



July 10, 2023

Mr. Hal Metzler, Jr.
City of Hyattsville
4310 Gallatin Street
Hyattsville, MD 20781

Re: Survey Services- Driskell, Hyattsville, MD
DPW07132015 / JMT #16-1916-071

Dear Mr. Metzler,

JOHNSON, MIRMIRAN & THOMPSON is pleased to offer to provide the City of Hyattsville surveying services for Driskell Community Park located on 40th Avenue and Hamilton Street. Research and field surveying can start immediately after receiving the Notice to Proceed and be completed in approximately nine weeks. JMT is assuming a 10-hour field day for this project. JMT is proposing two survey methods: Conventional survey and Drone survey. In addition, City of Hyattsville, MNCPPC, and WSSC own a proportion of the land therefore, the price is also broken down into percentages.

The scope of work and deliverables will include:

Initial Ground Control: JMT will set and value site control to create a traverse network that will be installed around the perimeter of the project area and be used to locate topographic & boundary features. Horizontal and vertical datum for the project will be referenced to the Maryland State Plane Coordinate System (NAD 83/2011) and a North American Vertical Datum of 1988 (NAVD 88). Control points will be placed in locations selected for longevity and security for the duration of the project and available for future use should that be deemed necessary.

JMT will set 5/8" rebar with a plastic cap noting "JMT TRAVERSE POINT". Each point, situated within open areas, will be located by using a combination of conventional and GPS methods. Primary control points located by conventional methods will adhere to a system of three (3) direct/reverse angles with distances recorded in each direction. Primary control points located by using GPS will be valued by using multiple observations.

Secondary control may be necessary for completion of this project within areas inaccessible by the primary control. Secondary control will be tied into the primary network to minimize errors and identify blunders.

Topographic Surveying: JMT field crews will utilize primary and secondary control to locate ground features to create a topographic worksheet with 1-foot contours. The limits for the survey are shown attached highlighted in purple. These surveys will be completed under the direct supervision of a Maryland Licensed Professional Land Surveyor. These location surveys will include the following:

- Edge of pavement, parking areas, paint lines, and signage along the roadway.
- Poles and guy wires, mailboxes, fence lines and landscaped areas.

- Driveways, access roads, street trees and trees over 24" DBH within a woods line.
- Building outlines & recreational areas.
- Drainage pipes/inlets/structures and retaining walls.
- Above ground visible utility appurtenances.
- Major changes in grade & ground elevations necessary to produce 1' contours.
- 1st floor elevations of any permanent structures. (JMT will require access to the structures)

Data Reduction and Processing: Field data will be reduced in the office by a Survey Technician and checked for errors. Field notes, both on paper and electronic, will be compiled and adjusted to create a final traverse. This final traverse will be used to process the field collected topographic features. The raw field data will be processed into an AutoCAD drawing file. All office calculations, drafting, data reduction, and adjustments will be under the direct supervision of a Maryland Licensed Professional Land Surveyor.

Quality Control/Quality Assessment: JMT employs many QA/QC measures to minimize the occurrence of errors inherent to the surveying process. Field collected traverse angles will be observed in a 3 direct/reverse method to minimize angular errors. Primary and secondary traverse lines will be adjusted mathematically to identify and eliminate errors. Field run topo will be inspected by both office and field personnel to check for correctness. Prior to delivery of the final product all deliverables will be checked by a Maryland Licensed Professional Land Surveyor.

Boundary Survey: JMT will perform surveys necessary to establish the boundary lines around the project limits. The limits of the survey are outlined in red on the attached tax map. This boundary contains property owned by the City of Hyattsville, MNCPPC, and WSSC. The necessary deeds, plats and available roadway information will be obtained from web-based services and through courthouse research. This information will be plotted into a field mosaic and will be utilized to search for existing property corners along and near the property boundaries. A traverse will be established at convenient locations within the properties to locate existing boundary markers. The surveys will be referenced to the Maryland State Plane Coordinate System (NAD 83/2011) and under the direct supervision of a Maryland Licensed Professional Land Surveyor. The following is a list of procedures necessary to complete the boundary survey portion of the project:

- Courthouse records research of tax map, road, deed, plat, and ownership information.
- Plot all appropriate deeds and plats to prepare a deed mosaic to aid in the search for property corners.
- Location of property corners and monumentation from existing traverse.
- Prepare traverse worksheet depicting field survey data and monumentation.
- Review boundary, complete boundary resolution to re-establish boundary lines and prepare a boundary workmap in an AutoCAD format.
- Identify any encroachments, overlaps or gaps in title, or adverse areas which will be of interest to the client.
- Plottable easements and rights of ways within the boundary will be shown graphically assuming JMT can recover enough field information to accurately depict the limits with confidence. A provided title report could aid in the re-establishment of any easements across the boundary.

- Download the current 100-year flood plain firmette map and reference into the boundary.

Subsurface Utility Designation Level C & D Services: JMT will compile a list of utility owners through Miss Utility of Maryland and the MDOT SHA District 3 Utility Engineer. This list will be used to make requests for public utility records. Once received, JMT will create a Utility Composite in AutoCAD for the existing underground utilities throughout the proposed Driskell Park limits, in conjunction with the existing survey provided. In addition to this, if available, JMT will label the following within the composite: utility owner, size or dimensions, and material. The information contained in this CADD drawing will meet the standards that are outlined in ASCE publication 38-02 for the depiction of Quality Levels 'C' and 'D' utility information.

Environmental Investigation/Permitting Support: JMT will conduct field investigations to identify wetlands and waterways within the project area using the procedures detailed in the 1987 US Army Corps of Engineers (USACE) Wetland Delineation Manual and the appropriate Regional Supplement. This includes identifying areas that satisfy the three wetland criteria of hydric soils, hydrophytic vegetation, and hydrology, and recording this information on wetland data point forms. All wetlands and waterways will be flagged in the field using pink flagging, and field surveyed with a handheld Global Positioning System (GPS) capable of sub-meter accuracy. Wetlands and waterways will be incorporated into the base mapping for the project.

Any significant trees, those trees with a diameter at breast height (DBH) of 24" or more, will be surveyed in the field. Notes regarding the species, size, and health of the tree will be recorded as well. The location of each significant tree will be GPS located and incorporated into the base mapping for the project.

Total Amount Not to Exceed (Conventional Method)	\$170,546.50
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50% to City of Hyattsville	\$85,273.25
35% to MNCPPC	\$59,691.28
15% to WSSC	\$25,581.98

Total Amount Not to Exceed (Drone Method)	\$125,044.50
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50% to City of Hyattsville	\$62,522.25
35% to MNCPPC	\$43,765.58
15% to WSSC	\$18,756.68

Assumptions

- JMT assumes unrestricted access to all areas of the project area.
- JMT assumes receipt of all digital and bond copies of plat, maps, ALTA Surveys or plans relating to the project.
- JMT assumes any and all permits or rights of entry, if any are required, will be the responsibility of the client.
- JMT will not be performing any field investigation (B Level) for underground SUE designation services for this task. This can be completed for an additional fee.
- JMT assumes no special badging or clearances are required for this task.


- JMT assumes no dewatering of structures or confined space entry under this contract, or entry into contaminated areas due to chemicals and airborne contaminants.
- There will not be any change in project area boundaries. If the boundaries of the project area are changed, JMT will submit a scope and budget modification to cover those areas not previously included.
- Investigations, reporting, and consultation for rare, threatened, and endangered species or cultural/historical resources are excluded.
- This scope and fee does not cover wetland and forest permitting services. Any services not mentioned above are excluded from this scope.
- JMT assumes the City of Hyattsville will coordinate permissions for property access.

Attachments

- Survey Limit
- Tax Map
- Ownership
- Cost breakdown

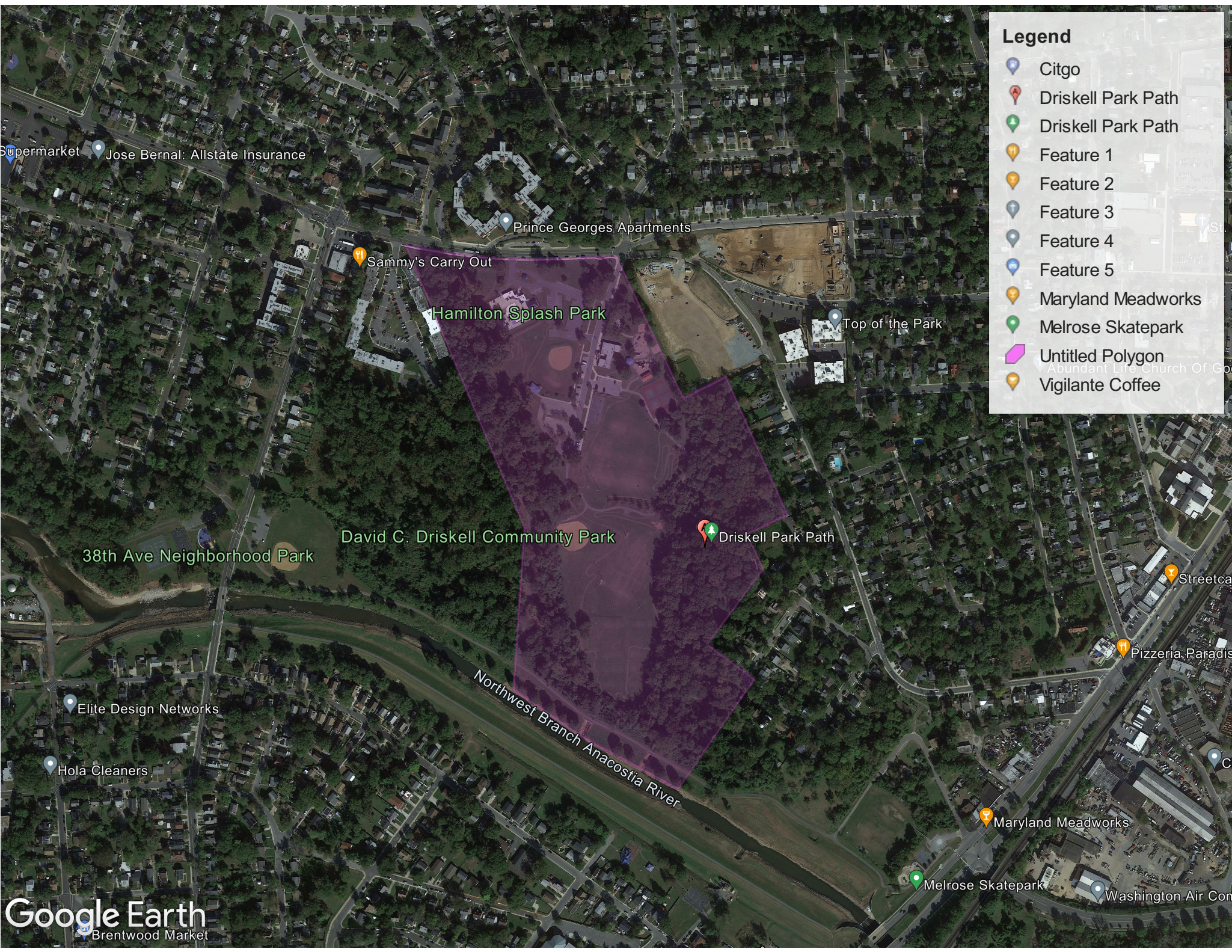
Thank you for using JOHNSON, MIRMIRAN & THOMPSON to provide these services.

Very truly yours,
JOHNSON, MIRMIRAN & THOMPSON

DocuSigned by:

7EBB854D825945D...

Adam Bell, PE, CCM, LEEP AP
Vice President

cc: Soli Guille, JMT
Jonathan Deer, JMT



Legend

Citgo

Driskell Park Path

Driskell Park Path

Feature 1

Feature 2

Feature 3

Feature 4

Feature 5

Maryland Meadworks

Melrose Skatepark


Untitled Polygon

Vigilante Coffee

FINDER Online Map

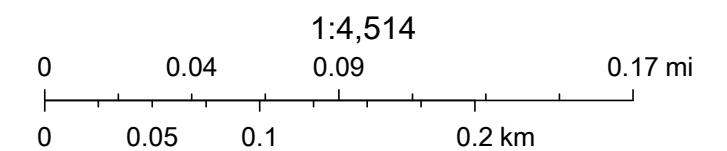


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 Parcel Boundaries

 World Street Map

 County Boundary



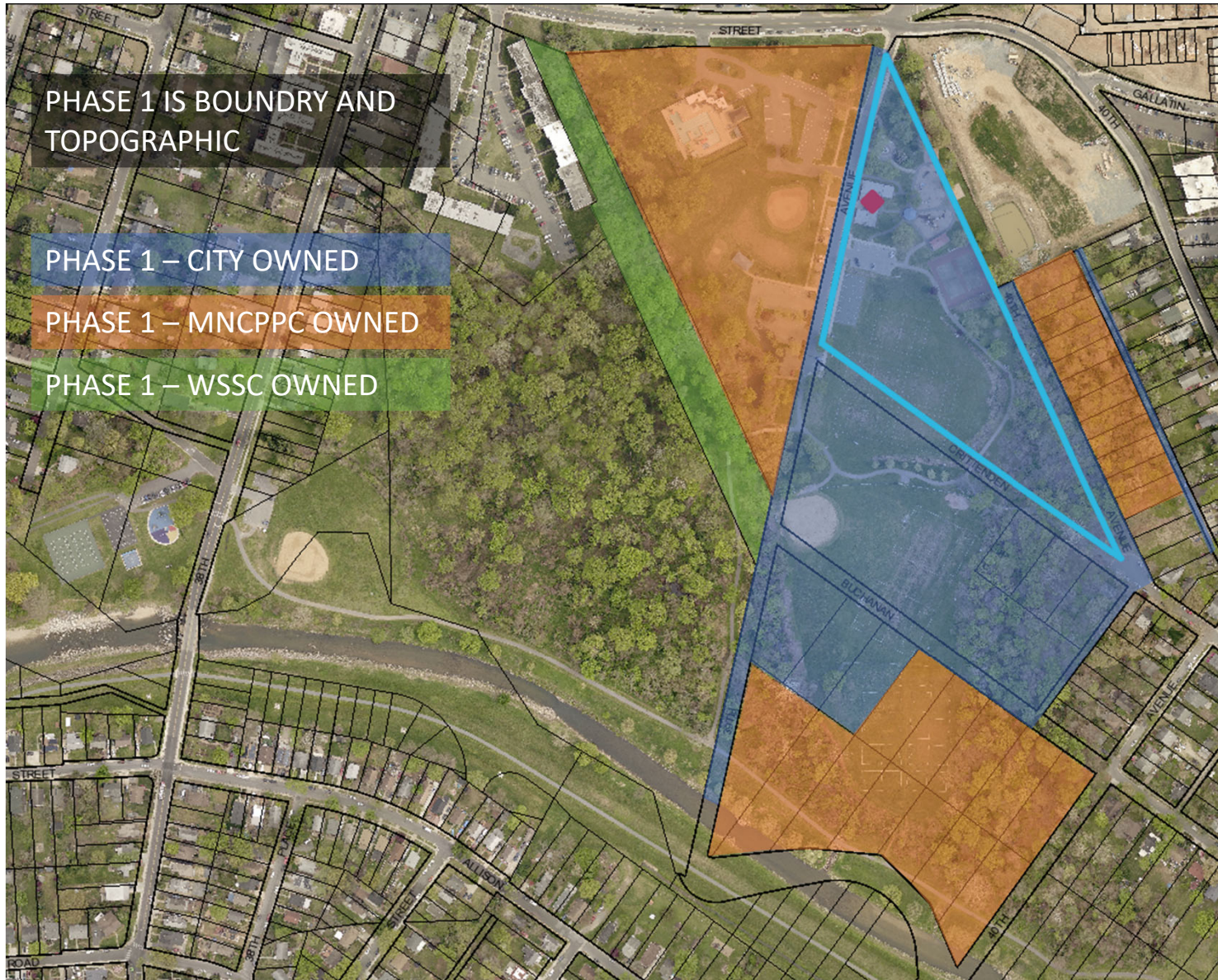
MD iMAP, MDP, SDAT, Montgomery County, MD, M-NCPPC, MNCPPC, VITA, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

PHASE 1 IS BOUNDARY AND
TOPOGRAPHIC

PHASE 1 – CITY OWNED

PHASE 1 – MNCPPC OWNED

PHASE 1 – WSSC OWNED



PHASE 2 IS UTILITY,
EASEMENTS, AND ROW

PHASE 2 – CITY OWNED

PHASE 2 – MNCPPC OWNED

PHASE 2 – WSSC OWNED



TOTAL BASE COST

COST SUMMARY				
PART I - GENERAL				
1. PROJECT TITLE : Driskell Park, Conventional Survey, Hyattsville			2. PROJECT No.: 16-1916-071	
3. NAME OF CONSULTANT: Johnson, Mirmiran, and Thompson			4. PROPOSAL DATE : 7/5/23	
JMT 16-1916-071				
5. ADDRESS OF CONSULTANT : 601 New Jersey Ave, NW, Suite 210, Washington, DC 20001				
PART II - COST SUMMARY				
6. DIRECT LABOR (specify labor categories)	HOURS	Rates	ESTIMATED COST	TOTALS
Project Manager	24	\$125.00	\$3,000.00	
Professional Land Surveyor (PLS)	200	\$167.00	\$33,400.00	
Survey Technician	274	\$98.00	\$26,852.00	
Field Chief	550	\$98.00	\$53,900.00	
Instrument Person	550	\$76.00	\$41,800.00	
Senior Environmental Scientist	34	\$187.00	\$6,358.00	
Environmental Scientist	42	\$120.00	\$5,040.00	
Total Hours	1,674			
DIRECT LABOR SUBTOTAL:			\$170,350.00	
7. INDIRECT COSTS (Specify)		X DIRECT LABOR TOTAL =	ESTIMATED	
OVERHEAD AND PAYROLL BURDEN			\$0.00	
			\$0.00	
INDIRECT COSTS SUBTOTAL			\$0.00	
8. TOTAL OF DIRECT LABOR & INDIRECT COSTS (Combined Sum of Items 6&7)				\$170,350.00
9. PROFIT (Fixed Hourly Rate)				\$0.00
10. TOTAL PROFESSIONAL FEE (Combined Sum of Items 8, 9)				\$170,350.00
11. OTHER DIRECT COSTS				
7. EXPENSES	QTY.	COST	ESTIMATED COST	
a. Transportation (personal car)	300	\$ 0.66	\$ 196.50	
b. Permit Drawing Sets	0	\$ -	\$ -	
c. Mylers	0	\$ -	\$ -	
d.	0	\$ -	\$ -	
e.	0	\$ -	\$ -	
EXPENSES SUBTOTAL			\$ 196.50	
8. EQUIPMENT, MATERIALS, SUPPLIES (See attached itemization)	QTY.	COST	ESTIMATED COST	
a.	0	\$ -	\$ -	
b.	0	\$ -	\$ -	
e.	0	\$ -	\$ -	
EQUIPMENT SUBTOTAL:			\$ -	
9. SUBCONSULTANT(S)			ESTIMATED COST	
a.	0	\$ -	\$ -	
b.	0	\$ -	\$ -	
SUBCONSULTANT(S) - SUBTOTAL:			\$ -	
10. SUBCONSULTANT MARKUP			ESTIMATED COST	
a.	0.1	\$ -	\$ -	
b.	0	\$ -	\$ -	
SUBCONSULTANT(S) - SUBTOTAL:			\$ -	
OTHER SUBTOTAL			\$ -	
OTHER DIRECT COSTS TOTAL: (Combined Sum of Items 7, 8, 9, 10)				\$ 196.50
TOTAL PRICE (Combined Sum of Items 5 & 10)				\$ 170,546.50

TOTAL BASE COST

COST SUMMARY				
PART I - GENERAL				
1. PROJECT TITLE : Driskell Park, Drone Survey, Hyattsville			2. PROJECT No.: 16-1916-071	
3. NAME OF CONSULTANT: Johnson, Mirmiran, and Thompson			4. PROPOSAL DATE : 7/5/23	
JMT 16-1916-071				
5. ADDRESS OF CONSULTANT : 601 New Jersey Ave, NW, Suite 210, Washington, DC 20001				
PART II - COST SUMMARY				
6. DIRECT LABOR (specify labor categories)	HOURS	Rates	ESTIMATED COST	TOTALS
Project Manager	24	\$125.00	\$3,000.00	
Professional Land Surveyor (PLS)	150	\$167.00	\$25,050.00	
Survey Technician	250	\$98.00	\$24,500.00	
Field Chief	350	\$98.00	\$34,300.00	
Instrument Person	350	\$76.00	\$26,600.00	
Senior Environmental Scientist	34	\$187.00	\$6,358.00	
Environmental Scientist	42	\$120.00	\$5,040.00	
Total Hours	1,200			
DIRECT LABOR SUBTOTAL:			\$124,848.00	
7. INDIRECT COSTS (Specify)		X DIRECT LABOR TOTAL =	ESTIMATED	
OVERHEAD AND PAYROLL BURDEN			\$0.00	
			\$0.00	
INDIRECT COSTS SUBTOTAL			\$0.00	
8. TOTAL OF DIRECT LABOR & INDIRECT COSTS (Combined Sum of Items 6&7)				\$124,848.00
9. PROFIT (Fixed Hourly Rate)				\$0.00
10. TOTAL PROFESSIONAL FEE (Combined Sum of Items 8, 9)				\$124,848.00
11. OTHER DIRECT COSTS				
7. EXPENSES	QTY.	COST	ESTIMATED COST	
a. Transportation (personal car)	300	\$ 0.66	\$ 196.50	
b. Permit Drawing Sets	0	\$ -	\$ -	
c. Mylers	0	\$ -	\$ -	
d.	0	\$ -	\$ -	
e.	0	\$ -	\$ -	
EXPENSES SUBTOTAL			\$ 196.50	
8. EQUIPMENT, MATERIALS, SUPPLIES (See attached itemization)	QTY.	COST	ESTIMATED COST	
a.	0	\$ -	\$ -	
b.	0	\$ -	\$ -	
e.	0	\$ -	\$ -	
EQUIPMENT SUBTOTAL:			\$ -	
9. SUBCONSULTANT(S)			ESTIMATED COST	
a.	0	\$ -	\$ -	
b.	0	\$ -	\$ -	
SUBCONSULTANT(S) - SUBTOTAL:			\$ -	
10. SUBCONSULTANT MARKUP			ESTIMATED COST	
a.	0.1	\$ -	\$ -	
b.	0	\$ -	\$ -	
SUBCONSULTANT(S) - SUBTOTAL:			\$ -	
OTHER SUBTOTAL			\$ -	
OTHER DIRECT COSTS TOTAL: (Combined Sum of Items 7, 8, 9, 10)				\$ 196.50
TOTAL PRICE (Combined Sum of Items 5 & 10)				\$ 125,044.50

Certificate Of Completion

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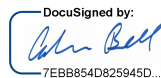
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Adam C Bell

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Vice President

Johnson, Mirmiran & Thompson, Inc.

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sguille@jmt.com

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Security Checked

7/18/2023 10:30:56 AM

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To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at bsmith@jmt.com and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

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- ii. send us an e-mail to bsmith@jmt.com and in the body of such request you must state your e-mail, full name, US Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none">•Allow per session cookies•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

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- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify Johnson, Mirmiran & Thompson, Inc. - DS as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by Johnson, Mirmiran & Thompson, Inc. - DS during the course of my relationship with you.