

MEMORANDUM

To: Mayor and City Council
From: Carl Thomas, Stormwater Manager
Date: May 24th, 2021
Subject: **Memorandum – Funding Authorization for Phase Two of 1370 Center Drive Emergency Stormwater Repairs**

ITEM DESCRIPTION

Approval of Funding for Phase Two of Stormwater Pipe Repairs at **1370 Center Drive**. Estimated cost, including a 20% contingency, is **\$210,422.28**.

BACKGROUND

This memo outlines a two-part storm repair that started in the Fall of 2019. The storm system originates on Center Drive, continues through the Dunwoody Center Phase II Condominium parking lot, and exits into a regional detention pond currently owned by the City.

The second phase of the project was planned for the 3rd quarter of 2021 but rescheduled to an immediate repair when City staff identified severe structural failures in the storm system while performing site inspections with potential contractors on 5/5/2021. It appears that recent heavy rain washed out enough of the subgrade to collapse a portion of a 48-inch corrugated metal pipe (CMP) on the SE corner of the parking lot, producing a 5-10 foot deep sinkhole. If conditions worsen, there is also a threat to the adjacent sanitary sewer and the remainder of the parking lot.

Storm repairs on commercial property do not routinely qualify for approval based on the City's Extent of Service (EOS) maintenance policy. However, staff located a final plat signed by DeKalb County in 1981 that dedicated the storm system to DeKalb County and found no documentation that the County transferred ownership to Dunwoody Center Condominiums after its development in 1983. Based on these circumstances, the City has come to terms with a one-time maintenance agreement for repairs to the infrastructure located on the Dunwoody Center property.

Recommended repairs include:

- Dig & Replace +/-20 linear feet (LF) of 48-inch CMP
- Repair 310 LF of 48" CMP and 60 LF of 15" CMP with Cured In Place Pipe (CIPP)
- Remove & Replace 200 square foot section of asphalt
- Repair voids in pipe invert with flowable fill prior to lining

Funds have been set aside for this project in the FY2021 Stormwater Repairs and Maintenance Budget.

RECOMMENDED ACTION

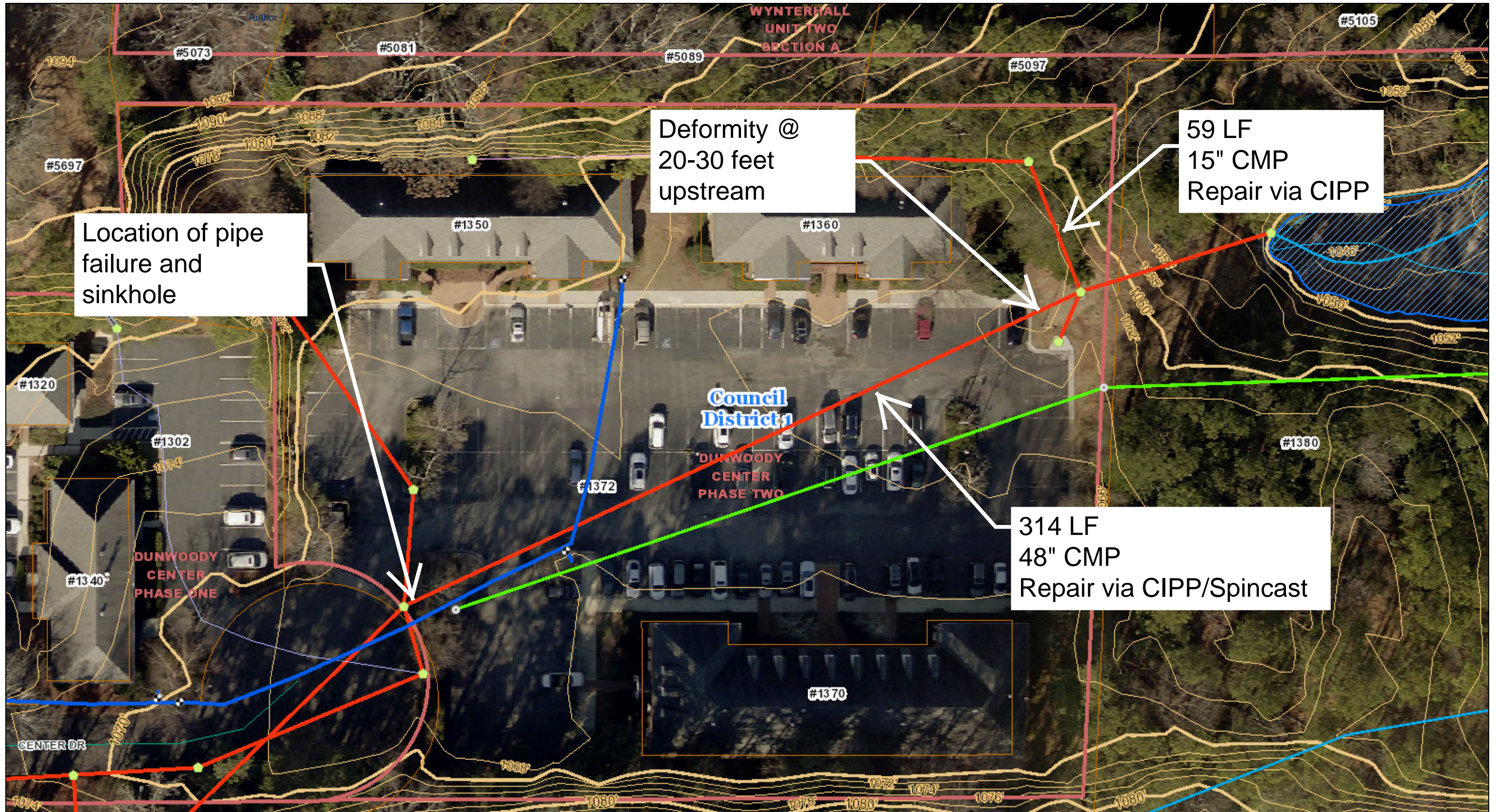
Staff recommends approving \$210,422.28 in funding for Stormwater Pipe Repairs at 1370 Center Drive.

5-10 foot deep sinkhole



48-inch CMP collapse with severe water sagging



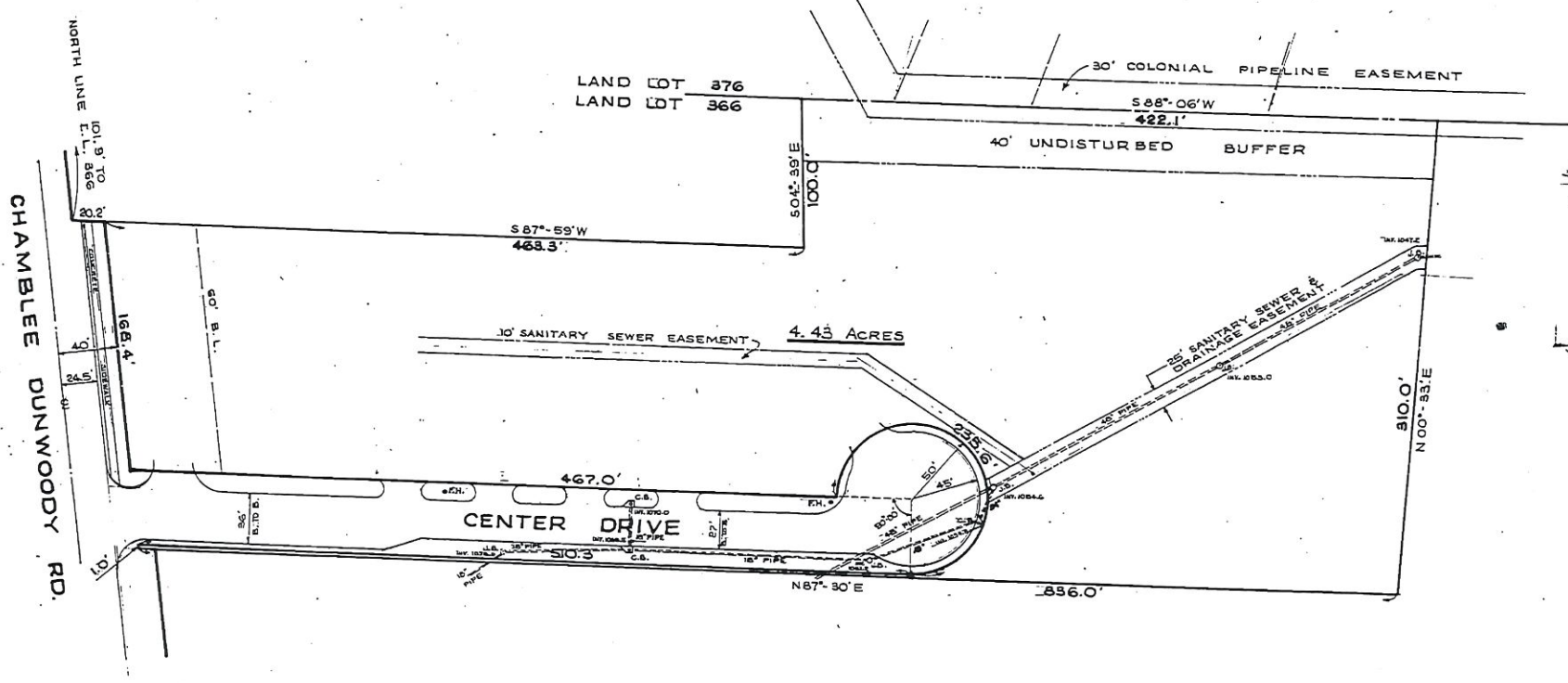


The City of Dunwoody does not warrant the accuracy or currency of the map provided and does not guarantee the suitability of the map for any purpose, expressed or implied.

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Filed and Recorded in Plat Book 93 Page 110, This 28 day
of Oct, 1981, At 3:04 P.M. Whitfield C. Smith Clerk.

WYNTERHALL UNIT TWO, SECTION 'A'



**STATE OF GEORGIA
DEKALB COUNTY**

I, **JIM COWART, INC.**, THE OWNER OF THE LAND, SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED DO HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY SHOWN HEREON IN FEE SIMPLE TO DEKALB COUNTY AND FURTHER DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED.

IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES DEKALB COUNTY FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON, THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS DRAINS, CULVERTS, AND BRIDGES WITHIN THE PROPOSED RIGHT-OF-WAY SHOWN; ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS.

AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT DEKALB COUNTY SHALL NOT BE LIABLE TO HIM, HIS HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREET, CULVERTS, CURBS OR SIDEWALK, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS 23RD DAY OF SEPTEMBER, 1981

JIM COWART, INC.
James H. Cowart, President
1733 MT. VERNON ROAD
DUNWOODY, GA. 30338
PHONE 394-0210

ATTEST:
Richard C. Wernick, Secretary
CORPORATE SECRETARY
RICHARD C. WERNICK

Margere O. Johnson
WITNESS

NOTE: 10' D.E. between all lots 447 along perimeter boundary lines of subdivision except where shown otherwise.

THIS PLAT IS CERTIFIED AS BEING IN ORDER FOR APPROVAL OF THE CHAIRMAN, BOARD OF COMMISSIONERS OF DEKALB COUNTY, GA., SAID CERTIFICATION BEING SUBJECT TO PROVISIONS AND QUALIFICATIONS SHOWN HEREON.

THIS 21ST DAY OF OCTOBER, 1981
M. E. Ruppe
DIRECTOR OF DEVELOPMENT

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF DEKALB COUNTY, GEORGIA, AND IS APPROVED BY SUCH COMMISSION. DATED THIS 24TH DAY OF OCTOBER, 1981

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 1 MINUTE PER ANGLE POINT, AND WAS ADJUSTED USING LATITUDES AND DEPARTURES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET

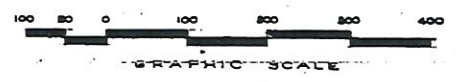
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

BY: *M.C. Baggett* SECRETARY

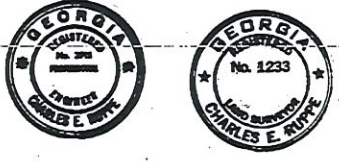
DUNWOODY CENTER
A JIM COWART INC., DEVELOPMENT

LAND LOT 366 18TH DISTRICT
DEKALB COUNTY GEORGIA
SCALE 1"=50' SEPT. 22, 1981

THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE CHAIRMAN, BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA, AND IS APPROVED. DATED THIS 22ND DAY OF OCTOBER, 1981



M. E. Ruppe (Seal)
CHAIRMAN, BOARD OF COMMISSIONERS
DEKALB COUNTY, GEORGIA
MANUEL J. MALONE
DeKalb County
Contract No. 31222

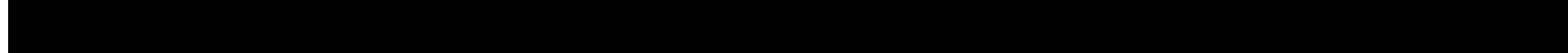


RUPPE ENGINEERING CO.
1733 MT. VERNON ROAD
DUNWOODY, GEORGIA

CITY OF DUNWOODY RFP 18-04 STANDBY STORMWATER REPAIR UNIT PRICE CONTRACT

SOUTHERN PREMIER CONTRACTORS, INC.

PROJECT LOCATION:	1372 Center Drive, Dunwoody
PREPARED BY:	M. Massey
DATE ESTIMATE PREPARED:	4/28/2020
TOTAL ESTIMATE	\$ 175,351.90
20% CONTINGENCY	\$ 35,070.38
GRAND TOTAL OF ESTIMATE	\$ 210,422.28



Scope of Work:
Uncover Buried JB 4357-63-5513 & Raise to Grade
Uncover Buried JB2 (in parking lot) & Raise to Grade
Remove Top & JB3 for Lining Access
Remove & Replace Solid Top @ Y11
Remove & Replace Section of Pipe 1 48" x 20lf
Remove & Replace Section of Asphalt @ Pipe 1 & JB2
Internal Pipe Point Repairs @ Pipe 1 & Pipe 6
Flowable Fill as Needed prior to Lining @ Pipe 1 & Pipe 6
Grout CIPP Ends to Structures
Landscape Disturbed Areas
Lining Pipes:
Pipe 1 - 48" x 164lf
Pipe 2 - 48" x 151lf
Pipe 3 - 15" x 59lf

Item#	Item	Quantity	Unit	Unit Price	Total Cost
1ND	Mobilization	1	EA	\$ 1,500.00	\$ 1,500.00
5ND	Traffic Control Minor 2 – Includes Cones and Signage	4	Per Day	\$ 1,000.00	\$ 4,000.00
7ND	TV Storm Lines (includes DVD & Report)	402	LF	\$ 2.00	\$ 804.00
28ND	15" PIPE - Cleaning 25% full or greater	59	LF	\$ 4.75	\$ 280.25
31ND	24" PIPE - Cleaning 25% full or greater	28	LF	\$ 5.50	\$ 154.00
35ND	48" PIPE - Cleaning 25% full or greater	315	LF	\$ 12.75	\$ 4,016.25
52ND	48" SRCMP	20	LF	\$ 56.12	\$ 1,122.40
77ND	Invert >8.1' to 12'	20	LF	\$ 50.00	\$ 1,000.00
127ND	48" Diameter	307	LF	\$ 55.00	\$ 16,885.00

136ND	48" Diameter	20	LF	\$ 150.00	\$ 3,000.00
194ND	4' Dia. Pedestal Top with Inlet Frame and Grate	1	EA	\$ 950.00	\$ 950.00
205ND	4'x4' Precast Top w/ MH Ring and Cover	2	EA	\$ 600.00	\$ 1,200.00
206ND	5'x5' Precast Top w/ MH Ring and Cover	1	EA	\$ 675.00	\$ 675.00
209ND	Invert Installation, 4' Diameter	1	EA	\$ 250.00	\$ 250.00
210ND	Invert Installation, 5' Diameter	3	EA	\$ 300.00	\$ 900.00
214ND	Uncover Buried Junction Box (4'-7.9')	1	EA	\$ 500.00	\$ 500.00
221ND	15" Grout Each End to Structure	2	EA	\$ 150.00	\$ 300.00
229ND	48" Grout Each End to Structure	4	EA	\$ 275.00	\$ 1,100.00
234ND	Grout all joint, cracks & holes, in structures, complete (structures 8' deep or less)	1	EA	\$ 500.00	\$ 500.00
235ND	Grout all joint, cracks & holes, in structures, complete (structures greater than 8' deep)	3	EA	\$ 900.00	\$ 2,700.00
237ND	15" PIPE - 7.5mm (.2953")	59	LF	\$ 70.00	\$ 4,130.00
244ND	48" PIPE - 21.0mm (.8268")	315	LF	\$ 250.00	\$ 78,750.00
254ND	Additional Cost Per 1.5mm (.0591") Thickness - 15" PIPE	118	LF	\$ 3.00	\$ 354.00
261ND	Additional Cost Per 1.5mm (.0591") Thickness - 48" PIPE	1260	LF	\$ 10.00	\$ 12,600.00
270ND	Inversion Setup Charge 15"- 36" CIPP	1	EACH	\$ 1,500.00	\$ 1,500.00
271ND	Inversion Setup Charge 42"- 60" CIPP	2	EACH	\$ 4,000.00	\$ 8,000.00
348ND	Curb & Gutter 6"x24"x12" High Back	50	LF	\$ 30.00	\$ 1,500.00
355ND	Graded Aggregate Base	54	Ton	\$ 45.00	\$ 2,430.00
357ND	Asphaltic Concrete Binder Course	6	Ton	\$ 130.00	\$ 780.00
358ND	Asphaltic Concrete Surface Course	5	Ton	\$ 140.00	\$ 700.00
363ND	Tree Removal 13"-23"	2	EA	\$ 775.00	\$ 1,550.00
368ND	Haul-In Structural Fill Material	51	CY	\$ 25.00	\$ 1,275.00
369ND	Haul-Off Soil Material	102	CY	\$ 30.00	\$ 3,060.00
370ND	Finish Grading	90	SY	\$ 3.00	\$ 270.00
393ND	Pine Straw	45	SY	\$ 2.00	\$ 90.00
400ND	Shrub Replacement: 3 gallon, installed	14	EA	\$ 89.00	\$ 1,246.00
406ND	Connect to Existing Structures	1	EA	\$ 750.00	\$ 750.00
409ND	Removal of Existing Drainage Structure	4	EA	\$ 800.00	\$ 3,200.00
410ND	Remove Existing Pipe all Types and Sizes	20	LF	\$ 40.00	\$ 800.00
411ND	Saw Cut Existing Pavements	200	LF	\$ 3.00	\$ 600.00
412ND	Stone #57	162	TON	\$ 40.00	\$ 6,480.00
418ND	Bypass pumping setup-equipment and hose placement	1	EA	\$ 750.00	\$ 750.00
420ND	6" Pumping Operation Time	20	HR	\$ 60.00	\$ 1,200.00
433ND	Adjust Manhole Cover in Pavement (complete, includes removal or modification of old structure top)	1	EA	\$ 1,500.00	\$ 1,500.00
	TOTAL ESTIMATE				\$ 175,351.90
	20% Contingency				\$ 35,070.38
	Grand Total of Estimate				\$ 210,422.28