



August 13, 2026 (Revised August 25, 2026)

City of Lawrenceville
Eranildo Lustosa Alves, Jr., City Engineer
435 W Pike Street
Lawrenceville, GA 30046
eranildo.lustosa@lawrencevillega.org | 678-407-6698

**Re: Design Services Proposal for the North Clayton Street Extension Project
Existing Cul-de-sac to Maddox Street**

Mr. Alves,

Precision Planning, Inc. (PPI) is pleased to present the following scope of services and fee proposal to design an extension of North Clayton Street from the existing dead-end cul-de-sac east of Grizzly Parkway, extending south to provide a new connecting intersection with Maddox Street. The roadway improvements shall generally include a two-lane local roadway with urban cross section, eleven-foot travel lanes to match existing conditions, and sufficient shoulder width for sidewalks on each side. The city will determine whether sidewalks should be included in the proposed roadway extension project, or deferred for subsequent infill development buildout.

PPI will also complete a concept level mass grading plan for the planned residential infill development, to assist in establishing road grades that will accommodate said planned development.

Based on our experience with similar projects, we propose the following scope of services.

1. Topographic, Database Survey, Subsurface Utility Engineering
2. Concept Level Mass Grading Analysis
3. Roadway Concept and Alignment Alternatives
4. Roadway Preliminary Design
5. Roadway Final Design
6. Right-of-Way Plat Preparation
7. Lighting Design
8. Bid Phase Support Services
9. Construction Phase Support Services

While the structure of the proposal is a phased format following the general progression of work, many items can and will be performed concurrently. Precision Planning, Inc. (PPI) shall perform the services outlined herein for the City of Lawrenceville (*Client*) in accordance with the following:

I. TOPOGRAPHIC, DATABASE SURVEY, SUE

Hourly Not to Exceed Fee \$31,095.00

- A. Notify property owners for right-of-entry (approximately 13 properties);
- B. Parcel and right of way record research;
- C. Topographic/Planimetric Survey (general project corridor length of 750');
- D. Field run topographic survey including locating property corners, ditches, streams, existing drainage, walls and obscure areas;
- E. SUE – Level B utility location by GroundHawk (Sub-Consultant)
- F. SUE – Level A utility test holes by GroundHawk (Sub-Consultant) at a minimum of three (3) critical utility conflict locations, with test-hole locations coordinated with PPI and the City;
- G. Establish DTM;
- H. QC Field Check of Base Map.

ESTIMATED SCHEDULE: Within Three (3) to Four (4) Weeks from signed authorization

II. CONCEPT LEVEL MASS GRADING ANALYSIS

Hourly Not to Exceed Fee \$7,195.00

- A. In order to establish proposed road grades that will accommodate the City's conceptual infill development plan, PPI will conduct a concept level mass grading analysis of the proposed infill residential development areas identified along the proposed roadway alignment.
- B. PPI will utilize available GIS topographic data, and the City's current infill development concept plan for RS-50 INF and RS-TH INF.

ESTIMATED COMPLETION TIME: Concurrent with Task 1

III. ROADWAY CONCEPT AND ALIGNMENT ALTERNATIVES

Hourly Not to Exceed Fee \$13,090.00

- A. PPI will prepare conceptual alignments for the proposed roadway extension, generally based on the infill development concept plan provided by the Client and the mass grading analysis completed under Task 2.
- B. PPI will meet with City staff to review viable horizontal and vertical alignment alternatives and establish the basis of design.
- C. PPI will prepare an Opinion of Probable Construction Cost (OPCC) for each viable alignment alternative to assist the city in comparing alternatives and selecting the preferred alignment.

ESTIMATED SCHEDULE: Two (2) to Three (3) Weeks following the completion of Tasks 1 and 2.

IV. ROADWAY PRELIMINARY DESIGN

Hourly Not to Exceed Fee \$49,295.00

- A. Prepare roadway construction plans including following sheets:
 - a. Cover Sheet
 - b. Index Sheet
 - c. General Notes
 - d. Typical Section
 - e. Roadway Plan
 - f. Roadway and Driveway Profiles
 - g. Stormwater Plan and Profile Drawings
 - h. Three Phase Erosion Control Plans

Initials: _____

- i. Staging Plans
 - j. Signing and Marking Plans
 - k. Street Lighting and Photometric Plans
 - l. Construction Details
- B. Where applicable and consistent with City of Lawrenceville requirements, PPI will prepare roadway plan sheets, quantities, and pay item descriptions generally in accordance with applicable GDOT plan preparation guidance and GDOT pay item nomenclature.
- C. PPI will prepare an Opinion of Probable Construction Cost (OPCC) at the 60% and 90% design intervals and for the final Bid Set, based on available plan quantities and current unit-cost information.
- D. PPI will prepare construction staging and temporary access plans to address phased construction, removal or modification of the existing cul-de-sac/roundabout at the roadway terminus, and maintenance of temporary emergency vehicle access during construction. Detailed contractor means, methods, sequencing, and implementation of temporary traffic control remain the responsibility of the Contractor.
- E. PPI will prepare a street lighting plan for the proposed roadway improvements, including proposed lighting layout and a photometric analysis/plan.
- F. Submit to the City of Lawrenceville for staff review at the 60% and 90% design intervals.
- G. Submit construction plans to affected utilities for review and relocation coordination at the 60% design stage. Utility Owners will remain responsible for their relocation designs. As a coordination courtesy, PPI will incorporate relocation plans and/or information furnished by Utility Owners into the final construction plan set.
- H. Address comments as appropriate, prepare final construction drawings, and submit to Lawrenceville P&D for final review and permitting.
- I. PPI will prepare Contract Bid Documents for the project utilizing the City's standard format; including standard front-end documents, bid form, measurement and payment provisions, and technical specifications.

ESTIMATED COMPLETION TIME: Six (6) to Eight (8) Weeks following the completion of Task 3

V. ROADWAY FINAL DESIGN

Hourly Not to Exceed \$21,740.00

- A. PPI will prepare a drainage area map and complete the final drainage analysis and design necessary to support the proposed roadway improvements.
- B. PPI will prepare utility plans and coordinate with affected Utility Owners regarding existing utility facilities, potential conflicts, and proposed utility relocations. Utility relocation engineering and design will remain the responsibility of the respective Utility Owner.
- C. PPI will prepare final quantity takeoffs for the proposed roadway improvements and associated construction items.
- D. PPI will prepare the final OPCC based on the completed construction documents, final quantities, and current unit-cost information.
- E. PPI will review and address applicable comments received during the 90% plan review process and incorporate approved revisions into the final construction documents.
- F. PPI will perform a final internal quality assurance and quality control review of the construction documents prior to final submittal.
- G. PPI will coordinate with Atlanta Consulting Engineers (ACE) regarding the roadway lighting design and incorporate the applicable lighting plans and supporting information into the final construction document package.

Initials: _____

- H. PPI will assist the city with preparation of the Notice of Intent (NOI) and supporting documentation required for the applicable construction stormwater permit. The City and/or designated Operator will remain responsible for required certifications, formal submittal, and applicable permitting fees.

ESTIMATED COMPLETION TIME: Four (4) to Six (6) Weeks following receipt of final review comments and completion of required utility coordination.

VI. RIGHT-OF-WAY PLAT PREPARATION

Hourly Not to Exceed \$17,085.00

PPI will prepare metes and bounds Right-of-Way and/or Easement Plats for affected parcels, including legal descriptions.

- A. Prepare up to 11 Right-of-Way and/or Easement Plats with legal descriptions. (Anticipated to be less as DDA acquires affected parcels)
- B. Property acquisition and appraisal services to be provided by the Client.
- C. PPI will provide staking services for ROW acquisition on up to 5 parcels, as requested by the city.

ESTIMATED COMPLETION TIME: Plat Preparation concurrent with Task 4, Staking as Requested

VII. LIGHTING DESIGN

Hourly Not to Exceed \$33,250.00

PPI will coordinate with subconsultant (Atlanta Consulting Engineers) for lighting design. Subconsultant's design will include the following:

- A. Coordinate with the Client on the type of luminaires to be used on the project
- B. - Create roadway lighting design per IES\GDOT guidelines
- C. - Submit PFPR plans (photometric analysis of lighting design and layout drawings)
- D. - Design does not include receptacles on poles
- E. - Respond to PFPR comments
- F. - Coordinate power service with the Utility
- G. - Create all necessary details for the lighting plans
- H. - Size all cables, conduits, and electrical equipment for the project
- I. - Create all necessary electrical single line and schematic drawings
- J. - Create lighting layout drawings
- K. - Provide a summary estimate for the project
- L. - Submit FFPR plans and respond to comments
- M. - Construction phases (shop drawing review; respond to Contractor RFIs

VIII. BID PHASE SUPPORT SERVICES

Hourly Not to Exceed Fee \$11,980.00

- A. Provide final Contract Documents for the City's use in construction procurement.
- B. Respond to questions received from potential bidders, and assist the City on preparing Contract Addenda as required.
- C. Assist the City in reviewing bids received, and contractor qualifications.

Initials: _____

VII. CONSTRUCTION PHASE SUPPORT SERVICES

Hourly Not to Exceed Fee \$10,920.00

It is assumed that Atlas will provide daily construction observation and administration services for the project under separate contract with the City. PPI will provide construction phase support services as requested by the City and/or Atlas to address Contractor Requests for Information (RFI's), attend up to ten (10) field meetings, review change order requests, review contractor requests for payment, and provide design clarifications as appropriate. The proposed fee for construction services is based on standard contractor performance expectations, and project completion within the defined contract period.

ASSUMPTIONS AND EXCLUSIONS

The following items are not included within this scope of services:

1. Stormwater management design is assumed to be included in the future infill development; therefore, we have excluded stormwater management design for the proposed roadway construction. If requested by the city, PPI can provide stormwater management design as an additional service.
2. Construction staking is not included in this scope of services, but can be provided as additional services if requested by the city.
3. Utility relocation engineering and design will remain the responsibility of each Utility Owner. PPI's services are limited to coordination and incorporation of Utility Owner relocation plans and/or information into the final construction plan set as described in Task I.
4. Construction management/administration to be provided by Atlas under separate contract with the City.
5. Settlement of disputes of claims due to contractor default or insolvency or discontinuation of work.
6. Re-permitting, revision, redesign, or re-engineering of construction documents due to the amendment, adoption, or revision of current governmental regulations in place and in force as of the date of this proposal.
7. Geotechnical engineering or soils testing.
8. Electrical service design, power-supply design, and Utility Owner design of utility-owned street-lighting infrastructure are excluded. PPI's lighting scope is limited to the roadway lighting layout and photometric plan described in Task VII.
9. Concrete retaining walls.
10. Environmental Services.

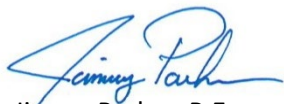
FEE PROPOSAL

Compensation for design work performed shall be billed on an Hourly Not to Exceed sum basis. All advertising, permitting and application fees will be paid directly or waived by the city.

PROJECT TASKS	FEE
TASK I: TOPOGRAPHIC, DATABASE SURVEY, SUBSURFACE UTILITY ENGINEERING	\$31,095.00
TASK II: CONCEPT LEVEL MASS GRADING ANALYSIS	\$7,195.00
TASK III: ROADWAY CONCEPT AND ALIGNMENT ALTERNATIVES	\$13,090.00
TASK IV: ROADWAY PRELIMINARY DESIGN	\$49,295.00
TASK V: ROADWAY FINAL DESIGN	\$21,740.00
TASK VI: RIGHT-OF-WAY PLAT PREPARATION	\$17,085.00
TASK VII: LIGHTING DESIGN	\$33,250.00
TASK VIII: BID PHASE SUPPORT SERVICES	\$11,980.00
TASK VII: CONSTRUCTION PHASE SUPPORT SERVICES	\$10,920.00
Direct Expenses	\$500.00
TOTAL FEE:	\$196,150.00

The terms, conditions, and approved hourly rates between Precision Planning, Inc. and City of Lawrenceville are documented in the Consultant Contract for Architectural and Engineering Consulting Services on an Annual Contract (RP002-26) dated April 28, 2026. Should you have any questions, please do not hesitate to contact us.

Sincerely,



Jimmy Parker, P.E.
Executive Vice President

JP:np

Initials: _____