



4800 Ashford Dunwoody Road  
Dunwoody, Georgia 30338  
dunwoodyga.gov | 678.382.6700

**MEMORANDUM**

**To:** Mayor and City Council  
**From:** Brent Walker, Parks and Recreation Director  
**Date:** September 14th, 2020  
**Subject:** **Contract Award for the Demolition of the former Austin Elementary School**

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**ITEM DESCRIPTION**

Staff released an Invitation to Bid (ITB) 20-07 for the demolition of the former Austin Elementary School located at 5435 Roberts Drive. Complete Demolition Services is the apparent low bid.

**BACKGROUND**

In July the City solicited an Invitation to Bid for the demolition of the former Austin Elementary School located at 5435 Roberts Drive. Bids were received on August 28th, the results are below:

<b>Complete Demolition Services</b>	<b>\$279,000</b>
Tristar America	\$300,000
AMR LLC	\$314,529
Trinity Industrial Services	\$378,895
Neuber Demolition and Environmental Services	\$423,949
Pyramid Remedial Services Inc.	\$468,960
E&E Construction	\$558,163
Battle Axe Construction	\$599,995
Wrecking Corp of America	\$726,000
Parker Young Construction	\$1,917,911.55

Demolition will include the entire main school building, gym and former trailer pad in the rear of the school. Staff discussed the option of retaining the gymnasium and what the potential costs would be to rehabilitate and maintain the facility for public use. A report is attached with these estimations. Based on the rehabilitation costs and the long term maintenance and operational costs, staff recommends demolishing this structure as well. The City will rehabilitate the two playgrounds on site for public use.

Lynn Deutsch Mayor  
Eric Linton, ICMA-CM City Manager  
Sharon Lowery, CMC City Clerk

Pam Tallmadge City Council Post 1  
Jim Riticher City Council Post 2  
Tom Lambert City Council Post 3

Stacey Harris City Council Post 4  
Joe Seconder City Council Post 5  
John Heneghan City Council Post 6



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**FUNDING**

Staff recommends funding \$307,000 which includes a 10% contingency for the demolition of the former Austin Elementary School. Funds will be made available from remaining balances in the following projects:

Georgetown-Perimeter Connector Trail	\$200,000*
IT Capital Projects	\$39,926
Facility Improvement Partnership Program	\$18,973
Design for Future Park Trails Projects	\$18,739
Waterford Property	\$3,482
Georgetown Park-Play Structure	\$10,000
Parks Repairs and Maintenance	\$15,880

\*This amount is available due to that project being funded prior to the donation from the PCID.

**RECOMMENDATION**

Staff respectfully requests that Council: (1) award Purchasing Contract - Demolition of the former Austin Elementary School to Complete Demolition Services not to exceed \$307,000, which includes a 10% contingency (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.

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**Austin Elementary Facility (F:0175)**  
5435 Roberts Drive 30338 9.8 acres

**B: 2020**  
5,478 Sq.Ft.  
Year: 2000

**B: 2011**  
10,703 Sq.Ft.  
Year: 1978

**B: 2010**  
44,400 Sq.Ft.  
Year: 1975

T-2674  
T-4063  
T-2254  
T-6044  
T-2301  
A-2288

**Austin Elementary Facility**  
**F:0175**  
DCSD Planning Department 4/16/2019

0 62.5 125 250  
Scale in Feet

# Austin Gymnasium Task List

## Work to be done for opening

### 1) New electrical line and meter

- *Current power supplied pulled from main facility building. Possibly need new 480 transformer as part of power up.*
- *12K-16K for new service meter 120/240 volt 100 amp service*
- *30K-35K for new service meter, transformer for 480 volt 400amp service. This option could provide power for all sight lighting Page 2 #8 to be completed before the end of 2021*

### 2) New gas line and meter installation

- Current gas supplied from hub on main facility.
- New gas run approximately 150 yards
- *8K-10K for new service meter and installation of new line*

### 3) Sewer tap

- Unknown/ should not affect opening but will depend on findings during demo of main building.
- *Cost not known*

### 4) Water supply

- Currently off inside building. Believe to be supplied from meter box located off of Roberts

### 5) Fire and security system installation.

### 6) ADA access

- Parking lot striping *3K-3,500 This includes any patching of the parking spots and striping*
- ADA push button door access for main door. *800-1000*

### 7) Replace HVAC located in coach's office

- Wall pack unit. *Split AC unit 6K-7K*

### 8) Repair/Replace 70% of the 65 plus light fixtures inside the building. Currently over 130 fluorescent bulbs

- Recommendation to replace all fixtures to LED by the end of 2021
- *8k-10k Convert all to LED direct wire.*

### 9) Commercial Pressure washing the exterior of the building. *700-1000*

### 10) Commercial cleaning of the entire interior of the building. Including all walls and ceiling. *1400-1800 full cleaning*

# Austin Gymnasium Task List

11) All life safety equipment is out of date. Several pieces of equipment are broken and need to be replaced. *500-800 Inspection and replacement of broken equipment*

12) Mag reader for facility entrance. *Multiple options, battery powered push button key pad for startup. To be the same as existing standalone bathrooms 1200 per door new cores with primary and sub keys, bolt locks 550-650*

Estimated cost of repairs to be completed for opening *Total 52,950-68,450*

## Work Orders to be prioritized and completed by the end of 2021

1) Several areas are in need of gutter and downspout repair/replacement. *3K-5K*

- Recommend patch and repair for now. Roof is getting on 20 years old

2) Roof survey to be completed.

- Possible 5 -7years before full replacement needed.

3) Replacement of nonworking fluorescent lights and ballast interior of the building currently 65 fixtures 130 plus bulbs. *1400-2300*

Lighting plan for LED to be provided allowing a reduced number of fixtures and lower electrical draw

- 98% of the lights are located in the gym and will require a scissor lift for any maintenance.

4) Restriping and patch replacement of play surface basketball court. *7K-12K*

5) Painting of metal siding on exterior of building. Possible push to following year *8K-10K*

6) Repainting of the interior spaces. Possible push to following years. *15K-18K*

7) Security camera installation recommended given the current amount of vandalism. *Cost not known based on options*

8) Sight lighting needed asap given the amount of current vandalism. *Cost not known based on options*

9) Repair intake louvered vents for forced air cooling system. No AC currently in the gym space, or bathrooms. *2K-3K*

10) Ceiling insulation needs some attention, possibly patch and repair for now. *6K-8K*

11) Mag reader for facility entrance, If not completed for opening facility.

Estimated cost of repair based off of WO list to be completed by the end of 2021. *Total \$42,000-\$58,300*

# Austin Gymnasium Task List

## Work Orders to be prioritized and completed by the end of 2025

- 1) Parking lot expansion and striping for lower lot around the gym. *65K-90K*
- 2) Complete resurfacing of basketball court. Possible added sports striping for volleyball. *40K-60K*
- 3) If not completed LED lighting upgrade for the entire building. *8K-10K*
- 4) Possible roof replacement, based off of 2021 roof survey. New roof if needed to match new facilities at BRP. *Including replacement of detreating insulation 30K-42K*
- 5) Full gutter and downspout replacement, if not completed earlier do to existing damage. *9K-13K*
- 6) Mettle siding replacement, do to existing damage. Recommended to match new facilities at BRP. *18K-25K*

Estimated cost of repairs for the building and immediate parking surface for the gym to be completed by the end of 2025. *Total \$170,000-\$240,000*

Estimated cost of repairs to open and be completed by the end of 2025. *Total \$265,350-\$366,750*

## Annual building operating expenses

- 1) All utilities, Power, Water, Sewer, Gas *1000-1500 per month*
- 2) Daily cleaning service. *Currently for 4 hours per day 7 days per week, \$3,200 per month. Night time cleaning service \$1,800-\$2,300 per month*
- 3) Fire and security monitoring company.
- 4) Annual life safety inspection, and repairs. *250-500*
- 5) Unknown plumbing, electrical, heating and cooling repairs. *20K-25K per year*

Estimated annual building operating expenses. *Total \$53,850-\$71,100*

# Austin Gymnasium Task List

## Cost Summary

Cost to Open	\$68,500
Annual Cost to operate	\$71,000
Year one repairs	<u>\$58,000</u>
Expenses for 2020-21 total	<b>\$197,500</b>
Gym HVAC installation	\$63,000
R&M through 2025	\$367,000
Estimated Operating Cost 2022-2025	<u>\$300,000</u>
Grand Total Operations and R&M 2021-2025	<b>\$927,500</b>
Demolition Cost for the Gymnasium only	\$18,000