



City of
Flowery Branch
Hall County,
Georgia

MITCHELL STREET SIDEWALK PROJECT

April 20, 2017

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EXISTING IMAGES

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View of steep slopes on shoulders



View of overhead utilities



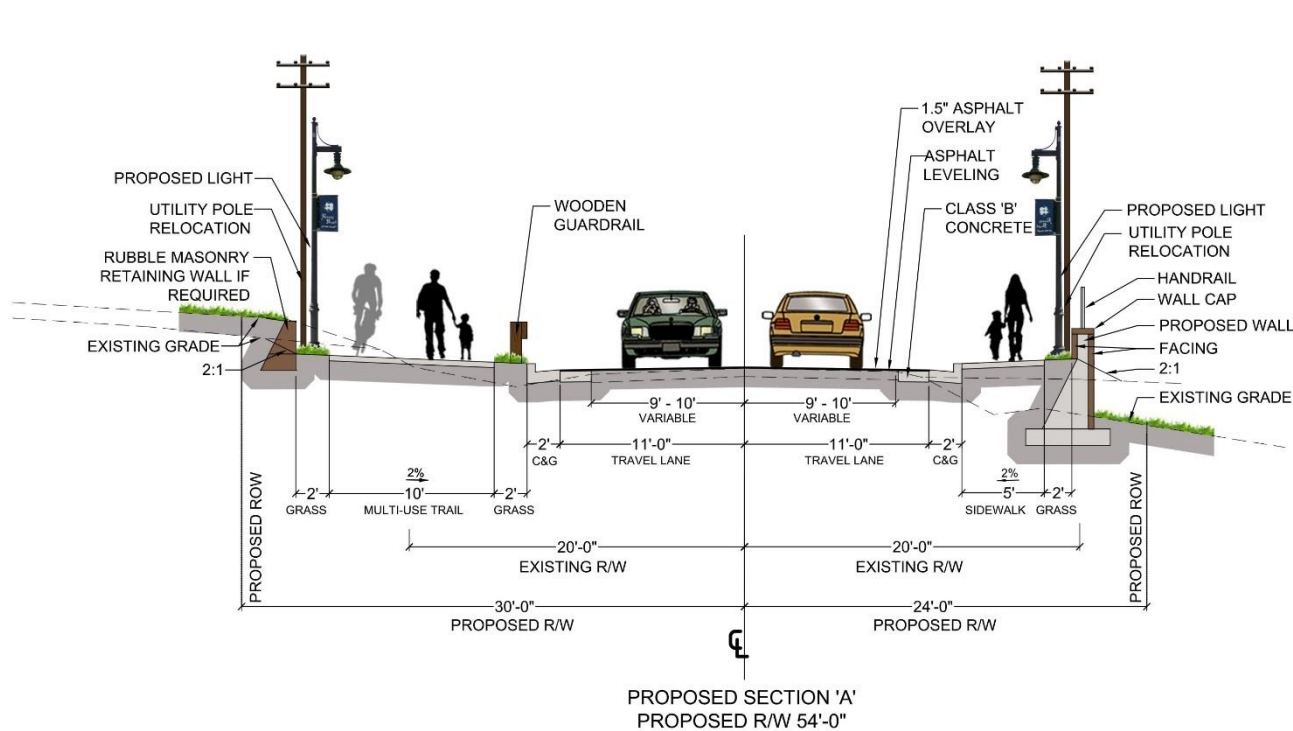
Limited R/W



View north at roundabout connection

CONCEPTUAL ALTERNATIVE SECTION 'A'

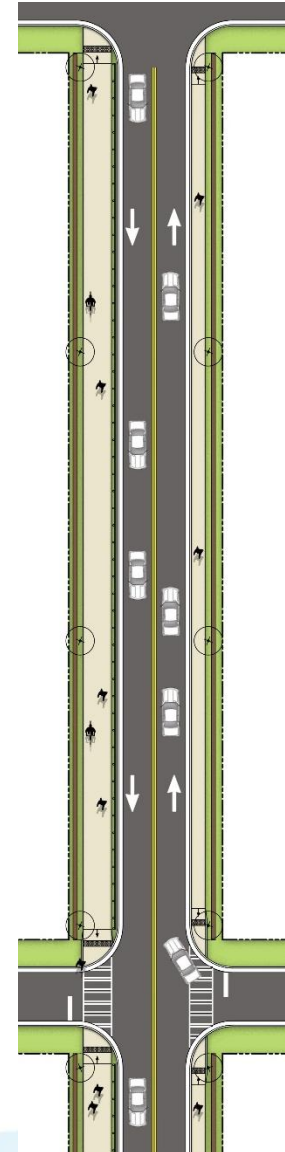
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CONCEPTUAL COST ESTIMATE: \$2,290,000 +/-
(DOES NOT INCLUDE R/W AND EASEMENT ACQUISITION)

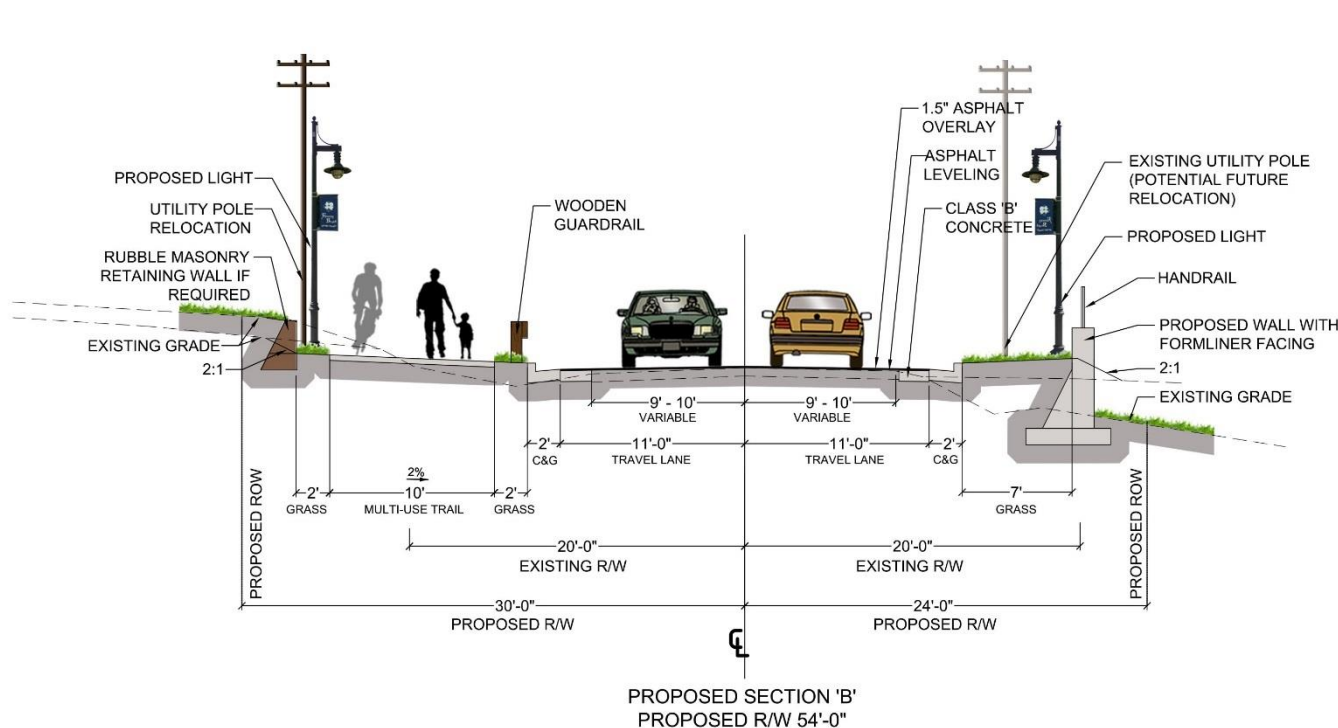


WOODEN GUARDRAIL EXAMPLE IMAGES



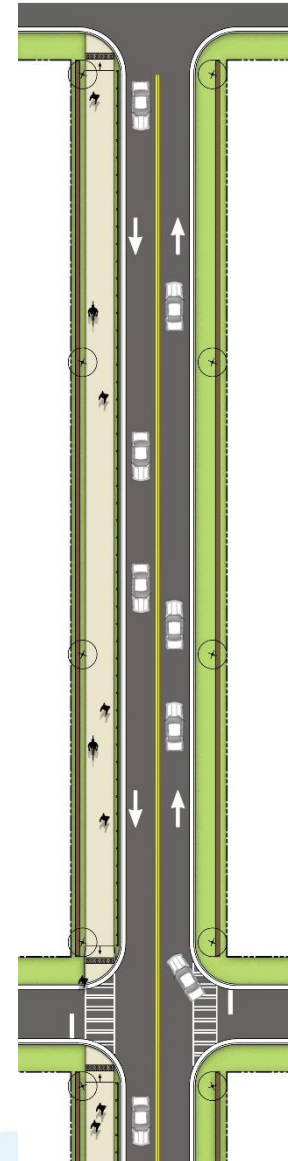
CONCEPTUAL ALTERNATIVE SECTION 'B'

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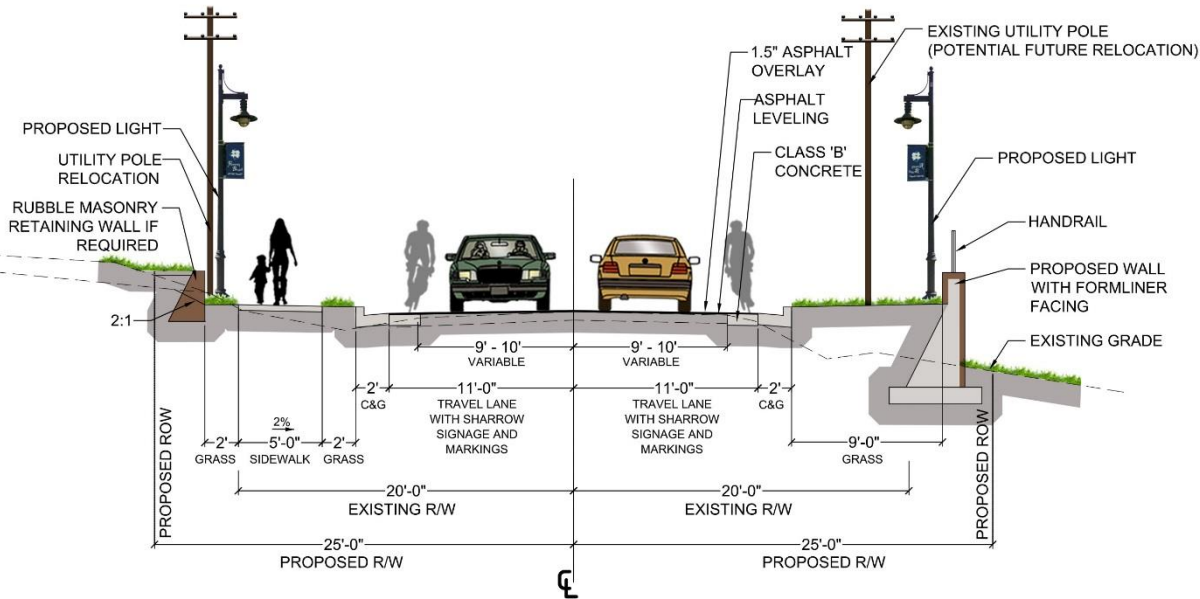
**CONCEPTUAL COST ESTIMATE: \$1,705,000 +/-
(DOES NOT INCLUDE R/W AND EASEMENT ACQUISITION)**

- Lease purchase lights
- Eliminate sidewalk on south side
- Maintain utilities on south side
- Eliminate stone facing on walls on south side



CONCEPTUAL ALTERNATIVE SECTION 'C'

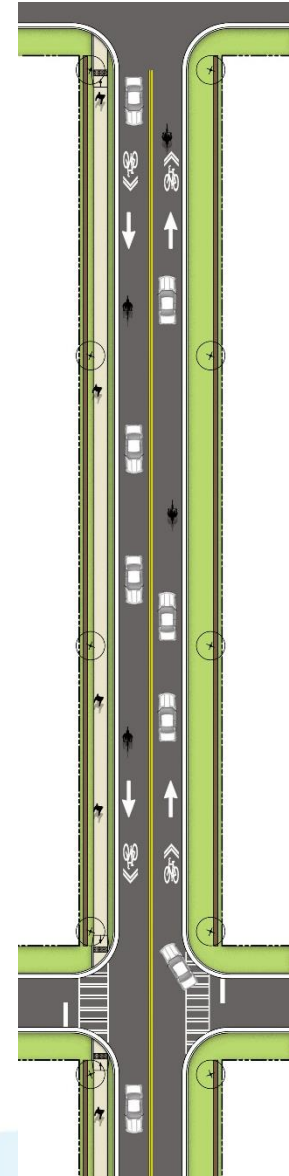
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PROPOSED SECTION 'C'
PROPOSED R/W 50'-0"

**CONCEPTUAL COST ESTIMATE: \$1,620,000 +/-
(DOES NOT INCLUDE R/W AND EASEMENT ACQUISITION)**

- Change multi-use trail to 5' sidewalk
- Lease purchase lights
- Eliminate sidewalk on south side
- Maintain utilities on south side
- Eliminate stone facing on walls on south side



Attachment A

Project Approach

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Attachment A-

Project Approach

Overall Approach

Atkins understands that the City of Flowery Branch is seeking a design consultant team that can execute the vision to improve the aesthetic and operation of the Mitchell Street Streetscape Project corridor. We understand that these improvements are to be developed through close collaboration and effective communication with the city staff.

The Atkins team brings an acute understanding of the project and its surrounding context as well as how the design elements fit within the City initiatives. With this combination of local knowledge and staff capabilities, our team is well equipped to provide the design and technical expertise required to prepare and complete a conceptual master plan for the Mitchell Street Streetscape corridor that will meet the City's needs and objectives. Through our streetscape and design experience, we believe that each community should have a unique sense of place and identity that is distinctively its own. Context sensitive and/or complete street projects can help to reinforce a community's identity.

The Atkins approach is built around a strategically selected team of professionals who have proven experience in key and critical areas of public communication, transportation planning and design, civil engineering, surveying, landscape architecture, and urban design. The combined expertise that the Atkins team will deliver to the City of Flowery Branch is unequalled. Visionary concepts will be brought to reality expeditiously and developed with experience and technical capabilities. Our team includes professionals who have been instrumental in the past with the community in building the vision for Flowery Branch. This local knowledge will enable us to continue to build upon this vision and develop a plan for the Mitchell Street Streetscape Project that will translate directly into savings and efficiency for the City.

Project Start-Up

Upon receiving a notice to proceed, at the project kick-off meeting Atkins proposes to review the City and community vision, goals, and objectives for the project. In addition Atkins and the City will review a detailed work plan and the proposed schedule for the project. This may include discussing the known issues/concerns; reviewing the details of the work plan and budgets; discussing existing relevant information from the City and/or current planning documents; finalizing the timeline and critical dates of the project schedule; determining the number and types of meetings and the formats for deliverables; and agreeing on future implementation strategies. We will discuss the proposed timeline and the details for the City review and approval process.

We will begin discussions on the approved project budget, utility needs/conditions, and will work closely with the City during start-up to identify key "critical success factors" that will help this project achieve the City's desired outcome. We will

begin by working closely with the City's project manager to identify specific issues while discussing various problem-solving approaches and phasing of the project. We are sensitive to the project schedule and will develop a clear understanding of critical path factors, programmatic issues, and existing site conditions with the City project manager and staff.

Conceptual Master Planning and Schematic Design Services

Validating and refining the vision with creative ideas and proven methodology are critical in making the Mitchell Street Streetscape Project a memorable streetscape and pedestrian corridor. Atkins will build on the conceptual design for the corridor by testing the concept presented in the "Old Town Redevelopment Plan" along with variations and alternates of the proposed improvements to determine their feasibility, practicality, and cost implications within the constraints of the existing conditions of the corridor.

In preparing the conceptual master plan, Atkins will conduct a visual on-site inspection and photo documentation of the project limits. Atkins' on-site inspection will examine the existing slope gradients drive interface, vehicle visibility, ADA compliance, pedestrian safety, existing intersections, existing utilities, potential utility conflicts and requirements, existing and potential right-of-way and easement requirements, existing vegetation, and conceptual driveway tie-in locations.

Atkins will prepare a maximum of three conceptual master plan alternatives for the Mitchell Street corridor. Atkins' conceptual master plan development will include recommendations for proposed sidewalk and bicycle improvements, storm drainage alternatives including rain gardens as well as a more standardized stormwater conveyance systems, landscape, wayfinding, and site furnishing recommendations. Atkins will identify potential design exceptions and variances that maybe required.



Existing Mitchell Street, Flowery Branch, Georgia

The first of the three alternatives will look at the implementation and feasibility of the proposed sidewalk and rain garden improvements that are depicted in the conceptual section provided by the City. Atkins will draw upon its past project experience with the Oakhurst Georgia Business and Streetscape project, Lewis Library at LaGrange College, Atlanta's Hartsfield-Jackson Airport, and Fort Campbell's Warriors in Transition, in designing innovative water quality measures. These past projects include the successful implementation of water gardens and water quality measures in urban conditions with challenging site constraints.

The second alternative may include working within the site constraint by preserving impacts to private property and prominent site features of the corridor as well as providing design recommendations that will capture the imagination that is inspired by the site's specific location, context, and history of the Mitchell Street corridor.

The third and final conceptual master plan alternative will be the preferred alternative based on the comments and direction of the earlier conceptual design. The preferred master plan will help define the proposed improvements, identify costs, and assist the City in determining project priorities.

Atkins will prepare preliminary horizontal alignments, typical sections, perspective illustrations, and cross sections to convey the proposed improvements. We will document the conceptual master plan recommendations and prepare a presentation to review with the City. Atkins will review the proposed conceptual master plan alternatives with the City project manager and make the necessary adjustment to finalize the preferred master plan alternative.

The overriding goal of the conceptual master plan will be to identify proposed improvements that will offer an opportunity to create a beautiful, inspiring, appropriate, and distinctive character that will be memorable and representative of the City of Flowery Branch.

Cost Estimating Services

Atkins will prepare a preliminary estimate of construction costs for each alternative that will assist the city in maximizing the use of available funding, set priorities for the streetscape improvements, and identify the preferred streetscape implementation plan. Atkins personnel are dedicated to monitoring current construction cost trends, enabling us to provide accurate and up-to-date cost estimates to our clients. Atkins' engineers and landscape architects have extensive experience in cost estimating and cost control services. This encompasses cost estimates from the conceptual to bidding stages and identifying potential bidding strategies, comparative analysis, and value engineering. Atkins will also evaluate alternatives and recommend alternate methods or materials based on their relative economy and life cycle.

Prepare Field Survey Data

Atkins will use available Hall County GIS information and supplement existing data with a field survey of existing site conditions. We will prepare a site survey base of the proposed project limits for the Mitchell Street Streetscape project. The survey base will be prepared to identify the potential existing conditions that may affect or influence the future design of the improvements within the corridor. Clerical staff will begin the property owner notification process by preparing survey informational letters to be delivered to all property owners adjacent to the project corridor prior to commencing activities. We propose to meet with the City project manager and review the existing site conditions and survey, so there is a clear understanding of the site conditions.

Survey crews will locate ROW and property evidence, ROW monuments, property pins, fence lines, hedge rows, and other features that might indicate property dividing lines. Once the field data is processed, a licensed surveyor will use the located property evidence, along with research information, to determine ROW and property lines.

In addition, Atkins crews will locate the above ground improvements within the project areas. Sufficient grade breaks and spot shots will be taken to verify elevations across the site. Finished floor elevations of adjacent buildings will be obtained, but will be limited to those floors that can be accessed from ground level doorways. Specimen trees will be located with accompanying diameter and designation. Utility poles, junction boxes, manholes, meters, and hydrants will also be located. Sanitary and storm conveyance systems will include elevations at the top of each structure as well as pipe size, pipe material, and invert elevation of each connecting pipe.

Atkins' Commitment

Atkins' ability to perform successfully on this project is based on the experience and qualifications of our project team, our willingness to adapt to each project situation, and our commitment to client satisfaction. It is our desire to serve the City of Flowery Branch and to provide the highest level of service. Commitment of resources is critical for accomplishing the work. Atkins makes this submittal with the understanding that our staff and equipment will be available to accomplish the work according to established timetables. Atkins will assign additional staff from within our team if needed to accomplish the work within the required schedule. Our current workload projections indicate continued financial stability, yet show sufficient capacity to handle this contract for the City of Flowery Branch. All members of our project team will be fully available on notice-to-proceed and will be committed to the proposed projects throughout their duration.