

MEMORANDUM

To: Mayor and City Council

From: Michael Smith, Public Works Director

Date: October 14, 2013

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

ITEM DESCRIPTION

Approval 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 recently advertised the contract for construction of the streetscape and received 6 bids. The lowest qualified bidder was Johnson Landscapes, Inc. with a base bid of \$1,355,729.61. 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.

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. A list of the based bids and the total approved project budget including funds already expended are attached to this memorandum.

FUNDING

The City has received three grants totaling \$1,115,000 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 \$2,415,000.

RECOMMENDED ACTION

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

1. Approve a contract not to exceed \$1,620,000 with Johnson Landscapes, Inc. to include the following:
 - a. A base bid amount of \$1,355,730.
 - b. Alternate number 2 to install the irrigation in the landscape buffer at a cost of \$33,458.
 - c. Allowance of \$40,000 to increase the quantity of benches, trash cans and recycling containers at the unit prices provided in the competitive 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.
 - d. Allowance of \$40,000 to install underground electrical conduit and pole bases for pedestrian lighting to be installed by Georgia Power (see No. 2 below). The conduit will be installed at the unit price provided in the competitive bid.
 - e. An additional 10% contingency in the amount of \$150,812 for unforeseen conditions during construction.
2. Authorize an 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. Allowance for up to \$40,000 for Construction Administration by the designing engineer (Kimley Horn).
4. 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
CITY OF DUNWOODY

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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	Topco Construction + Engineering, Inc.	\$1,978,321.25
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DVP "Main Street Project"
Consolidated Project Budget

Dunwoody Village Pkwy "Main Street" Project Costs

Description	Cost
Preconstruction	
Design, Engineering and Permitting	\$ 219,715
<i>Preconstruction Subtotal</i>	<i>\$ 219,715</i>

Right of Way	
Easement Acquisitions & Closing Costs	\$ 98,895
<i>Right of Way Subtotal</i>	<i>\$ 98,895</i>

Construction	
Base Bid	\$ 1,355,730
Add Alternate 2 Irrigation	\$ 33,458
Additional Trash Cans and Benches	\$ 40,000
Conduit and Bases for Streetlights	\$ 40,000
Contingency (10%)	\$ 150,000
Construction Administration and Testing	\$ 70,000
Georgia Power Lighting	\$ 300,000
<i>Construction Subtotal</i>	<i>\$ 1,989,188</i>

Total Cost	\$ 2,307,798
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Total Funding	\$ 2,415,000
Total Cost	\$ 2,307,798

Additional Project Contingency	\$ 107,202
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Funding

2008/2009 Transportation Enhancement Grant	\$500,000
Atlanta Regional Commission MARTA Offset Funds	\$275,000
2011 Transportation Enhancement Grant	\$340,000
<i>Grant Subtotal</i>	<i>\$1,115,000</i>

City HOST Funds	\$1,300,000
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Total Funding	\$2,415,000
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