	1	4	4
	Develop 1"=50' scale plan sheets	Sheet	2	24	48
	Develop 1"=50' scale profile sheets	Sheet	2	12	24
	Drainage	LS	1	4	4
	Develop Phasing Plans	LS	1	8	8
	Develop Notes	LS	1	16	16
PEDESTRIAN ACCESS DURING CONSTRUCTION TOTAL					120

PRODUCTION-HOUR WORKSHEET

COUNTY: Fayette	PROJECT TYPE	
ROUTE: Newtown Pike -	CONSULTANT	STANTEC
DESC.	PREPARED BY	
	DATE	7/2/13

TEMPORARY DE ROODE STREET CONNECTOR

No.	ITEM	UNIT	AMOUNT	HRS/UNIT	HRS/ITEM
	Refine alignments (horizontal & vertical)	LS	1	12	12
	Define templates	Each	1	4	4
	Develop 1"=20' scale plan sheets	Sheet	1	16	16
	Develop 1"=20' scale profile sheets	Sheet	1	8	8
	Develop cross sections (urban) @ 20' int.	No.	10	1.5	15
	Develop Drainage	LS	1	4	4
TEMPORARY DE ROODE STREET CONNECTOR TOTAL					59

RAILROAD RIGHT OF WAY REVISIONS

No.	ITEM	UNIT	AMOUNT	HRS/UNIT	HRS/ITEM
	RailRoad Deed Research Phase III	LS	1	4	4
	Develop Exhibit showing all RR R/W and Coordinates Ph II	LS	1	16	16
	Develop Exhibit showing all RR R/W and types of Easement Ph. II & III	LS	1	16	16
	Revise RR deed descriptions per RR directions	LS	1	4	4
RIGHT OF WAY & UTILITY PLANS TOTAL					40

MEETINGS

No.	ITEM	UNIT	AMOUNT	HRS/UNIT	HRS/ITEM
MEETINGS MISCELLANEOUS					
	Attend Monthly Progress Meetings (24 Months)	No.	24	6	144
	Project Management (24 Months)	No.	24	12	288
	Attend Individual Resident Meetings (24 Months)	No.	24	4	96
	Attend other miscellaneous meetings	No.	40	8	320
MEETINGS TOTAL					848

TOTAL

	STRUCTURES				112
	WEB PAGE				236
	COORDINATION				184
	PEDESTRIAN ACCESS DURING CONSTRUCTION				120
	TEMPORARY DE ROODE STREET CONNECTOR				59
	RAILROAD RIGHT OF WAY REVISIONS				40
	MEETINGS				848
TOTAL					1,599

**NEWTOWN PIKE EXTENSION PROJECT
NEIGHBORHOOD LIAISON**

Total Budget Amount in Contract	Total Budget Amount Expended	Total Budget Amount Remaining
\$611,250.00	\$538,961.71	\$72,288.29

Diversified Solutions (Dorothy Coleman) was terminated as of October 01, 2011

With the termination we are refunding the \$72,288.29 with this modification.

Newton Pike Extension
Fayette County, Kentucky
UNIT COST ITEMS FOR SUBSURFACE INVESTIGATIONS

COUNTY	<u>Fayette (Entran)</u>	HIGHWAY NAME	<u>Newtown Pike Extension</u>	ITEM NO.	<u>07-593.01</u>
PROJECT			<u>Core holes for RCBC within Davistown</u>		
NO.	<u>LFUCG POC-K65281</u>		<u>Redevelopment</u>	EST. NO.	<u>CM7</u>
				CONTRACT NO.	

	UNIT PRICE				NUMBER OF UNITS		TOTAL
1. Rock Coring	\$ 41.60	per foot	x		15.0	=	624.00
2. Rock Sounding	\$ 12.20	per foot	x		70.0	=	854.00
3. Standard Penetration Test	\$ 119.00	per test	x		6	=	714.00
4. Thin-Walled Tube Sample	\$ 140.80	per sample	x		0	=	-
5. Moisture Content	\$ 13.80	per test	x		6	=	82.80
6. Soil Classification	\$ 261.30	per sample	x		3	=	783.90
7. Wash Gradation (percent finer than 200 sieve)	\$ 96.30	per test	x		0	=	-
8. Unconfined Compression Test - Soil	\$ 68.80	per test	x		0	=	-
9. Unconfined Compression Test - Rock	\$ 206.30	per test	x		0	=	-
10. Drafting	\$ 434.00	per sheet	x		5	=	2,170.00
11. Dozer Working Hours	\$ 75.00	per hour	x		0	=	-
12. Mobilization of Drilling Equipment							
a. Drill Crews and Equipment (Land)	\$ 400.00	per mob./rig	x		1	=	400.00
13. Field Coordination and Logging of Cores		Per Structure				=	1,472.00
14. Report Writing		Lump Sum				=	4,346.00
15. Publication of Reports		Lump Sum				=	355.00
16. Water Hauling							
A. Daily Labor	\$ 696.00	per Day	x		1	=	696.00
B. Water Costs (if necessary)	\$ 5.00	per 1000 gal.	x		5	=	25.00
17. Railroad Requirements (NS Railroad)							
Permit Application	\$ 750.00	per permit	x		0	=	-
Railroad Protective Insurance	\$ 3,000.00	per premium	x		0	=	-

Total This Estimate (Use Lump Sum) = \$ 12,523.00

Fayette County, Kentucky
UNIT COST ITEMS FOR SUBSURFACE INVESTIGATIONS

COUNTY	<u>Fayette</u>	HIGHWAY NAME	<u>Newtown Pike Extension</u>	ITEM NO.	<u>07-593</u>
PROJECT			<u>Norman Hodge and PDQ Properties</u>		
NO.	<u>LFUCG POC-K65281</u>		<u>Geotechnical Exploration</u>	EST. NO.	<u>CM8</u>
				CONTRACT NO.	

	UNIT PRICE				NUMBER OF UNITS	TOTAL
1. Rock Coring	\$ 39.40	per foot	x		25.0	= 985.00
2. Rock Sounding	\$ 11.60	per foot	x		-	= -
3. Standard Penetration Test	\$ 112.40	per test	x		10	= 1,124.00
4. Thin-Walled Tube Sample	\$ 133.40	per sample	x		0	= -
5. Soil Boring	\$ 16.90	per foot	x		110.0	= 1,859.00
6. Moisture Content	\$ 15.60	per test	x		10	= 156.00
7. Soil Classification	\$ 297.30	per sample	x		0	= -
8. Wash Gradation (percent finer than 200 sieve)	\$ 109.50	per test	x		0	= -
9. Unconfined Compression Test - Soil	\$ 78.20	per test	x		0	= -
10. Unconfined Compression Test - Rock	\$ 234.70	per test	x		0	= -
11. Drafting	\$ 433.00	per sheet	x		3	= 1,299.00
12. Dozer Working Hours	\$ 75.00	per hour	x		12	= 900.00
13. Mobilization of Drilling Equipment						
a. Drill Crews and Equipment (Land)	\$ 300.00	per mob./rig	x		1	= 300.00
14. Exploratory Test Pits	\$ 900.00	per day	x		2.25	= 2,025.00
15. Field Coordination and Logging of Cores		Per Structure				= 5,164.00
16. Report Writing		Lump Sum				= 7,151.00
17. Publication of Reports		Lump Sum				= 380.00
18. Water Hauling						
A. Daily Labor	\$ 639.00	per day	x		1	= 639.00
B. Water Costs (if necessary)	\$ 5.00	per 1000 gal.	x		5	= 25.00
19. Railroad Requirements (NS Railroad)						
Permit Application	\$ 750.00	per permit	x		0	= -
Railroad Protective Insurance	\$ 3,000.00	per premium	x		0	= -
19. Reclamation of Disturbed Areas						
A. Labor	\$ 147.06	per hour	x		8	= 1,176.48
B. Materials						
(1) Seed	\$ 1.00	/pound	x		60	= 60.00
(2) Straw	\$ 5.00	/bale	x		50	= 250.00
Total This Estimate (Use Lump Sum)						= \$ 23,490.00

EHI Consultants

SCOPE OF WORK (Development Team) 2013

NEWTOWN PIKE EXTENSION SOUTHEND PARK – NEIGHBORHOOD REDEVELOPMENT and PROJECT COORDINATION

A goal of The Southend Park Urban Village Plan is to emphasize the development of a compact, walkable vibrant, mixed use community with good connectivity to nearby communities, services and resources. EHI proposes for its work effort in this phase of the project, a continuation of its professional planning and design services to ensure that the goals of the SEP Urban Village Plan are achieved. This will be accomplished through the development and implementation of the physical design components of the plan (residential, commercial and recreational), as it transitions into the neighborhood construction and redevelopment phase of the Newtown Pike Extension Project. This scope of work will consist of providing professional planning and design services along with overall project development and coordination to the Newtown Pike Project Team.

The purpose of the following work tasks are to coordinate the neighborhood development efforts with the various entities involved in the implementation of the Newtown Pike Extension Corridor Plan and the Southend Park Urban Village Plan, to ensure that a strong residential neighborhood is developed that will serve as the foundation for the successful redevelopment of the Southend Park Neighborhood. The scope of work addresses the integration of; pedestrian and traffic circulation, environment; housing, social and economic activities are incorporated into a viable community. **Project Work Tasks will include:**

1. Housing Design and Coordination

Provide neighborhood coordination in the housing design, development and planning for the Southend Park Neighborhood. This task will consist of:

- Continue to assist the CLT in the identification of and selection of housing developers
- Development review and coordination of single family housing design, with builders, as it proceeds to construction
- Coordinate with state and local building officials the oversight of the development of the single family housing units
- Housing costs, construction and upgrade verifications
- Coordination of site infrastructure with the housing construction activities
- Provide planning guidance and oversight to the construction of the rental and homeowner residential units to ensure that they conform to the requirements of the CLT and neighborhood plan.
- Assist the CLT Director with initial homeowner meetings to discuss the type and location of the relocated housing units with the relocated homeowners. Assist in the development of a process for the construction,

financing and marketing of the remaining homeownership units, identifying resources and their availability.

2. Southend Recreational Park Design

Provide design assistance in the design and redevelopment of the Southend Neighborhood Recreational Park

- Assist in outreach meetings with the neighborhood residents, CLT and LFUCG Division of Parks, in recreational design needs of the residents and park facility needs
- Conduct a recreational needs assessment
- Development of schematic designs and master plan for the park
- Coordinate with local and state officials in design standards and park facility requirements and financing needs

3. CLT Project Development

Participate in and assist the CLT in the implementation and development of the various aspects of the Southend Park Urban Village Plan.

- Participate in the development of commercial developer selection standards and procurement
- Development of commercial developer guidelines that conform to the land use, zoning and other regulatory requirements of the plan
- Assist in the planning, preliminary cost estimates for the development of the CLT community building. Its location, siting and integration into the neighborhood
- Assist the CLT as needed in addressing the implementation of the Southend Park Urban Village Plan.

4. Project Interfacing

Advise NPE project staff, with information on the interfacing of the neighborhood revitalization efforts of; housing relocation, residential construction, demolition, infrastructure improvements and other land use development activities as it relates to the overall NPE project.

5. Public Involvement

EHI will work closely with the project staff to ensure that the project meets its implementation goals and will assist and participate in neighborhood public involvement and outreach meetings as requested by the Newtown Pike Project Manager and CLT Director.

6. Project Team Meetings

EHI will attend the Newtown Pike Extension Project and team meetings.

PROJECT COSTS: (see attached EHI TC 40-2 fee schedule)	
Tasks 1-6: EHI (approximately 24 months) -----	\$206,319.00
Burlington Associates (Mike Brown) -----	\$ 30,000.00
TOTAL Amount	\$236,319.00



27 June 2013

To: Ed Holmes, EHI Consultants
From: Michael Brown
Re: **Cost Information for Contract Modification**

On June 12th, I provided you with a proposed scope of services to assist the Lexington Community Land Trust (“Lexington CLT”) and the Kentucky Transportation Cabinet (“the Cabinet”) on planning of an office building with flex space for community use being considered for the new Southend Park neighborhood – a facility, if built, to be and owned and operated by Lexington CLT. Additionally, I was asked by Lexington CLT to provide consulting assistance related to planning of the owner-occupied homes to be developed on CLT-owned land in the new neighborhood, as well as to provide additional assistance in the design and implementation of its CLT homeownership and stewardship program. My June 12th proposal included a proposed scope of services, a list of outcomes anticipated from these professional services, and a proposed timeline, as well as a budget request for \$30,000 to cover professional fees and travel expenses for three on-site visits.

The purpose of this memo is to provide you, as requested, with additional cost information on the \$30,000 allocation to complete the scope of services.

Burlington Associates’ Billing Rate

As you know, Burlington Associates hourly rate is \$125/hour for billable professional services, up to a maximum of eight hours per day (or \$1,000) for on-site services. The budget for professional services was for \$25,000 – for 200 hours of my consultation and technical assistance. The remaining \$5,000 was for travel expenses (airfare, lodging, ground transportation and meals and *per diem*) for three, multi-day on-site visits to be made in completion of the scope of services. The total TA budget is \$30,000.

Scope of Services

The scope of services outlines professional services Burlington Associates is prepared to provide to Lexington CLT – and, as appropriate, to the Cabinet – in a number of key areas.

Proposed Office Building with Community Flex-Space

A substantial portion of the scope of services is to provide consultation on the uses, design, development budget and operating budget assumptions for an on-site Lexington CLT office building/mixed-use facility to be owned, managed, and operated by the Lexington CLT. These services are to include:

1. Provide general information and advice on the design and development financing for an on-site Lexington CLT office building/mixed-use facility to be owned, managed, and operated by the Lexington CLT.

2. Provide general information and advice on the operating assumptions, operating requirements and operating costs for an on-site Lexington CLT office building/mixed-use facility to be owned, managed and operated by the Lexington CLT.
3. Assist in developing initial development and operating *pro forma* for such a community Lexington CLT office building/mixed-use facility

As is the most labor-intensive portion of the scope of services, I estimate this phase of the work will require 100 hours, for a total of \$12,500.

Lexington CLT's Homeownership and Stewardship Programs

Another core element of the scope of services is to assist Lexington CLT in the design and financing of its single-family homes as well as the design of its stewardship policies and procedures to operate successfully as a CLT. These services are to include:

1. Assist Lexington CLT in determining the financing and pricing of the owner-occupied homes to be developed and made available for sale in the new neighborhood.
2. Assist Lexington CLT in the design and implementation of its CLT homeownership program, including:
 - a. Securing commitments from local lenders to originate leasehold mortgage financing commitments for qualified CLT homebuyers.
 - b. Orienting appraisers, tax assessors, realtors, and other real estate professionals regarding Lexington CLT and the nature and characteristics of its affordable housing efforts.
 - c. Determining fair and equitable threshold criteria and a selection process to determine eligibility for Lexington CLT's owner-occupied housing.
 - d. Developing policies and procedures for Lexington CLT's stewardship plan, including:
 - i. Policies and procedures for monitoring and enforcing resident compliance with terms of signed lease agreements
 - ii. Repair and replacement reserve policy for CLT homeowners
 - iii. Plans to provide (or arrange for) additional backstopping support and assistance for families and individuals living on CLT-owned land.
 - iv. Procedures for managing the transfer or resale of owner-occupied homes.

I anticipate that this phase of the work will require 50 hours of my professional time, for a total of \$6,250.

Messaging and Outreach

I will assist Lexington CLT to hone and refine its messaging themes and materials to be used to build greater awareness and support for its mission, work plan and activities in the new neighborhood.

I anticipate this portion of the work to require 30 hours of my time, for a total of \$3,750.

Additional Consulting

As priorities and demands shift, my work often requires flexibility to respond to new circumstances. While I anticipate this work could include consulting on initial planning for other commercial and institutional properties to be developed and operated on CLT-owned land, this category needs to include availability to work on other tasks as they develop.

I anticipate this 'miscellaneous' technical assistance work to require 20 hours of my time, for a total of \$2,500.

It bears noting that the amounts listed above for each of these areas of professional services are estimates and could shift between categories, depending on how the work develops.

Travel Expenses

The \$5,000 allocated for travel expenses for three on-site visits is also an estimate, based on my experience with making multi-day site visits to Lexington in previous phases of my engagement. The most volatile and difficult cost to predict is round-trip airfare between MSP-LEX, followed closely by hotel accommodations and rental car costs (which are highly dependent on what else may be happening in and around Lexington at the time of my visit). A quick review of previous invoices shows that travel costs average around \$1,500 for a 3-day, 2-overnight site visit. For this reason, I have projected \$5,000 for these three site visit and will use any funds not required for site visit travel expenses to cover additional professional services.

Conclusion

It is my hope that this information on how I anticipate the budget for this phase of my professional engagement provides you with the information you need. Should you require additional information or clarification, do not hesitate to contact me.

I look forward to working with you and the Lexington CLT and the Kentucky Transportation on this phase of the work.

TRANSPORTATION CABINET
Division of Professional Services
ENGINEERING AND RELATED SERVICES FEE PROPOSAL

COUNTY Fayette DATE 5/23/2013
 PROJECT Newtown Pike Extension
 UPN _____
 FED. NO. 61-1277458

FEE CONSIDERATIONS	Negotiated	Man Hours (24 months)	Average Rate	Estimated Cost
Task 1: Residential Housing Coordination		750	\$ 50.00	\$ 37,500.00
Task 2: Rcreation Park Design		400	\$ 50.00	\$ 20,000.00
Task 3: CLT Project Development		250	\$ 36.06	\$ 9,015.00
Task 4: Project Interfacing		150	\$ 36.06	\$ 5,409.00
Task 5: Public Involvement		200	\$ 36.06	\$ 7,212.00
Task 6: Project Team Meetings		150	\$ 36.06	\$ 5,409.00

TOTALS \$ 84,545.00

LIST OF OTHER DIRECT COSTS

 Total \$0

SUBCONSULTANTS

Burlington Associates (Mike Bro \$30,000.00

\$30,000

TOTAL DIRECT PAYROLL \$ 84,545.00
 OVERHEAD (121.85%) \$ 103,018.00
 PROFIT (10 %) \$ 18,756.00
 SUBCONSULTANTS \$ 30,000.00
 OTHER DIRECT COSTS _____
 COST OF MONEY \$ 0

 TOTAL PROPOSED FEE \$ 236,319.00
 SHOP PLANS _____

FIRM NAME EHI Consultants

SIGNATURE 

DATE 6/28/2013
 EHI KYTC Audited Rates as of May 3, 2013

TITLE President

HHE Scope of Work

Nathional Mission Conceptual Grading

Study grading requirements for the possible location of the Nathional Mission building site. This includes developing grading that will work with proposed Newtown Pike and grading an access road to the site from new Deroode Street.

Stake Core Holes for Hodge and PDQ Property

Stake 22 geotechnical locations on the property

Provide horizontal and vertical control to the property for staking purposes

Amend Preliminary Development Plan

Amended the Preliminary Development Plan, now consisting of 20.68 acres to include the revised boundary, revised layout and proposed zoning. This Plan is also know as a Zoning Development Plan because it serves as a basis for the Zone Change Request.

Submitted the Amended Plan and submit all supporting information needed for the Zone Change Request.

Represent the Plan through the LFUCG Planning and Zoning Process for both a Major Plan and for a Zone Map Amendment at the:

- Pre-submittal Meeting
- Planning Commission Technical Committee Meeting
- Planning Commission Subdivision Sub-Committee Meeting
- Planning Commission Zoning Sub-Committee Meeting
- Planning Commission Public Hearing

Comply with Staff and Commission comments and re-submit the Plan for certification.

Revise Construction Plans for lot revisions.

Modify the construction plans to accommodate rearranging 16 lots. This includes changing the lot line layout, revising the sanitary sewer layout, reviewing the effect on other infrastructure and submitting revised drawings to KYTC.

Preliminary Subdivision Plan

Establish the boundary of the first phase of development (8.28 acres) inside the overall boundary and submit the Preliminary Subdivision Plan for approval.

Represent the Plan through the LFUCG Planning and Zoning Process at the:
Pre-submittal Meeting
Planning Commission Subdivision Sub-Committee Meeting
Planning Commission Subdivision Meeting
Comply with Staff and Commission comments and re-submit the Plan for certification.

KYTC Surplus Property

Identify the boundary of the area that is to be declared "Surplus Property".
Research and obtained the source deed for each individual parcel (38 parcels) that is owned by the KYTC.

Create a text file of the boundary description as it appears in the source deed of each of the 38 parcels, and provide it to the KYTC for their use in declaring the property as "Surplus Property".

Meetings

Attend and prepare for meetings for various reasons with:
Team members
LFUCG personnel
KYTC personnel

Consolidation Plat

Research and obtain all source deeds and plats for the parcels that are to be consolidated.

Prepare the Consolidation Plat and represent it through the LFUCG Planning and Zoning Process which will consist of a:

Pre-submittal Meeting
A Meeting to receive staff comments.

Complying with staff comments

Resubmitting the Plat for certification.

**HALL-HARMON ENGINEERS
FEE PROPOSAL FOR SOUTHBEND PARK
6/10/2013**

Nathional Mission Conceptual Grading

	Hours	Rate	Cost
Principal Engineer	8	\$57.42	\$459.36
Project Engineer	32	\$38.69	\$1,238.08
Technician	8	\$22.28	\$178.24
			<u>\$1,875.68</u>
Labor			\$1,875.68
Overhead	155.83%		\$2,922.87
Profit	15%		\$719.78
Sub-Total			<u>\$5,518.33</u>

Stake Core Holes for Hodge and PDQ Property

	Hours	Rate	Cost
Professional Land Surveyor	1	\$57.42	\$57.42
Technician	8	\$22.28	\$178.24
Surveyor	60	\$16.68	\$1,000.80
			<u>\$1,236.46</u>
Labor			\$1,236.46
Overhead	155.83%		\$1,926.78
Profit	15%		\$474.49
Sub-Total			<u>\$3,637.73</u>

PHASE I CHANGES

Amend Preliminary Development Plan

	Hours	Rate	Cost
Principal Engineer	20	\$57.42	\$1,148.40
Project Engineer	120	\$38.69	\$4,642.80
Technician	120	\$22.28	\$2,673.60
			<u>\$8,464.80</u>
Sub-Total Labor			\$8,464.80

Revise Construction Plans for Lot Revisions

	Hours	Rate	Cost
Principal Engineer	8	\$57.42	\$459.36
Project Engineer	24	\$38.69	\$928.56
Technician	32	\$22.28	\$712.96
			<u>\$2,100.88</u>
Sub-Total Labor			\$2,100.88

Preliminary Subdivision Plan

	Hours	Rate	Cost
Principal Engineer	16	\$57.42	\$918.72
Project Engineer	120	\$38.69	\$4,642.80
Technician	120	\$22.28	\$2,673.60
			<u>\$8,235.12</u>
Sub-Total Labor			\$8,235.12

Consolidation Plat

	Hours	Rate	Cost
Professional Land Surveyor	40	\$57.42	\$2,296.80
Technician	160	\$22.28	\$3,564.80
			<u>\$5,861.60</u>
Sub-Total Labor			\$5,861.60

	Labor		\$24,662.40
Overhead	155.83%		\$38,431.42
Profit	15%		\$9,464.07
Sub-Total			<u>\$72,557.89</u>

**HALL-HARMON ENGINEERS
FEE PROPOSAL FOR SOUTHEND PARK
6/10/2013**

KYTC Surplus Property

	Hours	Rate	Cost
Principal Engineer	16	\$57.42	\$918.72
Project Engineer	80	\$38.69	\$3,095.20
Technician	80	\$22.28	\$1,782.40
		Labor	\$5,796.32
Overhead	155.83%		\$9,032.41
Profit	15%		\$2,224.31
Sub-Total			\$17,053.04

Meetings MEETINGS

	Hours	Rate	Cost
Principal Engineer	30	\$57.42	\$1,722.60
Project Engineer	80	\$38.69	\$3,095.20
		Labor	\$4,817.80
Overhead	155.83%		\$7,507.58
Profit	15%		\$1,848.81
Sub-Total			\$14,174.19

SUMMARY

	Cost
Nathional Mission Conceptual Grading	\$5,518.33
Stake Core Holes for Hodge and PDQ Property	\$3,637.73
Phase I Changes	\$72,557.89
KYTC Surplus Property	\$17,053.04
Meetings	\$14,174.19
TOTAL	\$112,941.18

“Lighter Than Air”, Inc.

Helium, Balloons, Carnival Amusements Service and Supplies

881 Newtown Pike Lexington, KY 40511

Phone: (859) 272-777 or (800) 949-8773

Fax: (859) 233-4447

www.lighterthanairky.com

Community Unity Day 2021 Invoice

Date Created: 7/16/2012, REVISED 7/19/12

INVOICE # : 33-2630
EVENT : Back to School Readiness / Community Unity Day, Newtown Pike Extension Area
DATE : Sat, August 4, 2012 – 11:00 a.m. to 1:00 p.m.
NUMBER : About 300
Event Address : Carver Center, 522 Patterson Street, Lexington, KY
CONTACT : Glen Hardin
COMPANY : Stantec
PHONE : (859) 537-2636
E-MAIL : bwhitnavin@gmail.com / Barbara Navin

Lighter Than Air, Inc. or its subcontractors will deliver, set up, serve, monitor and take down the following:

MENU for 300 @ 8.00 per person.....\$2,400.00

Hot Dogs with guest’s choice of catsup, mustard and/or pickle relish

Pulled Chicken Barbecue Sandwiches

Potato salad

Fresh fruit

Drinks: assorted canned sodas and bottled water for 300 – 400 people, **438 maximum.**

Lighter Than Air, Inc. will serve buffet style and provide serving tent(s), foam plates, plastic flatware, and napkins. Lighter Than Air, Inc. staff will be present to serve lunch from **11:00 a.m. to 1:00 p.m.** Customer will provide tables and chairs for guests. Sno-Cones will be served from **12:00 p.m. to 1:00 p.m.**

DELUXE CARNIVAL PACKAGE A\$1,440.00

CARNIVAL ATTRACTION: Money Machine with LTA attendant.

CARNIVAL RIDES

Sports Combo with LTA attendant

Inflatable 35 ft Obstacle Course with LTA attendant

Recommended Ages: 2 – 12

Ages 6 – 18/**Complimentary add-on, provided at no charge**

CONCESSIONS

Sno-Cones, 200 servings, served from 12:00 p.m. to 1:00 p.m.

4 GAMES, each with LTA attendant and 100 mixed prizes: small, medium and large

Over / Under

Shuffleboard

Hole in One Golf

Alphabet Wheel

2 Generator Rental	55.00
Delivery	<u>50.00</u>
SUBTOTAL.....	\$3,945.00
Tent Rental 20 ft by 20 ft, white top	365.00
SUBTOTAL.....	\$4,310.00
6% KY SALES TAX	<u>258.60</u>

TOTAL NET DUE.....\$4,568.60

- Reservation is not confirmed until a deposit of at least 50% (\$) has been received, and the Terms and Conditions contract has been SIGNED, DATED and faxed back to (859) 233-4447. For questions call Fran or Johnathan at (859) 272-7777. For questions day of event call Fran cell phone at (859) 806-0298.

INVOICE

To: Stantec,
Attention: Glen Hardin

From: Karen Jones for Tall, Dark and Handsome
www.talldarkandhandsome.org

Re: Performance for the "Newtown Pike Extension Project"

Date: 7-30-12

Please remit \$200 to Karen Jones (SS# 399 56 8841) for the performance of the band Tall Dark and Handsome on Saturday, August 4, 2012, from 11:00 a.m. to 1:00 p.m. , Community Unity Day at the Caver Community Center, Lexington, Kentucky.

Please pay at the time of the performance or send it to Karen Jones, P.O. Box 1961, Lexington, KY 40588.

Thank you,

Karen Jones for Tall Dark and Handsome