



June 30, 2021

Mr. Mark Sanders, PE
Engineering Section Manager
Lexington Fayette Urban County Government
Division of Water Quality
125 Lisle Industrial Road
Lexington, KY 40511

RE: Proposal for Additional Services – Change Order No. 7
Southland Park – Yuma- Tucson Stormwater Project

Mr. Sanders:

Due to recent project changes and additional scope of work elements, Banks Engineering respectfully requests additional compensation under our Southland Area Drainage Study contract. The primary changes to our scope of work relate to the decision to split the subject project into two separate bidding and construction projects, and major design modifications requested by DWQ based on input from Parks & Recreation, the Friends of Wolf Run, and local residents. Additional details related to the project changes, and our associated costs, are listed below.

<u>Scope Element</u>	<u>Justification</u>	<u>Cost of Services</u>
Additional bidding and construction phase	As per original proposal dated March 26, 2019 there was to be a single construction contract. Our fee in that proposal for bidding and construction services was \$21,200.	\$21,200
Design modifications	The original (30%) designs were completed as described in the Southland Area Drainage Study. Responding to requests from the public and Parks & Recreation resulted in significant additional design efforts in hydraulic modeling, retaining walls, and plan changes. See additional details below.	\$24,000 (\$7,000 for additional hydraulic modeling and \$17,000 for plan modifications)
Additional meetings with LFUCG	Our original scope of work included 7 meetings: a kickoff meeting with LFUCG, review meetings at the 30, 60, and 90 percent completion stages, and 3 neighborhood stakeholder meetings. Our original proposal established a unit cost of \$1,000 for additional meetings. Due to the number of involved parties and complex nature of the project we have participated in a total of 15 meetings, excluding telephone and Zoom calls.	\$4,000 (8 additional meetings but a number of them were small and informal meetings and our proposed unit price is \$500.)

Our additional work related to design modifications included the following:

1. The original layout of basins with Southland Park were based on the concepts presented in the Study. Significant redesigns occurred twice – after Parks & Recreation decided to keep the existing tennis courts and relocate the playground, and after the first public meeting when we were asked to redesign the basins to accommodate requests from the Friends of Wolf Run. These changes involved doubling the number of detention basins from two to four and accommodating requests for protecting selected trees within the park.
2. The revised basin layouts required the hydraulic modeling of the detention performance to be repeated twice, as each change reduced the available storage volume. The modeling became more difficult and to produce an acceptable detention design, retaining walls were required in the basins and a berm was required to raise the downstream “dam” adjacent to the baseball field and Clays Mill Elementary.
3. As described above the basin modifications reduced the available storage volumes, and retaining walls are now required to optimize the stormwater management performance of the basins. The plans were modified to include the walls, along with special fencing as requested by Parks.

Based on the information above, at this time we request additional compensation in the amount of forty-nine thousand two hundred dollars (\$49,200). Thank you for your consideration of this request. If you have any questions or need additional information, please contact me at (859) 881-0020 or jsteinmetz@banksengineering.net.

Very truly yours,
Banks Engineering, Inc.



John B. Steinmetz, P.E.
Senior Engineer

Project #19024



March 26, 2019

Mr. Gregory S. Lubeck, PE, CFM
Stormwater Section Manager
Department of Environmental Quality & Public Works
Division of Water Quality
125 Lisle Industrial Road
Lexington, KY 40511

RE: Proposal for Professional Services
Southland Park, Yuma, Tucson Area Stormwater Analysis

Mr. Lubeck:

Banks Engineering is pleased to submit this proposal for surveying and engineering services related to potential stormwater improvements for the three (3) subject projects recommended in our recent Southland Area Storm Drainage Study. This proposal is based on the scope of services you provided via email dated March 13, 2019 and subsequent scoping communications. We will be assisted by the same team completing the Southland Area Drainage Study and the WGPL Storm Sewer Improvements Project:

- Strand Associates for stormwater modeling and design assistance
- Third Rock Consultants for permitting and the design of green infrastructure
- 2020 Land Surveying for field surveys and preparation of base plans
- Geotechnology, Inc. for rock soundings

We take no exceptions to the scope of work you provided, but offer the following clarifications that were considered in the fee computations for this proposal:

1. Bidding assistance and construction administration for one construction project is included in our services. If the designs are split into separate construction contracts, additional bidding and construction phase fees would apply.
2. Existing utility locations will be based on field surveys and surface markings by the private utility providers. Vertical locations will be based on the best available information, and no test pits are included in this scope. If utility encroachment agreements are required, compensation shall be at the unit prices listed in the attached Fee Summary.
3. If the base Yuma Court scope of work moves forward and the adjacent property owners favor turf grass instead of low-maintenance plantings in the resulting detention basin, deduct \$1,200 from our attached fees.
4. Permitting is expected to involve coordination with the Army Corps of Engineers, the Kentucky Division of Water, the United States Fish and Wildlife Service, and the State

Mr. Gregory S. Lubeck, PE, CFM

March 26, 2019

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Historic Preservation Office. Please note that the USFWS coordination component assumes there will be no impact on bat habitat trees, and the scope/fee does not include a Bat Mist Net survey.

5. In our fees for bidding and construction services we assumed six (6) progress meetings during construction. The fees include all other meetings listed in your scope of services.
6. The fee listed per parcel for Easement Acquisition includes the preparation of the easement documents as well as negotiations with the property owner(s) as outlined in your scope of service. It also includes compensation for the reviews of landscaping impacts on affected parcels and associated negotiations. If you prefer that the landscaping review be separate, our estimate is that work is \$500 per parcel.

We propose to complete the surveying, designs, bidding, and construction administration for this project for a lump sum fee of one hundred fifty-four thousand dollars (\$154,000). The proposed fees are listed on the attached Fee Summary, which includes the additive alternates and unit pricing requested in your Request for Proposal. Thank you for considering our proposal to complete this important project. If you have any questions or need additional information, please contact me at your convenience.

Very truly yours,
Banks Engineering, Inc.



John B. Steinmetz, P.E.
Senior Engineer

Project #19024

Project:	Southland Park, Yuma, Tucson		
Company:	Banks Engineering, Inc.		
Signature:	<i>John B. Steinmetz</i>	Date:	3/26/19

Task	Description	Task Fee	Total
1	Investigative Review	\$2,500	
2	Property Research	\$1,700	
3	Detailed Design	\$120,000	
3a	Park tennis/playground facility relocation designs	\$8,600	
4	Bidding Assistance / Construction Administration	\$21,200	
Tasks 1-4 Fee Totals:			\$154,000
5	Add Alternate - Easement Acquisitions (per parcel) *	\$3,000	
	Add Alternate - Yuma Ct. Pipe Alternate **	\$20,000	
	Unit Prices (not included in above totals)		
	Public Meeting with Stakeholders (each additional)	\$1,600	
	Meet with LFUCG (each additional)	\$1,000	
	Utility Encroachment Agreements (each)	\$500	

* : The easement acquisition unit cost includes easement development, easement negotiations, and landscaping restoration estimates

** : The Yuma Ct. Pipe Alternate is the amount in excess of the acquisition alternate