



41 Perimeter Center East, Suite 250  
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dunwoodyga.gov

## **MEMORANDUM**

**To:** Mayor and City Council

**From:** Brent Walker, Parks and Recreation Manager

**Date:** December 9, 2013

**Subject:** **Contract Award ITB 13-09 Brook Run Park Multi-Use Trail Phase II**

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### **ITEM DESCRIPTION**

Staff has solicited Bid ITB 13-09 for the construction of the Brook Run Park Multi-Use Trail Phase II (a 1.06 mile 12 foot concrete multi-use trail segment). Tri Scapes Incorporated is the apparent low bidder at a cost of \$606,000.

### **BACKGROUND**

On November 14, 2011, the Mayor and City Council, through Resolution 2011-11-56, supported an application for \$100,000 in grant funds through the Department of Natural Resources Recreational Trails Grant Program to create a multi-use trail at Brook Run Park. In 2012, the City's grant application was approved for funding and the Mayor and City Council accepted the \$100,000 grant on August 27<sup>th</sup>, 2012 through Resolution 2012-08-32. At the May 28, 2013 Council Meeting, the grant agreement was amended to specify the City's intent to construct a 12-foot concrete trail.

The Council allocated \$341,000 in the FY 2013 Parks Capital Budget towards the anticipated costs of design and construction for Phase II of the Brook Run Park Multi-Use Trail. The total (including the grant funds) funds put toward the eventual design and construction of the Phase II segment was \$441,000. These funds were allocated in the capital projects budget without the benefit of an engineered design.

On April 11, 2013, the City signed a contract after a competitive procurement process with Lose and Associates for a cost not to exceed \$48,500 for construction design and a hydrology study (\$23,000 has been spent to date and the expected total cost of the design and hydrology study is estimated to be around \$28,000 when the project is completed). The hydrology study concluded that the project would not cause any flooding or erosion problems once constructed.

The City and the Georgia Department of Natural Resources Environmental Protection Division have issued permits for the final design. A land disturbance permit has been issued by these entities, and the project is ready for construction.

An Invitation to Bid for construction of Phase II has been solicited and Tri Scapes Incorporated is the apparent low bidder at \$606,000. The bid tabulation for all the vendors is attached.



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## **ANALYSIS**

Staff has reviewed the bids, and has conducted the necessary due diligence on the low bidder Tri Scapes. Tri Scapes has been deemed as a qualified bidder. Georgia law requires that the City award the bid to the lowest qualified bidder.

## **FINANCIAL CONSIDERATIONS**

The City has allocated \$441,000 for this project as of this date (including grant funds). The City expects to spend \$28,000 on design and hydrology services. The balance in the capital projects account for this project is \$413,000. The remaining funds required to complete the project including a 10% contingency (\$60,600) is \$253,600.

The City allocated \$363,000 for a future Phase 3a of the Brook Run Trail to begin to connect the trail to property planned as a future park. Phase 3b of the trail will require additional acquisition of property rights. Phase 3b is currently unfunded. Since the time of the allocation of funds in FY 2013 for Phase 3a of the trail, staff has made considerable progress on the acquisition of the property rights needed for Phase 3b and it now makes sense to design and build Phase 3a and 3b concurrently and rename it Phase 3. Therefore, the funds allocated for Phase 3a are not immediately needed, and could be reallocated to complete the construction of Phase 2 (now that the costs for that project phase are more clearly defined). Remaining funds would be left for Phase III for design, land acquisition and construction. Please recognize that additional funding is still necessary in FY 2014/2015 to complete construction of Phase 3.

In summary, staff is recommending reallocating the funds approved for Phase 3a (\$363,000) in the following manner:

- Allocate to Phase 2 for construction: \$253,600

- Keep for allocation to design and land acquisition for Phase 3: \$80,000

- Keep for allocation toward the eventual construction for Phase 3: \$59,400  
(additional funds will be needed in FY 2014/15 for construction of this phase once a final design/hydrology study is completed).

## **RECOMMENDATION**

City Council authorizes the Mayor and City Manager to execute a contract with Tri Scapes for a cost not to exceed \$666,600 (including a 10% contingency) for the construction of the Brook Run Trail (Phase 2). The additional funding needed to fulfill contract obligations and contingency (\$253,600) will come from capital project funds already approved for Brook Run Phase 3a.



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Brook Run Park Multi-Use Trail Phase II in Green.





Brook Run Trail  
Financial Analysis - Phases 1, 2 3

**Revenue:**

	Phase
Georgia DNR Grant for Phase I	1
Georgia DNR Grant for Phase II	2
City Allocation for Phase I (FY 2012)	1
City Allocation for Phase II (FY 2013)	2
City Allocation for Phase IIIa (FY 2013)	3
<b>Total funding</b>	<b>\$1,254,000</b>

**Expenses:**

	Phase
Design services for Phase I	1
Project Construction Cost for Phase I	1
Contingency for Phase I	1
Project Construction Cost for Phase II	2
Contingency for Phase II	2
Design services for Phase II	2
Estimated Land Acquisition costs for Phase III	3
Estimated Construction Estimate for Phase III	3
Estimated Contingency for Phase III	3
Estimated Design services for Phase III	3
<b>Total expense</b>	<b>\$1,923,600</b>

Phase	Distance	Cost
1	0.7	\$459,000
2	1.06	\$694,600

**Funding required for Phase III completion in FY 14/FY 15: (\$669,600)**

Note: Phase III costs are higher than prior phases due to the costs of the boardwalk and bridge components necessary to cross Nancy Creek in the floodzone as well as the necessary land acquisition costs. Additionally as no design work has been completed the Phase III contingency is currently estimated at 20%. The Phase III costs are estimates and will be refined following design.

Note: Phase IV and Phase V (16 acre segments) are funded as part of a large it is not feasible to break out the costs the overall project.

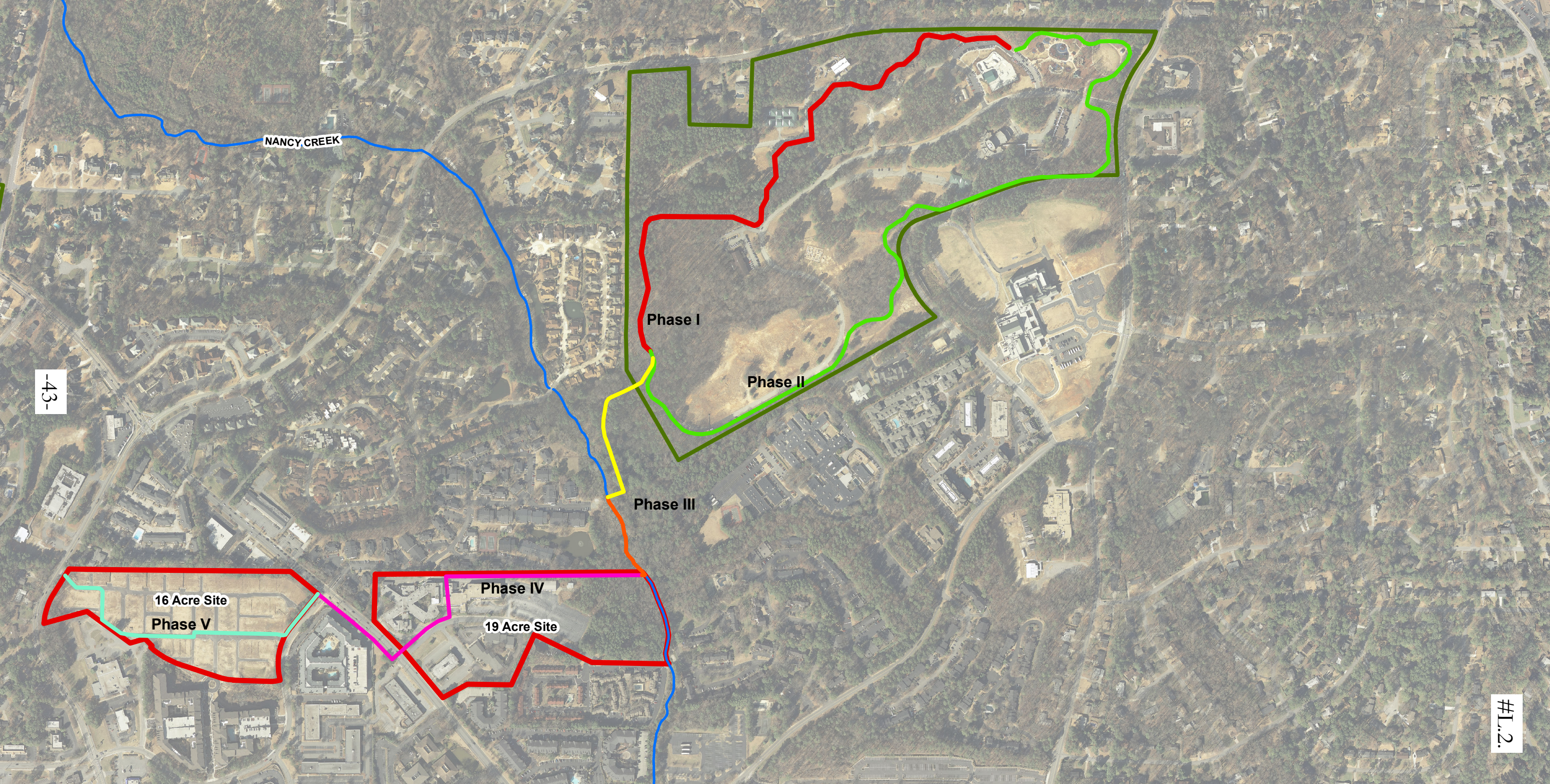
Brook Run Trail  
Financial Analysis - Phases 1, 2 3

Average Cost per Mile
\$655,714
\$655,283

and 19 acre  
er park project and  
; of the trail from

12/5/2013





NANCY CREEK

-43-

Phase I

Phase II

Phase III

Phase IV

16 Acre Site

Phase V

19 Acre Site

#1.2.