

MEMORANDUM

To: Mayor and City Council

From: Michael Smith, Public Works Director

Date: October 14, 2013

Subject: **Discussion of Dunwoody Village Parkway “Main Street Project” Construction Contract**

ITEM DESCRIPTION

Discussion of Dunwoody Village Parkway Streetscape Construction Contract with Johnson Landscapes, Inc. dba Vertical Earth

BACKGROUND

In 2011 the City adopted the Dunwoody Village Master Plan to guide future redevelopment. Through an extensive series of public workshops, surveys and meetings, the lack of sidewalks and uninviting pedestrian environment was viewed as a significant obstacle to creating a vibrant village center.

Following further focus groups, meetings with business and property owners, and public meetings, the Dunwoody Village Streetscape project was designed to provide for sidewalks, bicycle lanes, landscaping and lighting along both sides of Dunwoody Village Parkway that will be inviting to pedestrians and provide a framework for future private development of adjacent parcels in accordance with the Dunwoody Village Overlay zoning district.

The City has advertised the contract for construction of the streetscape and received 6 bids. The lowest qualified bidder is Johnson Landscapes, Inc. with a base bid of \$1,355,729.61. Three alternates were also included in the bid including an “Add” alternate for \$33,458 to include irrigation in the landscape buffer between the road and sidewalk. The Design Review Advisory Committee suggested irrigation as an enhancement that would provide opportunities to plant annuals and add color to the landscape. Staff agrees with the recommendation of the citizen committee.

This project is classified as a “Public Works Contract” under state law and therefore the lowest qualified bidder is to be awarded the work for the project. Staff will be conducting a background evaluation on the low bidder prior to the expected vote on this item at the next Council meeting on October 28th, 2013. Additionally, the list of bids and the total approved project budget including funds already expended are attached to this memorandum.

FUNDING

The City has received three grants totaling \$1,125,000 from federal and state agencies for this project. The City has previously budgeted \$1,300,000 in HOST funds for a total project budget of \$2,425,000.

RECOMMENDED ACTION

Staff recommends that Council authorize the City Manager to expend funds budgeted in the Capital Projects Fund in the following manner:

1. Execute a contract with Johnson Landscapes, Inc. at a cost of 1,389,187.61 to include acceptance of alternate number 2 to install irrigation in the landscape buffer for \$33,458.
2. Allowance for \$300,000 to install overhead pedestrian lighting for the project. This element was excluded from the bid specifications to provide the City with flexibility to work with Georgia Power to meet the zoning overlay standards.
3. Authorization of a \$290,000 (20%) contingency for unforeseen conditions during construction.
4. Allowance for up to a \$40,000 expense to increase the quantity of benches, trash cans and recycling containers in excess of what is already included in the bid. In reviewing the plans for permitting, the City has determined that additional bench locations are needed to satisfy the spacing requirements specified in the Dunwoody Village Overlay Code. The additional benches and containers would be added at the unit price included in the competitive bid.
5. Allowance for up to \$40,000 for Construction Administration by the designing engineer (Kimley Horn).
6. Authorization for the City Manager and/or Mayor to execute the necessary documents related to this project as specified above following review by the City Attorney.

BID/PROPOSAL RESPONSES

#M.1.

CITY OF DUNWOODY

Solicitation: ITB 13-08 Dunwoody Village Streetscape

Date: 10-08-13

	COMPANY	BID TOTAL
1	GEORGIA DEVELOPMENT PARTNERS	\$1,496,202.38
2	JOHNSON LANDSCAPES, INC.	\$1,355,729.61
3	ED CASTRO LANDSCAPE	\$1,662,979.47
4	BALDWIN PAVING CO., INC.	\$1,743,489.56
5	E.R. SNELL CONTRACTOR, INC.	\$1,796,223.04
6	TOPLE CONSTRUCTION + ENGINEERING, INC.	\$1,978,321.25
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