

To: Mayor and City Council

From: Brent Walker, Parks and Recreation Director

Date: February 28, 2022

Re: Contract Approval for the Construction of Perimeter Center East Park

Action

Authorize the mayor, city manager, or designee to execute all documents necessary and proper to enter into contracts for the construction of Perimeter Center East Park.

Summary

The City solicited proposals from qualified vendors to provide construction services, geotechnical/testing services and construction management services for the construction of Perimeter Center East Park.

Details

An invitation to bid was issued in January and the City received proposals on February 14th for the construction services of Perimeter Center East Park, Integrated Construction and Nobility is the apparent low bidder at \$2,564,220.33. Staff have contacted references and all have given a positive referral for similar work. Integrated Construction is also the contractor that built Pernoshal Park, the Dunwoody Trailway section between Brook Run Park and Pernoshal Park and also the Perimeter Center Connector Bridge at the park location.

Staff also received a quote from Comprehensive Program Services for project management services and a quote from Nova Engineering for geotechnical and testing services. Nova is an on-call provider to the City for these types of services.

Attached is a copy of the quote amounts received.

Recommendation

Staff will return at the March 14th meeting to request Council authorize the mayor, city manager, or designee to execute all documents necessary and proper to enter into contracts for the construction of Perimeter Center East Park with Integrated Construction and Nobility in an amount not to exceed \$2,820,643, Comprehensive Program Services in an amount not to exceed \$82,500 and with Nova Engineering in an amount not to exceed \$45,000. The total request for the project is \$2,948,143. Funding is set aside in the ARP Fund with a total project budget of \$3,000,000. All contracts include a ten percent contingency.

ITB 22-02 Bids Received

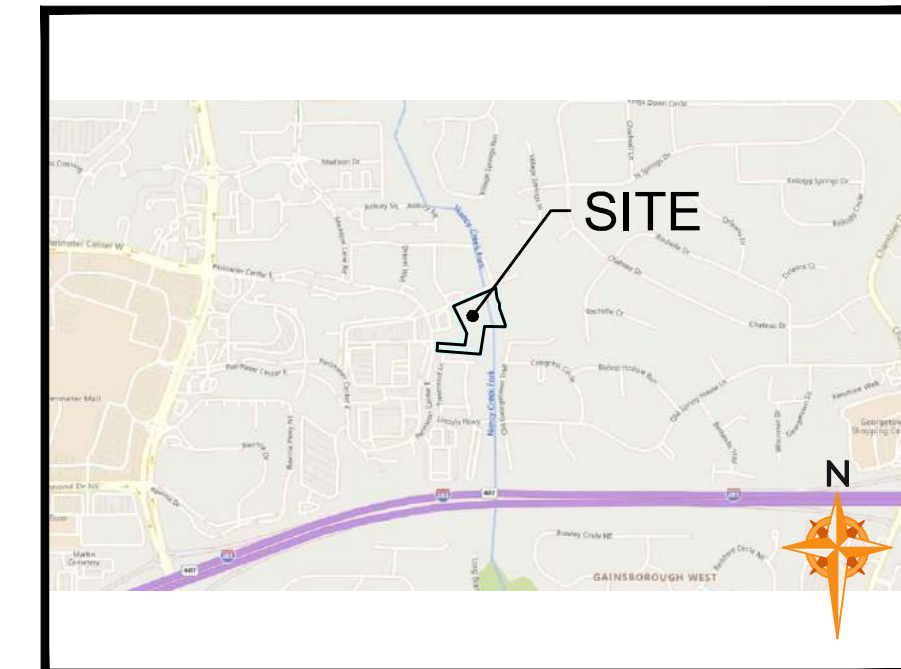
Integrated Construction and Nobility	\$2,564,220.33
Multiplex LLC	\$2,800,000
Magnum Contracting LLC	\$2,999.762
Triscapes Inc.	\$3,179,385.67

Project Management Services

Comprehensive Program Services	\$75,000
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Geotechnical and Testing Services

Nova	\$ 39,960
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LOCATION MAP NOT TO SCALE

SITE AREA DEMISE

TRACT 1	1.348 ± AC.
TRACT 2	2.989 ± AC.
TRACT 3	2.296 ± AC.
SITE AREA	6.633 ± AC.

NOTE: THIS CHART IS FOR CONCEPTUAL PURPOSES ONLY. ACREAGE ARE APPROXIMATE AND MAY VARY DEPENDING ON ACTUAL BOUNDARY SURVEY.

PARKING CALCULATIONS

REQUIRED PARKING	SPACES
ONSITE PARKING	21 SPACES
OFFSITE PARKING	16 SPACES
TOTAL PARKING	37 SPACES

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB & GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
- ALL CURBED RADII ARE TO BE 3' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 3'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- TOTAL LAND AREA IS 6.633± ACRES.
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE WORK SPECIFICATIONS".
- REFER TO ELECTRICAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- ALL BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN WAS TAKEN FROM A SURVEY BY PLANNERS AND ENGINEERS COLLABORATIVE DATED 08/21/2020.
- A PORTION OF THE PROPERTY LIES IN A 100-YEAR FLOODPLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL 130892002K DATED 08/15/2019.
- THE CURRENT ZONING OF ALL PROPERTY SHOWN FOR DEVELOPMENT IS "O-I". ADJACENT PROPERTY ZONED AS SHOWN.
- ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. THE GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

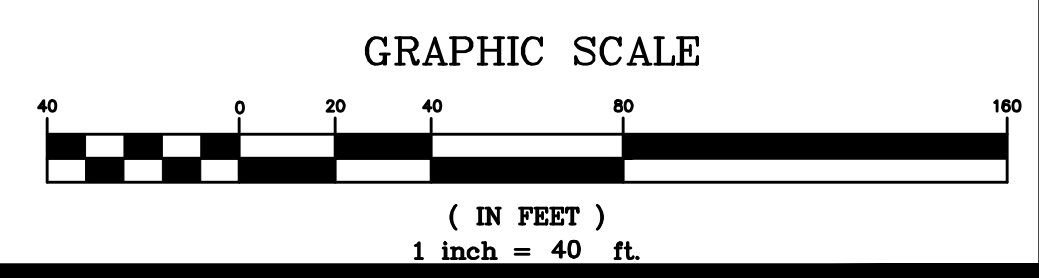
TRAIL NOTE

TRAIL ALIGNMENT SHOWN IS FOR BUILDING PURPOSES ONLY. BASIS OF TRAIL DESIGN HAS BEEN DEVELOPED BY USING SURVEYED TOPOGRAPHY, AND APPLYING DESIRED HIKING TRAIL DETAILS AND GRADIENTS. ALL LAYOUT AND FINAL TRAIL ALIGNMENTS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. SEE SHEET L-7 FOR MORE DETAIL.

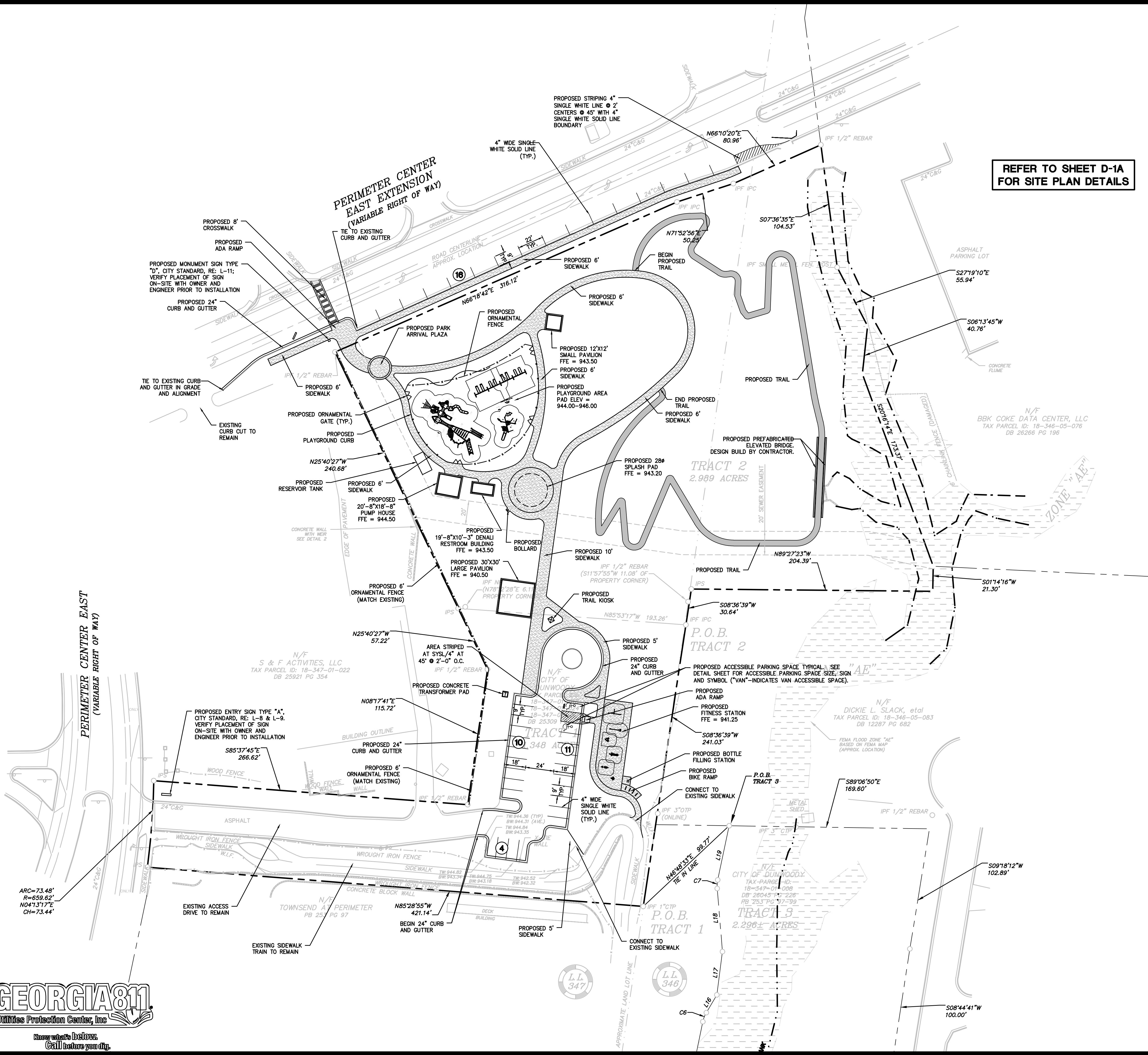
LEGEND FOR PROPOSED IMPROVEMENTS

- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED PARKING SPACES
- STANDARD DUTY ASPHALTIC PAVEMENT
- PROPOSED TRAIL
- PROPOSED SIDEWALK

SITE PLAN



REFER TO SHEET D-1A FOR SITE PLAN DETAILS



GSWCC# 10882 EXP: 05/24/2024

Project Title
PERIMETER CENTER EAST PARK
CITY OF DUNWOODY, GEORGIA
4800 ASHFORD DUNWOOD RD
DUNWOODY, GA 30338

REVISIONS	BY

DRAWN BY DMN
 CHECKED BY CLM
 DATE: 11/01/2021
 SCALE: 1" = 40'
 JOB No. 20-LD-025 / 061694.00
 SHEET NUMBER

C-1

100% CONSTRUCTION DOCUMENTS

USER: 6674 - Nov 01, 2021 - 3:17pm
Z:\All Project Data\Projects\2020\20-LD-025 Perimeter Center Park, Dunwoody, GA\LD\Production\Drawings\20-LD-025 MAIN.DWG - LAYOUT: C-1 REVISION: -----





January 24, 2022

Mr. John Gates
City Procurement Manager
City of Dunwoody
 4800 Ashford Dunwoody Road
 Dunwoody, Georgia 30338

**Re: City of Dunwoody Perimeter Center East Park Project
 Program Management Services Proposal**

Dear Mr. Gates,

CPS appreciates the opportunity to continue our working relationship with Dunwoody through this proposal to provide Program Management services for the above referenced Project. We have outlined below our scope of services as well as our fees to manage this Project through completion. For clarity, CPS will manage this Project exactly how we managed the Brook Run Park Project.

Project Scope

- 1 Management of all project team member's contracts on the project.
- 2 Conduct all Meetings for the Owner including bi-weekly meetings on site.
- 3 Budget and Contingency management and advisement on all Change Orders, Amendments, and other encumbrances.
- 4 Schedule management through Project Completion.
- 5 Review and approval of all Invoices and Pay Applications through the end of the project.
- 6 Management of the selection, procurement, and installation of Furniture, Fixtures and Equipment not included within the Bid Documents.
- 7 Management of the Closeout process, ensuring all activities are completed in a timely manner, including Final Clean, Punchlist, Permits and Operational Certificates, Training, and Turnover of Attic Stock, Warranties, Operations & Maintenance Manuals, etc.
- 8 Monthly Project Update Reporting and presentation to Dunwoody City Staff, Mayor and Council, as needed.

Fee Proposal

Our lump sum fee for managing the Project is \$75,000 with work starting immediately. We understand the construction schedule provides for (180) days after official "Notice to Proceed" although we will manage the close-out and one-year warranty period after completion. This is not inclusive of minor reimbursables, such as any printing that may be required.

3368 HARDEE AVENUE
 ATLANTA, GEORGIA 30341
 PHONE (770) 451-7670 FAX (770) 451-7672

This is our understanding of the services required. We sincerely appreciate the opportunity to continue our wonderful working relationship with the City of Dunwoody and are available to address any questions regarding this proposal.

Sincerely,

Comprehensive Program Services, Inc.



Eric Johnson
Program Manager

Cc: Steve Mauro, CPS
Megan Kocikowski, CPS
Jalen Johnson, CPS



Estimated Costs
Special Inspections, Construction Materials Testing & Engineering Services
Perimeter Center East Park

NOVA Proposal Number

Activity	Unit Rate	Comments	Proposed Units	Cost Proposed
1 Site Preparation, Grading, Utility Excavations, Backfill, Subgrade and Asphalt Paving (Part Time During Construction)				
ICC Soil Inspector	\$60.00	HR Estimated 16 Weeks at avg. 20 hrs./wk.	320.00	\$19,200.00
Laboratory Standard Proctor Test (Soils)	\$120.00	EA Estimated 2 Proctors	2.00	\$240.00
Laboratory Modified Proctor Test (GAB)	\$145.00	EA Estimated 1 Proctor	1.00	\$145.00
Mileage	\$0.00	EA trips	0.00	\$0.00
			Sub Total:	\$19,585.00
2 Conventional Shallow Foundations and Subgrade Observations				
Project Engineer for Foundation Observation	\$80.00	HR Estimated 10 visits at avg. 4 hrs./visit	40.00	\$3,200.00
Mileage	\$0.00	EA trips	0.00	\$0.00
			Sub Total:	\$3,200.00
3 Structural Concrete and Reinforcing Steel Inspections, Sampling and Testing				
ICC Reinforced Concrete Special Inspector	\$60.00	HR Estimated 25 visits at avg. 4 hrs./visit	100.00	\$6,000.00
Compressive Strength Testing Cylinders	\$12.00	EA Estimated 25 set of 5 Cylinders	125.00	\$1,500.00
Cylinder Pick Up-Transportation and Log In	\$100.00	EA 25 trips	25.00	\$2,500.00
Mileage	\$0.00	EA trips	15.00	\$0.00
			Sub Total:	\$10,000.00
4 Structural Masonry Inspection, Sampling and Testing				
ICC Masonry Special Inspector	\$60.00	HR Estimated 2 weeks at avg. 20 hrs./week	40.00	\$2,400.00
Grout Prism for Compressive Strength Testing	\$15.00	EA Estimated 3 set of 3 Prisms	21.00	\$315.00
Mileage	\$0.00	EA 0 trips	6.00	\$0.00
			Sub Total:	\$2,715.00
5 Asphalt Core Thickness and Densities				
Asphalt Coring and Drilling	\$250.00	HR Estimated 1 visits lump sum per event	1.00	\$250.00
Asphalt Cores Thickness and Densities	\$24.00	HR Estimated 15 cores	15.00	\$360.00
Mileage	\$0.00	EA 1 trips	0.00	\$0.00
			Sub Total:	\$610.00
6 Project Management & Engineering Consultation				
Project Manager	\$110.00	HR Estimated 35 hours	35.00	\$3,850.00
			Sub Total:	\$3,850.00
Total Budget Estimate:				\$39,960.00

NOTES:

1. Budget estimate based on the plans provided and our experience with previous similar projects.
2. Budget estimate does not include cost for retesting failing items or standby costs due to delays during construction
3. Any addition services will be base off our hourly rate in accordance with the attached schedule of fees