

April 1, 2026

City of Madison
Attn: Mary Beth Broeren, Director of Development
Services
100 Hughes Road
Madison, AL 35758



Subject: Proposal for Surveying and Design Services for the Greenway Trail Project beginning at Town Madison Boulevard at Rampart Street along Town Madison Boulevard and Graphics Drive to Duluth Trading Company Store on Graphics Drive

Dear Mary Beth,

This proposal outlines the project scope, methodology, timeline, and budget for the surveying and design of the new Greenway trail segment ultimately connecting Toyota Field to the Duluth Trading Company store. The trail length is estimated at approximately 0.85 miles based on preliminary route analysis, providing a safe, multi-use path for pedestrians, cyclists, and recreational users.

1. Project Overview

The proposed Greenway trail will extend from west of Homewood Suites along Town Madison Boulevard and Graphics Drive to the Duluth Trading Company store.

2. Scope of Work

Our services will encompass comprehensive surveying and design phases, divided into the following key components:

2.1 Surveying

- **Topographic Survey:** Conduct a detailed topographic survey of the 1.0-mile route, including elevation data, existing utilities, drainage patterns, and vegetation.
- **Boundary and Right-of-Way Survey:** Identify property boundaries, easements, and any encroachments along Town Madison Boulevard and Graphics Drive. Coordinate with adjacent landowners (e.g., Town Madison developers) to secure necessary permissions.
- **Utility Locates and Coordination:** Map underground and overhead utilities, coordinating with Alabama One Call and local providers to avoid conflicts.

2.2 Design

The design will adhere to Singing River Trail guidelines ensuring consistency with the regional system. Primary design elements include:

- **Trail Configuration:** A shared-use path with a standard width of 8 to 10 feet.
- **Surface Materials:** Paved with concrete for durability and all-weather use, meeting ADA requirements.

- **Accessibility Standards:** Full ADA compliance, including maximum 5% running slopes, 2% cross slopes, and resting areas every 300 feet. Curb ramps, detectable warning surfaces, and clear widths of at least 5 feet will be integrated at crossings.

The design will include preliminary and final plans, specifications, and construction documents suitable for bidding and permitting.

2.3 Railroad Design and Coordination – Norfolk Southern Railroad

The project corridor is in proximity to facilities owned and operated by Norfolk Southern Railroad (NSRR). As such, coordination with NSRR will be required to ensure compliance with railroad engineering standards, safety requirements, and review procedures.

Services associated with railroad coordination will include the following:

- **Railroad Coordination:** Coordinate with Norfolk Southern Railroad representatives to establish project requirements, review processes, and applicable design criteria for improvements located within or adjacent to railroad right-of-way or influence areas.
- **Design Compliance:** Prepare design elements affecting railroad property in accordance with current Norfolk Southern design guidelines, clearance requirements, and applicable industry standards. This may include horizontal and vertical clearances, drainage considerations, grading limits, and protection measures near railroad operations.
- **Permitting Support:** Assist the City in coordinating railroad agreements or permits required for construction activities near railroad property; however, application fees, railroad review fees, flagging services, insurance requirements, and construction-phase coordination are excluded unless specifically authorized as an additional service.

3. Budget Estimate

We propose a lump-sum fee of \$93,500 for the 0.85-mile trail design, including all surveying, design, management, labor, equipment, and deliverables.

Category	Estimated Cost
Surveying	\$20,000
Design Services	\$50,000
Norfolk Southern Design/Permitting	\$18,500 (Optional)
Project Management & Contingencies	\$5,000
Total	\$93,500

4. Bidding Process

Upon completion of the design phase, Mullins LLC will provide comprehensive bid documents, including detailed plans, specifications, and quantity estimates, to facilitate a competitive bidding process for construction. We recommend the City issue an Invitation to Bid (ITB) through public advertisement in accordance with Alabama state procurement laws (e.g., Alabama Code §39-2-2), targeting qualified contractors experienced in trail and infrastructure projects.

5. Exclusions

The following services are not included in the scope of this proposal unless specifically requested and authorized by the City as an additional service:

- **Geotechnical Engineering Services:** Subsurface investigations, soil borings, laboratory testing, geotechnical analysis, and foundation or pavement design recommendations.
- **Norfolk Southern:** flagging costs, insurance requirements, construction coordination services, and railroad construction engineering or inspection services.
- **Alabama Department of Environmental Management (ADEM) Permitting:** Preparation of permit applications, environmental studies, water quality modeling, stormwater permitting (e.g., NPDES), or any other regulatory approvals required from ADEM.

Thank you again for the opportunity. Please let me know if you have any questions or would like to schedule a quick call.

Sincerely,
Mullins LLC

A handwritten signature in blue ink, appearing to read 'JM', is positioned above the printed name.

Jeff Mullins, P.E.
Managing Member