



February 28, 2025

Mr. Chris Howley, PE
Deputy Director of Engineering
City of Knoxville
3131 Morris Ave
Knoxville, Tennessee 37909

RE: Scope and Fee Proposal for Continuing Professional Services
Riverwalk to Cityview Connection Project
JMT Project Number: 23-01143

Dear Mr. Howley:

On September 7, 2023, Johnson, Mirmiran and Thompson (JMT) entered into a contract with the City of Knoxville for an amount not to exceed \$173,880 to provide professional engineering design services for the Riverwalk to Cityview Connection Project. These services included site survey, coordination, and plans development through 30% plans submitted to Norfolk Southern.

Whereas the City of Knoxville desires to continue with the completion of this project, JMT is pleased to offer the following proposal for Continuing Professional Services for the Riverwalk to Cityview Connection Project.

This project includes the design of a greenway connection between the existing Riverwalk Greenway and Cityview Greenway on the south side of the Tennessee River. This greenway connection is being designed and coordinated with Norfolk Southern (NS) as the connection crosses NS property.

This proposal is for continuing professional services which will include 60% plans through final construction documents to include greenway design, structural bridge and wall design, and lighting design. This proposal will also include constructability review, construction estimates, geotechnical investigation, and coordination.

Services specifically excluded from the scope of work in this proposal include additional survey services, stakeout, and construction support. A separate proposal for these services can be submitted if requested.

Below and attached is a description of the scope of services by task, and a breakdown of the corresponding fees for each task.

Scope of Services

Task 1: 60% Design Package: Applicant response to 30% Package, progressed Design Plans, Project Specifications, Project Special Provisions, Applicable Design Reports, and Property Deeds, Easement, and ROW Plans.

Total Fee Task 1: \$42,780

Task 2: 90% Design Package: Applicant response to 60% Package, Final Design Plans, Project Specifications, Project Special Provisions, Applicable Design Reports.

- Sponsor generated ‘Response to Comments’ and revised plans incorporating modifications to the 60% Plans.
- Revised General Plan, Elevation and Typical Sections as well as any additional details required to clearly depict the construction impacting NS. General Notes Sheet indicating the final structure design criteria, project design and construction specification, and anticipated construction methodology.
- Final Project Specifications and Special Provisions detailing the construction requirements for all work impacting NS. This package should include the NS Special Provisions.
- Applicable Design Reports (as revised or developed following the 60% submission)
- Final Construction Staging Documents (as required)

Total Fee Task 2: \$64,860

Task 3: 100% Design Package: Applicant response to 90% Package, Revised Final Design Plans, Project Specifications, Project Special Provisions, Applicable Design Reports.

- Sponsor generated ‘Response to Comments’ and revised plans incorporating modifications to the 90% Plans.
- All Plans shall be signed and sealed by a Professional Engineer licensed in the state of the project.
- Package shall contain a full, final set of the project bid documents including all applicable specifications and special provisions.

Total Fee Task 3: \$76,020

Task 4: Project Coordination: Required project coordination between the JMT team, the City, and NS to include status updates, meetings, and site visits.

Total Fee Task 4: \$59,160

Task 5: Geotechnical Investigation: See attached proposal

Total Fee Task 6: \$12,878

Task 6: Contractor Support Services: See attached proposal

Total Fee Task 7: \$60,000

Grand Total Fee All Tasks: \$315,698

Attachments

- Fee and Expense Schedule
- ETS Proposal
- DCSI Proposal

Closure

JMT will perform Tasks 1 through 6 and proposes to bill as hourly not to exceed. Individual task amounts are informational only, JMT reserves the right to reallocate hours among tasks as necessary.

Any work requested beyond the Scope of Services specified above shall be submitted in a separate proposal to the owner.

This proposal is valid for sixty (60) days from the date of this submittal. If not accepted by the end of the 60-day period, it is subject to change, renegotiation, or withdrawal at the option of JMT.

We appreciate the opportunity to work with you on this project. If you have any questions or need further information, please do not hesitate to contact me at rmhenley@jmt.com or 865-270-3292.

Sincerely,



Ryan M. Henley, PLS
Vice President | Office Leader
JMT

Riverwalk to Cityview Connection Project
Manday and Costs Estimate Continuing Services

Task 1 60% Design Package

Principal	4 hours @ \$ 255.00 per hour	\$ 1,020.00
Sr. Project Manager	16 hours @ \$ 225.00 per hour	\$ 3,600.00
Project Manager	16 hours @ \$ 180.00 per hour	\$ 2,880.00
Sr. Project Engineer	16 hours @ \$ 195.00 per hour	\$ 3,120.00
Project Engineer	24 hours @ \$ 150.00 per hour	\$ 3,600.00
Design Engineer	24 hours @ \$ 135.00 per hour	\$ 3,240.00
Sr. Electrical Engineer	40 hours @ \$ 225.00 per hour	\$ 9,000.00
Sr. Designer	64 hours @ \$ 135.00 per hour	\$ 8,640.00
CADD Technician	64 hours @ \$ 120.00 per hour	\$ 7,680.00

Subtotal Task 1 **268** **\$ 42,780.00**

Task 2 90% Design Package

Principal	4 hours @ \$ 255.00 per hour	\$ 1,020.00
Sr. Project Manager	24 hours @ \$ 225.00 per hour	\$ 5,400.00
Project Manager	24 hours @ \$ 180.00 per hour	\$ 4,320.00
Sr. Project Engineer	24 hours @ \$ 195.00 per hour	\$ 4,680.00
Project Engineer	40 hours @ \$ 150.00 per hour	\$ 6,000.00
Design Engineer	64 hours @ \$ 135.00 per hour	\$ 8,640.00
Sr. Electrical Engineer	64 hours @ \$ 225.00 per hour	\$ 14,400.00
Sr. Designer	80 hours @ \$ 135.00 per hour	\$ 10,800.00
CADD Technician	80 hours @ \$ 120.00 per hour	\$ 9,600.00

Subtotal Task 2 **404** **\$ 64,860.00**

Task 3 100% Design Package

Principal	4 hours @ \$ 255.00 per hour	\$ 1,020.00
Sr. Project Manager	40 hours @ \$ 225.00 per hour	\$ 9,000.00
Project Manager	40 hours @ \$ 180.00 per hour	\$ 7,200.00
Sr. Project Engineer	40 hours @ \$ 195.00 per hour	\$ 7,800.00
Project Engineer	40 hours @ \$ 150.00 per hour	\$ 6,000.00
Design Engineer	40 hours @ \$ 135.00 per hour	\$ 5,400.00
Sr. Electrical Engineer	40 hours @ \$ 225.00 per hour	\$ 9,000.00
Sr. Designer	120 hours @ \$ 135.00 per hour	\$ 16,200.00
CADD Technician	120 hours @ \$ 120.00 per hour	\$ 14,400.00

Subtotal Task 3 **484** **\$ 76,020.00**

Task 4 Project Coordination

Sr. Project Manager	80 hours @ \$ 225.00 per hour	\$ 18,000.00
Project Manager	80 hours @ \$ 180.00 per hour	\$ 14,400.00
Project Engineer	80 hours @ \$ 195.00 per hour	\$ 15,600.00
Sr. Electrical Engineer	40 hours @ \$ 225.00 per hour	\$ 9,000.00
Project Accountant	24 hours @ \$ 90.00 per hour	\$ 2,160.00

Subtotal Task 4 **304** **\$ 59,160.00**

Task 5 Geotechnical Services
Subtotal Task 5 **\$ 12,878.00**

Task 6 Contractor Services
Subtotal Task 6 **\$ 60,000.00**

Grand Totals **1460 Total Hours** **Total \$ 315,698.00**

ENGINEERING & TESTING SOLUTIONS, LLC

July 12, 2023 – Revised 11/26/24

JMT – Johnson, Mirmiran & Thompson
Attn: Mr. Matthew Porter, P.E.
1909 Ailor Avenue
Knoxville, TN 37921

Subject: Subsurface Exploration Proposal – Rev.2
City of Knoxville Riverwalk
Knoxville, Tennessee
ETS Proposal 23-172 R2

Dear Mr. Porter:

We appreciate the opportunity to provide a subsurface exploration for your project. Included in this proposal is a brief summary of the project information provided to us, the proposed scope of exploration, our fee, and the proposed schedule. We look forward to being part of the design team on this project.

Objectives of Exploration

The objectives of this exploration will be to determine general subsurface conditions as they relate to engineering properties and obtain data to evaluate the site for appropriate foundations and an appropriate soil bearing pressure. Site specific design parameters and recommendations will also be provided.

Proposed Scope of Subsurface Exploration

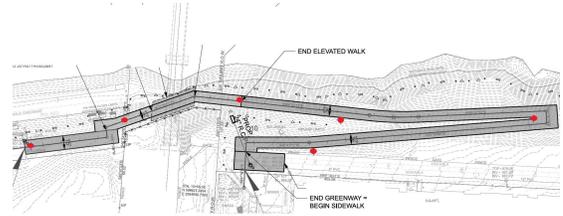
The proposed scope of services for this exploration includes a site reconnaissance, layout of the borings using approximate methods, and drilling a total of six (6) soil test borings for the proposed construction. The requested location of our soil test borings has been superimposed on the provided concept plan sheet and are shown on the following page. Ultimately, our boring locations will depend on accessibility and the location of utilities. Our soil test borings will be extended to 25 feet below existing grades. If refusal is encountered before reaching the predetermined depths, the borings will be terminated. We propose to core at least 10 feet of refusal materials (i.e. bedrock) within the two borings for the elevated walkway.

865.428.4468
Sevierville, TN

www.ets-tn.com

865.474.6200
Knoxville, TN

The updated boring locations requested by you are shown below and taken from plan sheet C3 dated July 24, 2024.



Standard penetration resistance testing will be performed in conjunction with the drilling. The samples obtained during standard penetration resistance testing will be visually classified by one of our registered engineers. We propose to attempt to collect one to two undisturbed samples in conjunction with the drilling operations.

We propose to perform an unconfined compression test to aid in evaluating soil strength parameters if suitable samples are obtained. Additionally, we propose to perform the following laboratory tests: natural moisture contents and plasticity index tests. If poor or unusual subsurface conditions are encountered, it may be necessary to modify our scope of exploration. If such conditions are encountered, we will contact you to discuss any recommended changes in our exploration plan and fee.

The data obtained will be evaluated to develop our conclusions and recommendations. In addition, a report will be developed which we presently anticipate will contain:

- A review of surface topographical features and site conditions
- A review of area geologic conditions
- A review of subsurface soil conditions encountered by the test borings
- Our foundation recommendations which take into consideration the proposed project and estimated subsurface conditions
- IBC Seismic Site Classification and discussion of seismic hazards
- Compacted Fill Recommendations
- Our Site Preparation Recommendations
- Difficult Excavation Discussion
- Retaining Wall Recommendations

- Soil Plasticity Considerations
- Soil Test Boring location plan
- Soil test boring logs
- Rock Core Photographs
- A brief review of our laboratory test procedures and the results of all laboratory testing performed

Our work will be performed under the supervision of one of our registered engineers, licensed in the State of Tennessee, and specializing in geotechnical engineering.

Compensation

We propose to perform our services on a unit rate with cost not to exceed basis. At your request we have omitted costs for clearing and benching for rig accessibility. It is our understanding these services will be performed by others but coordinated with our drill crew. A breakdown down our anticipated maximum burden is shown below.

Field Services	quantity	unit rate	subtotal
Stake borings, per hour	2.5	85	213
Drilling Services, per day	4	2500	10,000
Log samples, per hour	3	85	255
Professional Services			
Report Preparation	6	85	510
Report Review	1.5	120	180
Administrative	4	60	240
Meetings/conference calls	1.5	120	180
Laboratory Work			
Natural Moistures	30	10	300
Plasticity Index	4	75	300
Unconfined testing of soil	2	90	180
Unconfined testing of rock core	4	90	360
Wash 200	2	80	160
Total not to exceed amount			\$ 12,878

Other Considerations

The borings will be backfilled immediately after drilling for safety purposes with auger cuttings and bentonite pellets. You are advised that, even with this backfill technique, there is the possibility of future subsidence depending on actual subsurface conditions, surface drainage, etc. If the property is not to be developed immediately, the property owner

should monitor the boring locations over time to discover subsidence and make the necessary repairs. If you want us to utilize an alternative backfill technique in an effort to further reduce the possibility of future subsidence, please advise us and we will prepare a cost estimate for these additional services.

Utility Location & Schedule

We will contact Tennessee One Call for clearance of public utilities. Any private utility location will be the responsibility of the owner. ETS accepts no responsibility for damage to unmarked utilities encountered by the borings. We expect the project to take approximately four - five weeks to complete (i.e., the field services, the laboratory testing, and the report preparation).

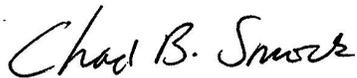
Authorization

To make this proposal and our statement of Terms and Conditions the agreement between us, please sign the attached Proposal Acceptance Sheet and return a signed copy of the proposal to us. Any exceptions to this proposal or special requirements not covered in the proposal should be listed on the proposal acceptance sheet.

We appreciate the opportunity to submit our proposal and look forward to being part of the project team. Please contact us at 865.474.6200 if you have any questions.

Sincerely,

ENGINEERING AND TESTING SOLUTIONS, LLC



Chad B. Smock, P.E.
Principal

Attachments

DESIGN & CONSTRUCTION SERVICES, INC.

6020 Industrial Height Dr Knoxville, TN 37909 (865) 523-9730 Fax (865) 637-8138

February 28, 2025

Re: Proposal for Construction Consulting Services for Riverwalk to City View Greenway Extension

Geordy Dawes, COK
Matt Porter, JMT

DCSI (Design and Construction Services, Inc.) proposes to furnish reviews of the proposed construction and design activities, make recommendations concerning these activities, assist the engineer in design issues, create a realistic cost budget based upon unit pricing and lump sum pricing through cross sections and standard estimating procedures.

DCSI also will analyze how best to approach access to the site with some of this access being by barge on the Tennessee River, as a given. DCSI will also determine and make recommendations concerning the removal of some of the existing City View Greenway parallel to the 303 building. DCSI will develop a feasibility plan, budget, and schedule for construction activities that do not encroach on the NS (Norfolk Southern) Right of Way.

DCSI will also assist the engineer in checking for possible alternative pedestrian bridge assemblies that would facilitate the NS part of the project. This contract will end upon the approval of the NS Railroad for this project and/or upon an award for the construction of the Riverwalk to City View Greenway Extension by the City of Knoxville or their representatives. DCSI is fully aware of the time constraints for this project and will respond in a timely manner.

These consultation services will be billed on an hourly basis not to exceed a total cost of \$60,000.00. Invoicing for the services will be sent at intervals of services rendered throughout the time of the Consulting Services. Thank you for your consideration.

Sincerely,

 (Jms)

Ron Coggins, President

Design & Construction Services, Inc.