
MEMORANDUM

To: Mayor and City Council

From: Mindy Sanders, Capital Projects Manager

Date: December 8, 2014

Subject: **Discussion of Tilly Mill at North Peachtree Design Contract Amendment**

ITEM DESCRIPTION

Discussion of Tilly Mill at North Peachtree design contract amendment for final design plan revisions

BACKGROUND

The roadway design for the intersection improvements on North Peachtree Road at Peeler Road and Tilly Mill Road is complete and all of the necessary right of way and easements have been acquired with the exception of three parcels where the storm water detention will be located for this project. Recognizing that these drainage facilities are located on private property, a great effort was made in the initial storm water design to minimize the footprint of the facilities by using vertical walls to achieve the required volumes. A construction cost estimate of \$860,000 for the drainage system and structures was provided to the city with the pond walls comprising a large portion of the drainage costs.

A Value Engineering (VE) Study was initiated for the stormwater design of the project out of concern for the increased costs as well as concerns expressed from the residential property owners located on Riverglenn Circle, located behind one of these ponds. The scope of this VE study included verification of GSP's stormwater calculations and identification of possible alternative design concepts to reduce costs and minimize impacts to these areas. The VE study resulted in a design concept for the storm water that reduces the number of required walls and the permanent easement area. This is expected to reduce the estimated cost for construction by \$230,000.

FUNDING

Gresham Smith and Partners was requested to provide the city with a cost estimate to revise the construction plans, right of way plans, stormwater calculations, and hydrology report to incorporate the new stormwater concept. A final cost of \$29,860 was negotiated for these revisions. Amending the existing design contract would be the most efficient and effective option to allow for the construction documents to be finalized for the bidding process. One option for funding this additional work would be to utilize a portion of the construction funds allocated in the 2015 budget for construction since a cost savings is expected to be realized through the process of redesigning the stormwater detention ponds.

RECOMMENDED ACTION

Staff recommends approval of a contract amendment for \$29,860 with Gresham, Smith and Partners to finalize construction plans and incorporate the revised stormwater concept.