

# HUSSEY GAY BELL

Established 1958

## AUTHORIZATION FOR PROFESSIONAL SERVICES

**CLIENT:** City of Lawrenceville  
PO Box 2200  
Lawrenceville, GA 30046  
Attn: Mr. Reginald Anderson, City Engineer

**CONSULTANT:** Hussey, Gay, Bell & DeYoung, Inc., Consulting Engineers  
3100 Breckinridge Boulevard, Building 300  
Duluth, GA 30096-4986

**DATE:** July 15, 2025  
*revised July 28, 2025*  
**REF:** RP001-21 Annual Contract  
**PROJECT NO:** 23-0001-C

Page 1 of 9

**RE:** Sandalwood Community Improvement, Plan Revisions and Construction Phase Services

The CLIENT (hereinafter the City) herewith requests and authorizes the CONSULTANT (hereinafter Hussey Gay Bell) to perform Engineering, Planning, and/or Surveying Services described below and agrees to the terms thereof.

Hussey Gay Bell understands that the City desires to make improvements to the Sandalwood community. Previous contracts for the design of improvements have been completed. These improvements include: New Hope Road, paving rehabilitation, and overall site improvements along with rehabilitation of the lake and earthen dam. During execution of the design plans, some additional effort was required to shift the spillway and dam forward. This primarily was for safety considerations as recommended by Schnabel Engineering and reviewed with the City and Hussey Gay Bell. Shifting the spillway and dam forward lessens the potential impact on the existing clubhouse and natural gas line.

It is also our understanding that the City desires to utilize Atlas Engineering to be the primary liaison between the City, contractor and the three engineering consultants that provided design services.

**Note:** Previous authorized contracts included construction phase services for portions of the project. It is anticipated that these contracts will be closed and replaced with the scope and fee provided herein.

The proposed scope of services is as follows:

### Basic Services

I. Spillway Relocation Revision (previously completed by Hussey Gay Bell)

A. Spillway construction documents:

Revise the spillway construction documents to reflect the dam and spillway shifted forward to avoid conflicts with the existing clubhouse building and existing gas line due to the excavation needed for the spillway.

**B. Grading and Erosion Control**

Revise the grading and erosion control plans to reflect the new dam and spillway position.

**II. Compile Composite Documents (previously completed by Hussey Gay Bell)**

- A. Compile construction documents of overall site with construction plans for the following:**
  - a. Overall Site Development Plans of Sandalwood Community prepared by Hussey Gay Bell.
  - b. Maintenance Plan for Sandalwood Lake prepared by Hussey Gay Bell.
  - c. Rehabilitation Plans for Sandalwood Lake Dam prepared by Schnabel Engineering, Inc.
  - d. Sandalwood Water Main Improvements prepared by Precision Planning, Inc.
- B. Prepare consolidated bid tabulation and bid documents for the community improvements.**

**III. Overall Project Bidding and Negotiating Phase**

- A. Assist the City with bidding the construction documents for the dam and lake dredging, mail kiosk, tennis court demolition, site paving, entrance improvements and utility improvements.**
- B. Participate in one (1) pre-bid conference with prospective bidders.**
- C. Assist the City with questions from prospective bidders and assist in answering questions.**
- D. Review bid tabulations.**

**IV. Site Development Project Construction Administration (to be completed by Hussey Gay Bell)**

- A. Participate in one (1) pre-construction conference with the City and selected contractor.**
- B. Review contractor shop drawings for Site Development Plans.**
- C. Respond to contractor questions and provide written RFI responses**
- D. Visit the site to observe construction progress and to see that the work is being performed in accordance with the contract drawings. Two (2) visits per month over the 15-month construction period are included.**
- E. Coordinate with selected lead construction administration firm as needed for bidding, construction and design questions.**

**Notes:**

- 1. Construction administration services associated with the water system improvements to be provided by others.**
- 2. Review of contractor payment applications is not included.**
- 3. Materials and concrete soil testing are not included in this scope of services.**

V. Dam Rehabilitation Construction Administration (previously prepared by Schnabel Engineering)

The dam rehabilitation plans were prepared by Schnabel Engineering (subconsultant to Hussey Gay Bell). Construction administration services provided will include previous work completed, bid phase services, onsite monthly meetings, addressing RFIs and Change Orders, along with materials testing limited to the dam rehabilitation portion of the project.

A. Finalize Design/Spillway Relocation (previously completed by Schnabel Engineering)

During the design phase, it was necessary to move the spillway further from the gas line and clubhouse due to excavations need to remove poor soils. Schnabel Engineering performed this work after the initial spillway plans were completed.

B. Project Consultation

Schnabel Engineering will provide project consultation services include meetings outside of those listed for specific tasks below, to include site visits, meetings, and other lengthy communications. These services will be provided as requested or required. We caution that the amount of effort performed for this task is not known at this time. Therefore, the budget presented below is an initial assumed amount and will likely change as the project progresses.

C. Bidding and Negotiating Phase Services

Schnabel Engineering will assist Hussey Gay Bell and the City in the bid process by attending one (1) onsite meeting, responding to questions from prospective bidders, assisting with the assessment of the qualifications of contractors that submit bids, and assisting with the evaluation of submitted bids. This task does not include the preparation of bid documents (contractual documents, advertisements, etc.) This task is an optional service to be determined.

D. Construction Submittal Review

Schnabel Engineering will receive, track, and document submittals required by the contractor in accordance with the technical specifications of the project for the remediation of the dam. Schnabel Engineering will perform a detailed review of the submittals and return any comments, discrepancies, or inadequacies observed to the contractor to be addressed and resubmitted for approval prior to execution of the construction component detailed in the submittal. Hussey Gay Bell and the City will be coordinated with during the submittal review process to receive comments on their acceptance of the proposed work. Our services include the review of one (1) resubmittal per item. Additional reviews will incur additional fees.

E. Construction Observation and Materials Testing Services

In dam construction/repair, engineering and testing services are important for numerous reasons, not limited to:

- Observe site conditions with respect to design assumptions. If site conditions vary from those assumed during the design process, modifications to the design in the field may be required.

- Observe construction activities with respect to the construction documents. If construction activities negatively impact design, the contractor and the owner will be notified.
- Provide written documentation to the City at the completion of the project stating that the project was completed in general conformance with the project documents.

1. Construction Materials Testing and Observation:

During the construction of the dam, Schnabel Engineering will provide qualified personnel to monitor the work in progress. The project will be adequately staffed to observe the work being performed by the contractor so that Schnabel Engineering can issue a letter with supporting documentation at the completion of the project stating that the construction work was performed in general conformance with the approved project plans and specifications. Our field engineering and construction testing services will include the following:

- a. Observation of required foundation preparation beneath the proposed fill.
- b. Assessment as to the suitability for use, as structural fill, of the borrow soils.
- c. Observation of soil fill placement and performance of field density and moisture content tests within embankment fill.
- d. Observation of reinforcing steel and placement of concrete for the proposed concrete spillway.
- e. Sampling and testing of plastic concrete and hardened concrete cylinders.
- f. Sampling, aggregated gradation testing, and placement observation of the subsurface drain installation.
- g. Preparation of daily reports to document construction activities to be submitted to Hussey Gay Bell and the City.

2. Our (Schnabel Engineering) Office Engineering Support during construction will include:

- a. Communications with field representatives to discuss construction observations and to provide recommendations.
- b. Review of requests for information.
- c. Site visits by senior engineering staff.
- d. Review of as-built survey.

3. Our (Schnabel Engineering) Field Engineering and Construction Testing Services **will not** include the following:

- a. Surveying of line and grade.
- b. Cost estimates.
- c. Review of payment applications made by the contractor.
- d. Monitoring of erosion/sedimentation control devices.
- e. Monitoring for compliance with NPDES permit.

Services rendered by us under this proposed agreement will consist of observation and testing, as described above, and professional opinions and recommendations made in accordance with generally accepted geotechnical, materials, and dam engineering practices. Under no circumstances is it the intent for Schnabel Engineering to directly

control the physical activities of the contractor or the contractor's workers in accomplishment of their work on this project. The presence of field representatives at the site is to provide Hussey Gay Bell and the City with a continuing source of professional advice, opinions and recommendations based upon field representatives, observations, and test results. Safe access to all areas requiring observations or tests shall be provided by the contractor at no cost. Safety is the responsibility of the contractor.

The services provided are based on:

- An estimated twenty-two to twenty-eight (22 to 28) week period for this phase of the project.
- One full-time Senior Technologist experienced in dam construction on-site for the entire duration of the project when the contractor is working.
- Work will be performed five (5) days per week, with each day consisting of 9 hours on-site. No work will be performed at night.
- Review of submittal material and daily construction reports by a senior engineer.
- Dam is considered an exempt structure or Category II structure by the Georgia Safe Dams Program.

Note: The proposed scope of services for this phase may be performed by others, if elected by the City.

#### **Estimated Completion Time**

Items I - II have already been completed by Hussey Gay Bell.

Item III is in progress.

With the exception of Item V. A. (which has been completed by Schnabel Engineering), Items IV-VI will last the duration of the construction, estimated to be 450 days from the Notice to Proceed to the contractor for all phases of the contract and 22 to 28 weeks for the dam rehabilitation work.

However, it is understood that the CONSULTANT shall not be held liable or responsible to the CLIENT if the CONSULTANT is delayed in, or prevented from, performing his services, in whole or part, because of any cause or causes beyond the control of the CONSULTANT and not due to acts of the CONSULTANT including: acts of God, inclement weather conditions, floods, fires, acts of government, epidemics, or failure of the CLIENT to fulfill any of his responsibilities.

This agreement is written based on the federal, state, and local laws and ordinances in effect at the date listed on the first page of this document. The CONSULTANT shall not be held liable or responsible to the CLIENT if the CONSULTANT is delayed in, or prevented from, performing his services, in whole or in part, because of changes in laws and guidelines at any agency after that date. If such changes affect the design being performed, the CONSULTANT reserves the right to modify the scope and fee for this project to accomplish said changes.

**Fee for Basic Services** The CLIENT agrees to pay in accordance with the following:

Item	Hours	Subtotal	Fee	Type
<b>I. Spillway Relocation Revision</b>				
<b>A. Spillway Construction Documents</b>				
Project Manager	15 hrs at \$153.00	\$ 2,295.00		
Engineer, Senior	15 hrs at \$153.00	\$ 2,295.00		
Engineer	5 hrs at \$102.00	\$ 510.00		
			\$ 5,100.00	Hourly
<b>B. Grading and Erosion Control</b>				
Project Manager	10 hrs at \$153.00	\$ 1,530.00		
Engineer, Senior	30 hrs at \$153.00	\$ 4,590.00		
Engineer	15 hrs at \$102.00	\$ 1,530.00		
			\$ 7,650.00	Hourly
<b>II. Compile Composite Documents</b>				
Project Manager	20 hrs at \$153.00	\$ 3,060.00		
Engineer, Senior	20 hrs at \$153.00	\$ 3,060.00		
Engineer	5 hrs at \$102.00	\$ 510.00		
			\$ 6,630.00	Hourly
<b>III. Overall Project Bidding and Negotiating Phase</b>				
Project Manager	30 hrs at \$153.00	\$ 4,590.00		
Engineer, Senior	25 hrs at \$153.00	\$ 3,825.00		
Administrative Support	20 hrs at \$71.40	\$ 1,428.00		
			\$ 9,843.00	Hourly
<b>IV. Site Development Construction Administration</b>				
Project Manager	200 hrs at \$153.00	\$ 30,600.00		
Engineer, Senior	270 hrs at \$153.00	\$ 41,310.00		
Engineer	250 hrs at \$102.00	\$ 25,500.00		
Administrative Support	50 hrs at \$71.40	\$ 3,570.00		
			\$ 100,980.00	Hourly
<b>V. Dam Rehabilitation (Schnabel Engineering)</b>				
A. Finalize Design/Spillway Location (Completed)			\$ 10,000.00	Lump Sum
B. Bidding and Negotiating Services (Optional)			\$ 7,000.00	Lump Sum
C. Construction Submittal Review			\$ 30,000.00	Lump Sum
D. Project Consultation (Unit Rate Budget)			\$ 10,000.00	Hourly

Item	Hours	Subtotal	Fee	Type
E. Construction Observation and Materials Testing Services (26-week Construction Period) (Unit Rate Budget) (Optional)			\$ 260,000.00	Hourly
TOTAL			\$ 447,203.00	

### **Reimbursable Expenses**

All reimbursable expenses are included in the hourly charge rates.

### **Authorization**

CONSULTANT will commence with services immediately upon receipt of signed authorization or purchase order.

### **Additional Services**

In the event the CLIENT issues instructions to the CONSULTANT to perform certain additional services on the project beyond the Basic Services, the CLIENT agrees to accept a mutually agreeable fee negotiated between the parties prior to commencement of work, plus any reimbursable expenses.

### **Termination**

This agreement may be terminated by the CLIENT by three (3) days' written notice. Outstanding fees for any services performed up to and including date of termination shall be due and payable upon effective date of termination.

### **Consultant's Standard of Care**

Services provided by the CONSULTANT under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the engineering/surveying profession currently practicing under similar circumstances.

### **Terms and Conditions**


All other terms and conditions of the original agreement between the parties, under the current annual contract remain the same.

Please sign in the space provided and return one (1) original copy to our office. We appreciate the opportunity to provide you this service and look forward to working with you on this project.

**HUSSEY, GAY, BELL AND DEYOUNG, INC.,  
CONSULTING ENGINEERS**

By: 

Name/Title: Ryan A. Remillard  
Civil Engineer

By: 

Name/Title: Michael D. Bentley, PE  
Project Manager/Engineer

Date: July 28, 2025

MDB/sms

**THE CITY OF LAWRENCEVILLE**

By: \_\_\_\_\_

Name/Title: \_\_\_\_\_

Attest: \_\_\_\_\_

Name/Title: \_\_\_\_\_

Date: \_\_\_\_\_



**PROPOSAL RATE SCHEDULE**  
**Annual Contract RP001-21**

<b>Item #</b>	<b>Billing Category</b>	<b>Hourly Rate</b>
<b>1.</b>	Principal-In-Charge	\$ 163.20
<b>2.</b>	Project Manager	\$ 153.00
<b>3.</b>	Engineer, Senior	\$ 153.00
<b>4.</b>	Engineer	\$ 102.00
<b>5.</b>	Engineer, Associate	\$ 96.90
<b>6.</b>	Architect, Senior	N/A
<b>7.</b>	Architect	N/A
<b>8.</b>	Architect, Associate	N/A
<b>9.</b>	Technician	\$ 71.40
<b>10.</b>	CADD Technician	\$ 66.30
<b>11.</b>	Administrative Support	\$ 71.40
<b>12.</b>	Landscape Architect, Senior	\$ 153.00
<b>13.</b>	Landscape Architect	\$ 142.80
<b>14.</b>	Surveyor, Principal	\$ 153.00
<b>15.</b>	Surveyor, Senior	\$ 122.40
<b>16.</b>	Surveyor, Project	\$ 112.20
<b>17.</b>	Survey Crew	\$ 132.60
<b>18.</b>	Aerial Survey	N/A
<b>19.</b>	Mobile Scanner	\$ 132.60
<b>20.</b>	SUE Crew	\$ 137.70
<b>21.</b>	Vacuum Excavation Crew	N/A
<b>22.</b>	Planner, Principal	\$ 153.00
<b>23.</b>	Planner, Senior	\$ 142.80
<b>24.</b>	Planner	\$ 112.20
<b>25.</b>	Scientist, Principal	\$ 255.00
<b>26.</b>	Scientist, Senior	\$ 183.60
<b>27.</b>	Scientist	\$ 117.30
<b>28.</b>	Scientist, Associate	\$ 107.10
<b>29.</b>	Geotechnical Engineer	\$ 153.00
<b>30.</b>	Other (may use additional sheet)	N/A