



ENGINEERING AND RELATED SERVICES FEE PROPOSAL

COUNTY Fayette
 PROJECT Town Branch Commons Sections 1, 2, 4, 6, and 7; CM No. 4
 UPN _____
 FED. NO. _____

DATE 5/30/2019

(NO CONTINGENCY) FEE CONSIDERATIONS	Negotiated	Man Hours	Average Rate	Estimated Cost
Project Management	CM No. 4	89	\$62.54	\$5,585
		0	\$0.00	\$0
		0	\$0.00	\$0
		0	\$0.00	\$0
		0	\$0.00	\$0
		0	\$0.00	\$0
		0	\$0.00	\$0
		0	\$0.00	\$0
TOTALS		89		\$ 5,585

LIST OF OTHER DIRECT COSTS

Mileage	\$0
Meals	\$0
Lodging	\$0
Total	\$0

TOTAL DIRECT PAYROLL	\$ 5,585
OVERHEAD (182.48%)	\$ 10,192
PROFIT (15%)	\$ 2,367
SUBCONSULTANTS	\$13,050
OTHER DIRECT COSTS	\$ -

SUBCONTRACTORS

Chapman Appraisals, LLC	\$12,200
Freeman Appraisal Service	\$850
	\$0
	\$13,050

TOTAL PROPOSED FEE	\$ 31,194
SHOP PLANS	

FIRM NAME H.W. Lochner, Inc.

SIGNATURE 

DATE 5/30/19

TITLE Vice President

Taylor, Debby

From: Meade, Brian <brian.meade@aecom.com>
Sent: Tuesday, May 21, 2019 3:32 PM
To: Keith Lovan; W. Douglas Burton; Brandi Peacher
Cc: Groves, Greg; Ramler, Jason
Subject: RE: Lochner Contract Modification Proposal for Town Branch

Follow Up Flag: Follow up
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Brandi,

I have reviewed the requested mod for Zones 1-4&7 and recommend approval as submitted for \$3085.00.

Parcel 59 was approved early on to be added as an appraisal. This totaled \$5,870. Parcel 10R was added due to the requested revised appraisal for KU. That totaled \$3,785. For a combined total of \$9,655. However, we scoped four parcels for Zone 4, Lexington Center parcels and only needed three parcels after the plan revisions, which subtracted \$6,570 from the total.

Below summarizes how the \$3085 was arrived at:

10R
PM \$1,035
Appraisal \$2,500
Review \$250
TOTAL \$3,785
59
PM \$2,070
Appraisal \$3,200
Review \$600
TOTAL \$5,870

Combined TOTAL is \$9,655 for additional (approved) services minus \$6,570 (LCC parcel not used) leave a contact modification in the amount of \$3085.

Thanks,
Brian

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From: Keith Lovan <Klovan@lexingtonky.gov>
Sent: Tuesday, May 21, 2019 1:17 PM
To: W. Douglas Burton <wdburton@lexingtonky.gov>; Brandi Peacher <bpeacher@lexingtonky.gov>
Cc: Meade, Brian <brian.meade@aecom.com>
Subject: RE: Lochner Contract Modification Proposal for Town Branch

Brandi

There numbers agree with mine. The contract mod is ok for Phase 6.
Keith

From: W. Douglas Burton
Sent: Tuesday, May 21, 2019 8:58 AM
To: Brandi Peacher; Keith Lovan
Cc: Meade, Brian (brian.meade@aecom.com)
Subject: Re: Lochner Contract Modification Proposal for Town Branch

I haven't but I'll get with Keith later this morning to walk thru.

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On Mon, May 20, 2019 at 5:18 PM -0400, "Brandi Peacher" <bpeacher@lexingtonky.gov> wrote:

Doug & Keith- have you had time to review? I would like to submit for this contract mod at the same time as the GSP one. I'm hoping to submit to legistar by 6/3... depending on when paperwork is completed.

Brian- please provide your feedback related to Lochner's additional services for Zones 1-4 & 7.

Thanks
Brandi

From: Taylor, Debby <dtaylor@hwlochner.com>
Sent: Tuesday, May 14, 2019 9:48 AM
To: W. Douglas Burton <wdburton@lexingtonky.gov>; Brandi Peacher <bpeacher@lexingtonky.gov>; Keith Lovan <KLovan@lexingtonky.gov>
Cc: 'Meade, Brian' (brian.meade@aecom.com) <brian.meade@aecom.com>
Subject: Lochner Contract Modification Proposal for Town Branch

[EXTERNAL] Use caution before clicking links and/or opening attachments.

All:
Please see below for an explanation of additional monies Lochner is requesting for the Town Branch work. Please let me know if we need to discuss further.

Zone 6 Plan changes for Parcels 5, 10, 12, and 16* .

*Contingency Parcel

\$6,136 per parcel based on the approved contract amounts for Zone 6. This includes \$2,387 per parcel for PM, \$2,500 for the revised appraisal, \$250 for the revised review, and \$998.50 for acquisitions.

Total for the revised Zone 6 parcels is \$24,544.

In addition, we are requesting monies for the additional meetings and teleconferences that have been and will continue to be required to finish out the project. Lochner's original scope included 12 monthly status meetings. Those meetings have taken place every two weeks for the most part, and a bi-weekly status call has just been added to the scope. Lochner was asked to start attending and/or calling into bi-weekly status meetings on May 7, 2018.

My records show Lochner attendance and/or call-in for 14 status meetings starting on May 17, 2018 up through May 2, 2019. The assumption is that we will continue to have status meetings every two weeks until at least August 16, 2019, which includes six more status meetings and eight conference calls just recently set up for the off week of the status meetings.

8 status meetings x 2 hours = 16 hours x \$154.25 = \$2,468

8 conference calls x 1 hour = 8 hours x \$154.25 = \$1,234

Three additional out of scope meetings Lochner was asked to attend on April 10, 2019, April 18, 2019, and April 25, 2019.
3 meetings x 2 hours = 6 hours x \$154.25 = \$925.50

Based on the number of unplanned meetings that have taken place recently due to the expedited schedule, we also anticipate that there will be additional out of scope coordination meetings with LFUCG needed to solve several of the issues we are having with property owners.

4 Coordination Meetings x 2 persons x 2 hours = 16 hours x \$154.25 = \$2,468

This totals \$31,639.50 for Zone 6. Our approved contract amount is \$223,046 (CM No. 2). \$3,530.50 of the \$31,639.50 comes from contingency set up for Zone 6 originally. That leaves the total request for Zone 6 at \$28,109.

For the other zones (CM No. 3), additional work was approved that was not covered under the original contract amount. That includes adding Parcel 59 on Zone 7 as an appraisal and doing the revised appraisal and review for Parcel 10R on Zone 2. That additional work approved and already completed totals an additional \$3,085 above the approved contract amount of \$79,972.

This makes the total Contract Modification request for Lochner \$31,194.

Thank you for your consideration.

Sincerely,
Debby Taylor
Project Manager
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Taylor, Debby

From: Meade, Brian <brian.meade@aecom.com>
Sent: Wednesday, May 29, 2019 4:37 PM
To: Taylor, Debby
Subject: FW: TBC: outstanding items
Attachments: RE: Lochner Contract Modification Proposal for Town Branch; RE: Lochner Contract Modification Proposal for Town Branch

Debby,

Please see the below e-mail (highlighted section) as it relates to the proposed contract modification. Brandi had Keith and I review and we both agreed with your proposed mod request. As you can see, she has asked for you to formally submit the fee packaged similar to what you have done for previous contract mods.

Looks like she will submit this when she returns next week.

Thanks and let me know if you have any questions.

Brian

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From: Meade, Brian
Sent: Wednesday, May 29, 2019 8:03 AM
To: Brandi Peacher <bpeacher@lexingtonky.gov>

Cc: Ramler, Jason <jason.ramler@aecom.com>; Groves, Greg <greg.groves@aecom.com>
Subject: RE: TBC: outstanding items

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From: Brandi Peacher <bpeacher@lexingtonky.gov>
Sent: Tuesday, May 28, 2019 3:40 PM
To: Meade, Brian <brian.meade@aecom.com>
Cc: Ramler, Jason <jason.ramler@aecom.com>; Groves, Greg <greg.groves@aecom.com>
Subject: TBC: outstanding items

Brian-

As noted in a previous email, I will be out of the office Thursday through Monday, starting this week. Here are the outstanding items from our last team meeting that I kindly ask for an update on.

- **Gresham contract mod:** I have not received an update for the CM fee proposal. Please communicate with GSP to finalize this agreement. We will need to determine if the soils/tree species approach is sufficient. I had asked John to setup a call to discuss today or tomorrow. We are still working with the 6/19 submittal deadline for 100%, is this correct? I saw your e-mails to John requesting a call to go over the CM status. I will attempt to connect with John or Mike to see if we can get something setup up today. Spoke with Jason and we will draft up the PM comments on the soils/tree approach and send to you for review before sending to GSP. The 6/19 submittal deadline is still the target date and we should hold to that, at least for now.
- **Lochner contract mod:** I have your note identifying the hours and recommendation to approve the CM for zones 1-4 & 7, and Keith has confirmed zone 6. Please have Lochner submit these approved hours as emailed (attached) in the fee proposal worksheet and signed. I will submit the CM upon my return. I will request that Debby (Lochner) package the fee proposal and submit it per the hours that have been reviewed and recommended for approval.

- **ROW Zones 1-4 & 7:** I anticipate having a signed MOU from Scanlon this week- final touches to language underway. For the Strecker property we are awaiting two things: (1) response from RJC regarding safety measures to be constructed if access point is installed and cost estimate, (2) based on our conversation today we need to gauge RJC's ability and interest in providing an agreement for the access point to be granted to the private property owner at some point in the future, pending the installation of any safety features deemed necessary by RJC- please assess the viability of this approach. Also, it would be very beneficial if we could meet in person with RJC and the property owner at this juncture- do you think they would be willing to meet? I will attempt to connect with RJC to see if they would be willing to meet with LFUGG and the property owner. I sense they have been unwilling to meet directly with the property and preferred to deal with this matter thru LFUGG. I agree that it would be very beneficial if they would meet to answer and comment directly to the property owner requests. I will see if I can get some direction from RJC on whether they would be willing to commit to the approval of an access point in the future. My gut feeling is that they would not commit to a future access but would be willing to discuss this in the future with the property owner. They may be concerned that future development and property usage may be different and the RR safety standards may be different in the future. I will ask though.
- **Design Guidelines:** I met with Stan today to discuss the efforts needed for this scope item. We have agreed to a small document that simply outlines key elements to address for both Midland and Vine St. We are setting up a meeting with Div. of Planning to inform their efforts. I have asked Stan to provide a summary of all remaining hours in all work orders as we may utilize some of these for this effort. Sounds good. Stan gave us a "heads up" on this. We will work with Stan to determine what LAS hours are remaining and have that provided to you. I believe there are available hours to develop the design guideline document.
- **CEI office space:** FYI I have confirmed an office space for those involved with the CEI efforts. As of now we will utilize the first floor of the Phoenix Building. Please note it is vacant space and will require tables/chairs/etc. I am confirming internet and phone access. Sounds good and thanks for looking into this. The location seems ideal. We can work through the details as we get closer to needing the space. Just glad that we have a location for now.
- **Zone 6:** As you know ROW is still ongoing, after talking with Susan Oatman she also wanted to understand the level of effort needed for the utility relocations. I have prompted Keith Lovan and Doug to gather this info. I assume most of this will be handled with utility impact notes and the effort will be underway after PS&E is approved, either before or during the trail construction. Just an FYI as this zone's ROW and utilities will impact the approval of Construction funds. Thanks. I saw the e-mail chain with Susan and anticipated that she and FHWA would want to understand the utility status and approach for Zone 6. At this point I agree that most utilities will be covered with utility impact notes or incorporated into the project.
- **KIA Meeting:** Knowing that the 100% plans are expected June 19th do you feel comfortable setting a meeting with KIA for some time June 25-July 3rd? Thinking we should get this on calendars. I agree. Let me see if I can work on getting a meeting set with the appropriate KIA personnel. Will let you know once we have that in place.

Brandi L. Peacher
 Director of Project Management
 Office of the Mayor

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