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 Dunwoody, Georgia 30346
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dunwoodyga.gov

MEMORANDUM

To: Mayor and City Council

From: Michael Smith, Public Works Director

Date: December 13, 2010

Subject: **Brook Run Park Buildings 7 and 8 Demolition Contract**

ITEM DESCRIPTION

Approval of a construction contract for \$92,480 with EHG to demolish Buildings 7 and 8 at Brook Run Park.

BACKGROUND

The City has allocated \$400,000 in the 2010 capital budget to demolish Buildings 7 and 8 at Brook Run Park. Building 7 (Attachment A) is a one story dormitory-style building located between the theater and the pavilion. Building 8 is a two story, abandoned office building located adjacent to the dog park. An invitation to bid (No. 10-33) was advertised and bids were accepted from 16 contractors on December 8, 2010. A low bid of \$92,480 was submitted by EHG. A tabulation of all the bids is included as Attachment B.

EVALUATION

The 2003 Brook Run Master Plan developed by EDAW, Inc. included an architectural assessment of the building condition for all of the buildings on the Brook Run property. At that time both Buildings 7 and 8 were assessed to be in average condition requiring extensive interior renovation for reuse. Recent evaluation of the buildings by City staff and the parks master plan consultant, Lose and Associates, revealed that the buildings have deteriorated substantially in the 8 years since the EDAW evaluation. As the pictures in Attachment C indicate, the buildings have suffered from a lack of maintenance, exposure to the elements and vandalism.

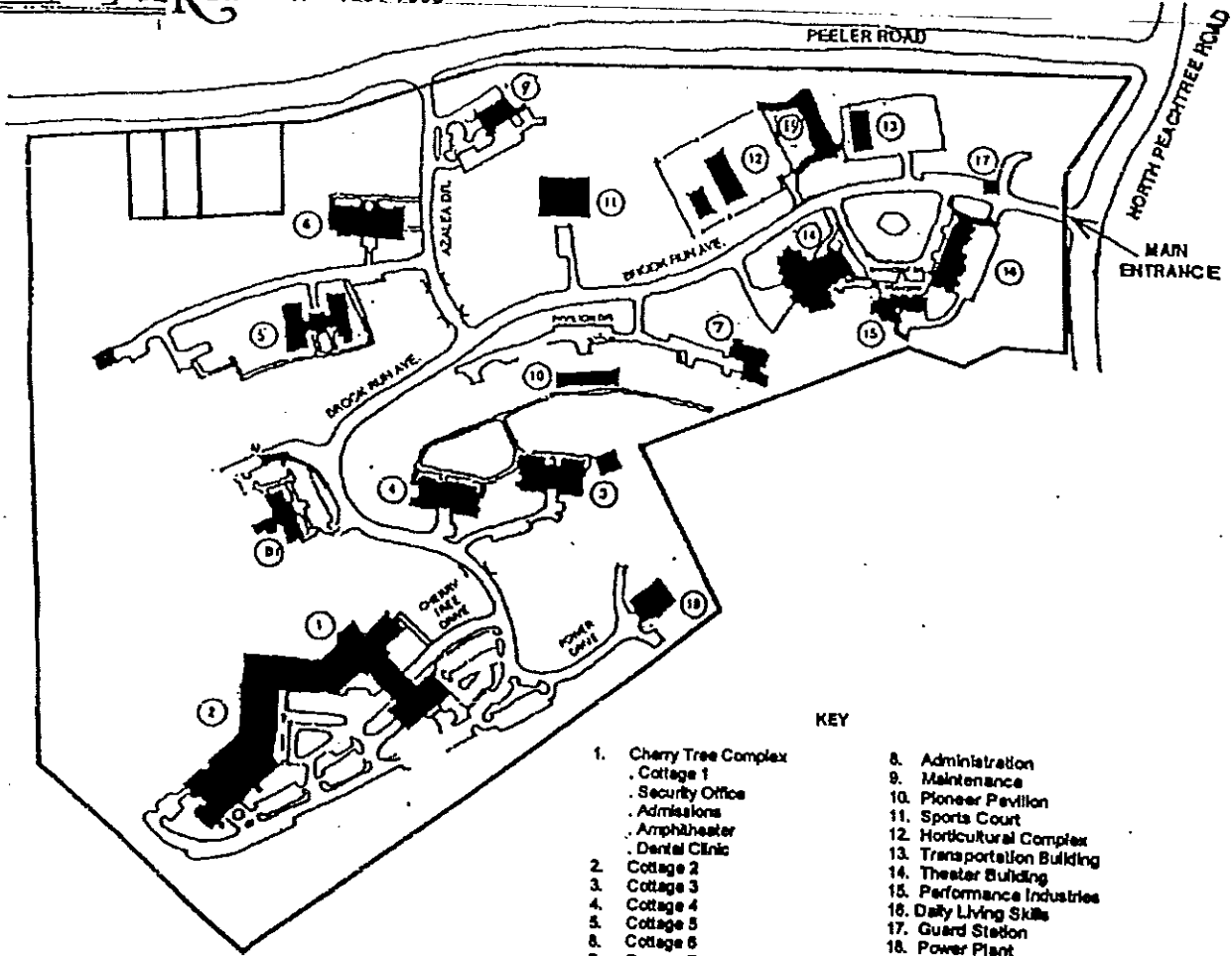
The consensus opinion of staff and Lose is that there is little benefit in keeping and renovating Buildings 7 and 8. With the limited amount of park space within the City, the land occupied by the buildings is more valuable than the buildings themselves. This is particularly true considering that the only salvageable parts of the building in a renovation would be the foundations, structure and exterior walls.

RECOMMENDATION

Staff respectfully requests that Council: (1) award a contract to EHG; (2) authorize staff to provide funding for the contracts; and (3) authorize the City Manager to execute the necessary documents following satisfactory review by legal counsel.

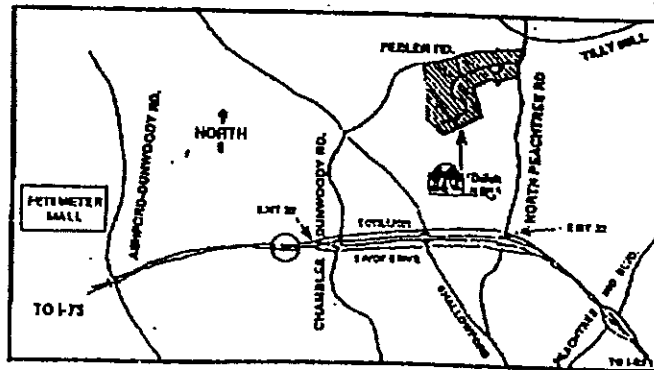


4770 North Peachtree Road
 Dunwoody, Georgia, 30338-5813
 (770)551-7000



KEY

- | | |
|---|--|
| 1. Cherry Tree Complex
. Cottage 1
. Security Office
. Admissions
. Amphitheater
. Dental Clinic | 8. Administration
9. Maintenance
10. Pioneer Pavilion
11. Sports Court
12. Horticultural Complex
13. Transportation Building
14. Theater Building
15. Performance Industries
16. Daily Living Skills
17. Guard Station
18. Power Plant
19. Repeat Performance |
| 2. Cottage 2
3. Cottage 3
4. Cottage 4
5. Cottage 5
6. Cottage 6
7. Cottage 7 | |



LOCATION MAP



MATRIX ENGINEERING GROUP

ATLANTA, GEORGIA

CLIENT

Dekalb County Roads & Drainage, Decatur, GA

TITLE

**Site Location & Building Layout
 Brook Run Facility
 4770 North Peachtree Road
 Dunwoody, Georgia**

DRAWN

REVIEWED

DATE

SCALE

PROJECT NUMBER

FIGURE

SA

1/25/98

97141.6

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ATTACHMENT B

#1.3.

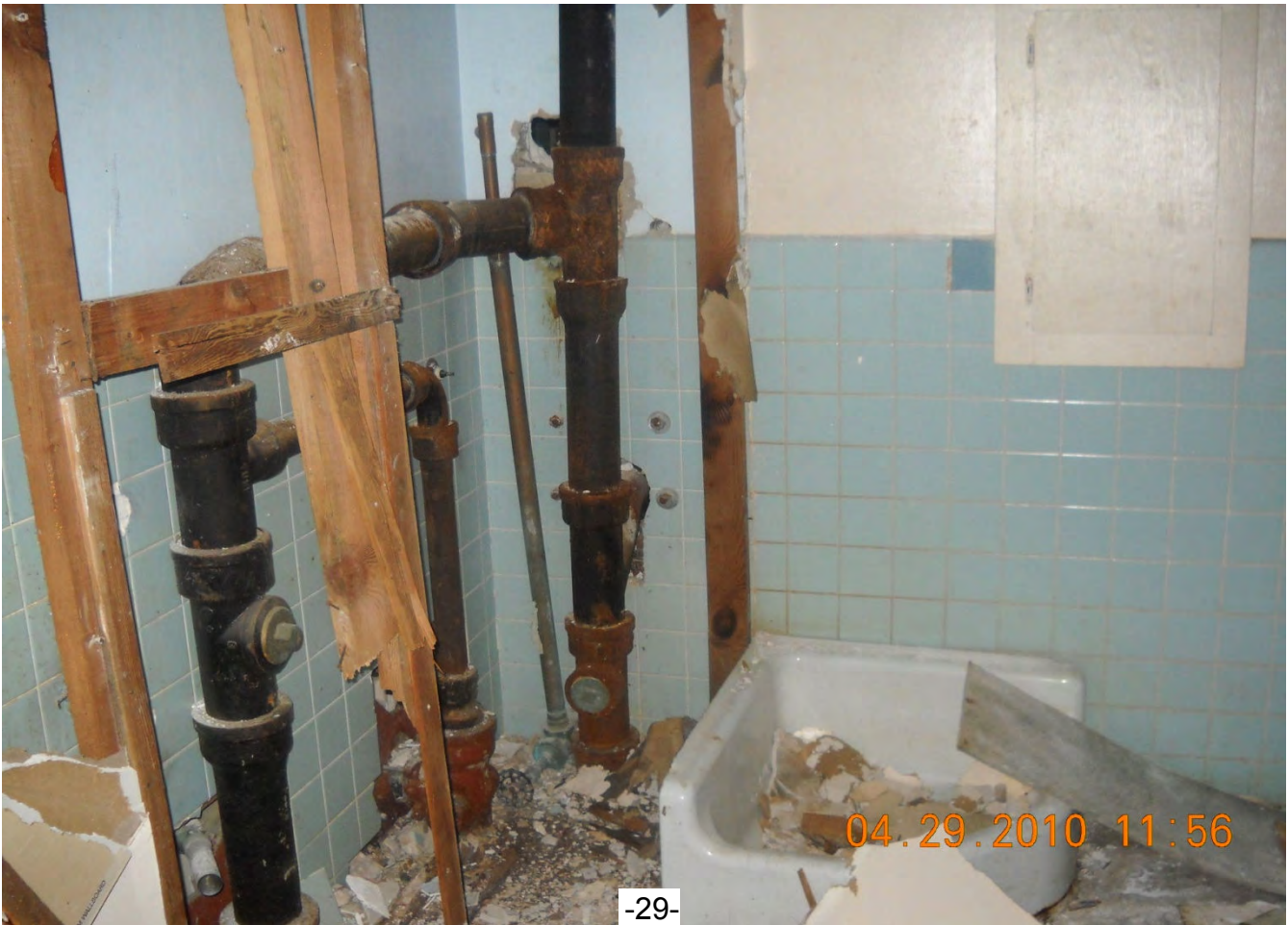
BID/PROPOSAL RESPONSES CITY OF DUNWOODY

Solicitation: ITB 10-33 Brook Run Demo

Date: 12-8-10

	COMPANY	
1	C+S Managing Services	\$ 92,750.00
2	AOG Enterprises	\$ 139,169.00
3	Diversified Environmental	\$ 89,310.30
4	Johnson Sewer, Pipeline....	\$ 145,328.00
5	Thompson Bldg Wrecking	\$ 97,640.00
6	Pinnacle International	\$ 204,480.00
7	GALAXY CONTRACTING CO	\$ 134,000.00
8	PRIME CONTRACTORS	\$ 150,055.00
9	JJ MORLEY ENTERPRISES	\$ 188,600.00
10	ADATREX SERVICES INC.	\$ 111,748.00
11	WINTER ENVIRO.	\$ 139,185.00
12	ATLANTA DRMO.	\$ 99,460.00
13	COMPLETE DRMO SERVICES	\$ 128,650.00
14	CUMMINS ENTERPRISES INC	\$ 130,000.00
15	RHL	\$ 92,480.00
16	LEON BRANTON CONSTR.	\$ 150,000.00
17		
18		
19		
20		

ATTACHMENT C



ATTACHMENT C

