



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

**MEMORANDUM**

**To:** Mayor and City Council  
**From:** Michael Smith, Public Works Director  
**Date:** July 24, 2023  
**Subject:** **Approval of a Contract with DeNyse Companies for Gateway Sign Construction**

**ACTION**

Staff requests authorization for the Mayor, City Manager, or designee to execute all documents necessary and proper for a construction contract with DeNyse Companies, Inc. in the amount of \$1,035,316 for gateway sign construction at 16 locations and to amend the Budget as detailed in this Memo.

**SUMMARY**

Discover Dunwoody hired TSW in 2019 to develop plans for gateway and wayfinding signage throughout the city. In December 2020, the City Council approved the plan and sign design concepts (see attached) and, in 2022, allocated \$500,000 in American Rescue Plan Act (ARPA) funds towards sign design and installation.

TSW completed the final construction plans earlier this year and the city issued an Invitation to Bid (ITB 23-04) for a contractor to fabricate and install signs at 16 locations (see attached map). A single bid was submitted, possibly due to the specialized nature of the work. The bid submitted by DeNyse Companies, Inc. provides a cost for each sign location and totals \$1,035,315.69 for all 16 locations, which is below the architect’s estimate.

**DETAILS**

The sign styles and locations were developed by TSW in 2020 through a collaborative process involving Discover Dunwoody, the Perimeter Community Improvement District (PCID) and the City Council. The chosen design consists of a mix of horizontal and vertical monument signs with granite veneer bases and “Dunwoody” spelled out in letters constructed of stainless steel and translucent acrylic panels that are internally lit. The 16 proposed sign locations cover all of the major entrances to the city. At the Perimeter Center Parkway location, the letters will be attached to an existing retaining wall bordering the road.

The total construction cost including a small contingency is projected to be \$1.17 million. Funding for this project is identified below:

Source	Project	Amount	
ARPA I	Wayfinding Signage	\$390,000	(1)
CARES II	Wayfinding Signage	\$81,868	(2)



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<b>General Capital Projects</b>	Dunwoody Gateway Marker Installation	\$120,000	(3)
<b>Outside Sources</b>	Wayfinding Signage	\$150,000	(4)
<b>Hotel/Motel Fund</b>	Wayfinding Signage	\$100,000	(5)
<b>Fund Balance within General Fund</b>		\$328,132	(6)
<b>Total</b>		\$1,170,000	

Notes:

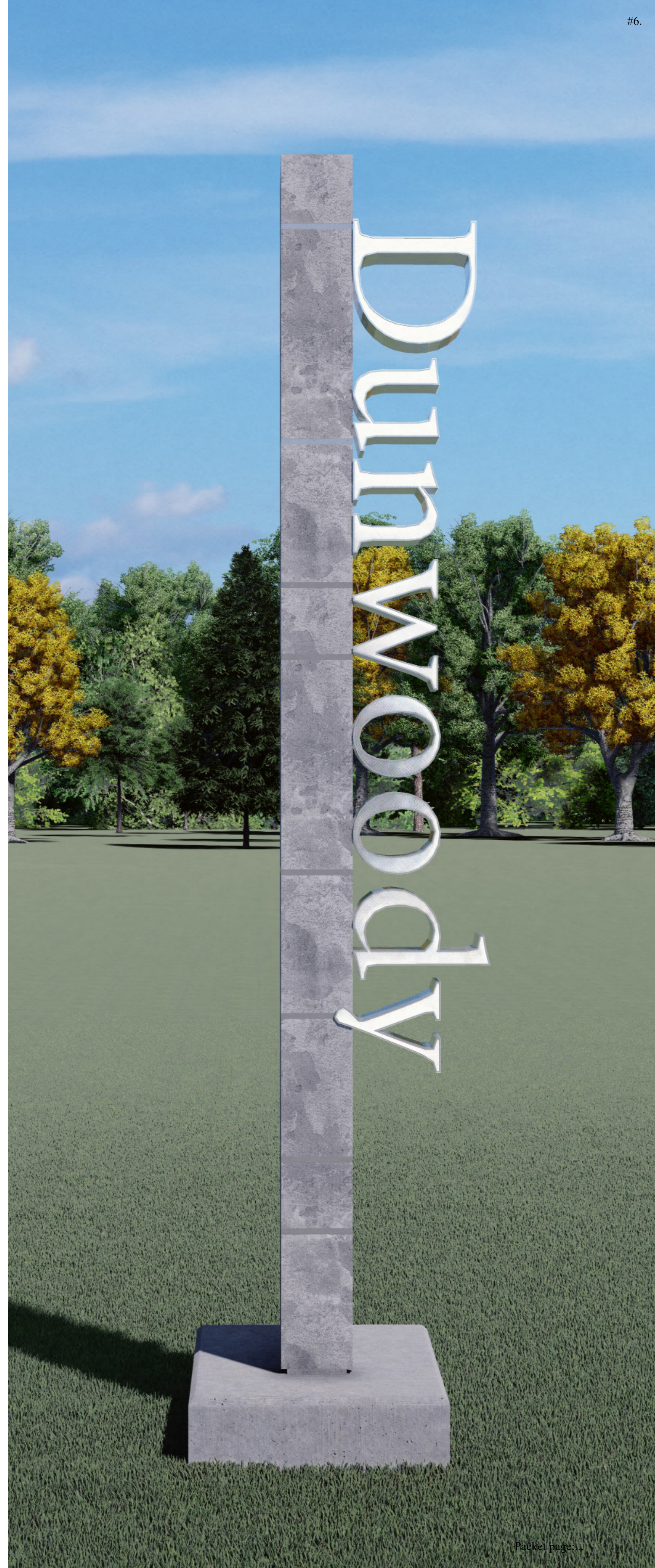
- (1) Remaining budget of the \$500,000 total approved within the ARPA I fund for Wayfinding Signage.
- (2) Closing out of several finished CARES II projects (City Supplies/Services, Dunwoody Edge City, Al Fresco Grants, and Brook Run Security Lights) and establishing a new Wayfinding Signage project within the fund.
- (3) Utilize the remaining budget available within project #21B (Dunwoody Gateway Marker Installation) in the General Capital Projects Fund.
- (4) Expected contribution from the PCID.
- (5) Utilize Hotel/Motel fund balance to establish a new Wayfinding Signage project within the fund.
- (6) Remaining amount to be funded by a one-time use of fund balance from the General Fund. Note that this will increase 2023 budgeted use of fund balance to \$836,970. However, available fund balance will still be above eight months.

DeNyse has indicated that it will take about 6 weeks to complete shop drawings for the signs and begin construction.

**RECOMMENDED ACTION**

Staff requests authorization for the Mayor, City Manager, or designee to execute all documents necessary and proper for a construction contract with DeNyse Companies, Inc. in the amount of \$1,035,316 for gateway sign construction at 16 locations and to amend the Budget as detailed in this Memo.

**GATEWAY  
SIGNAGE**



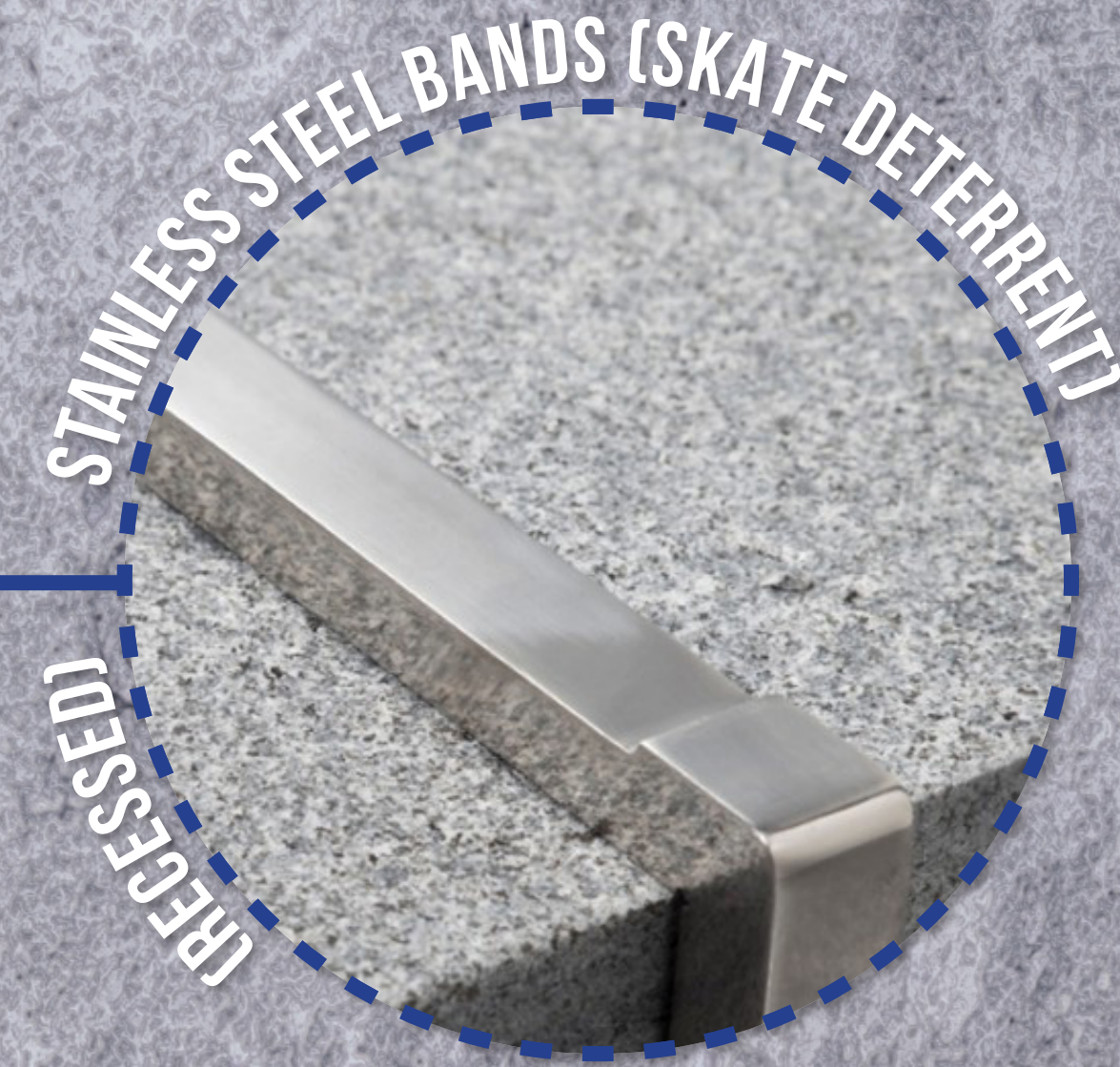
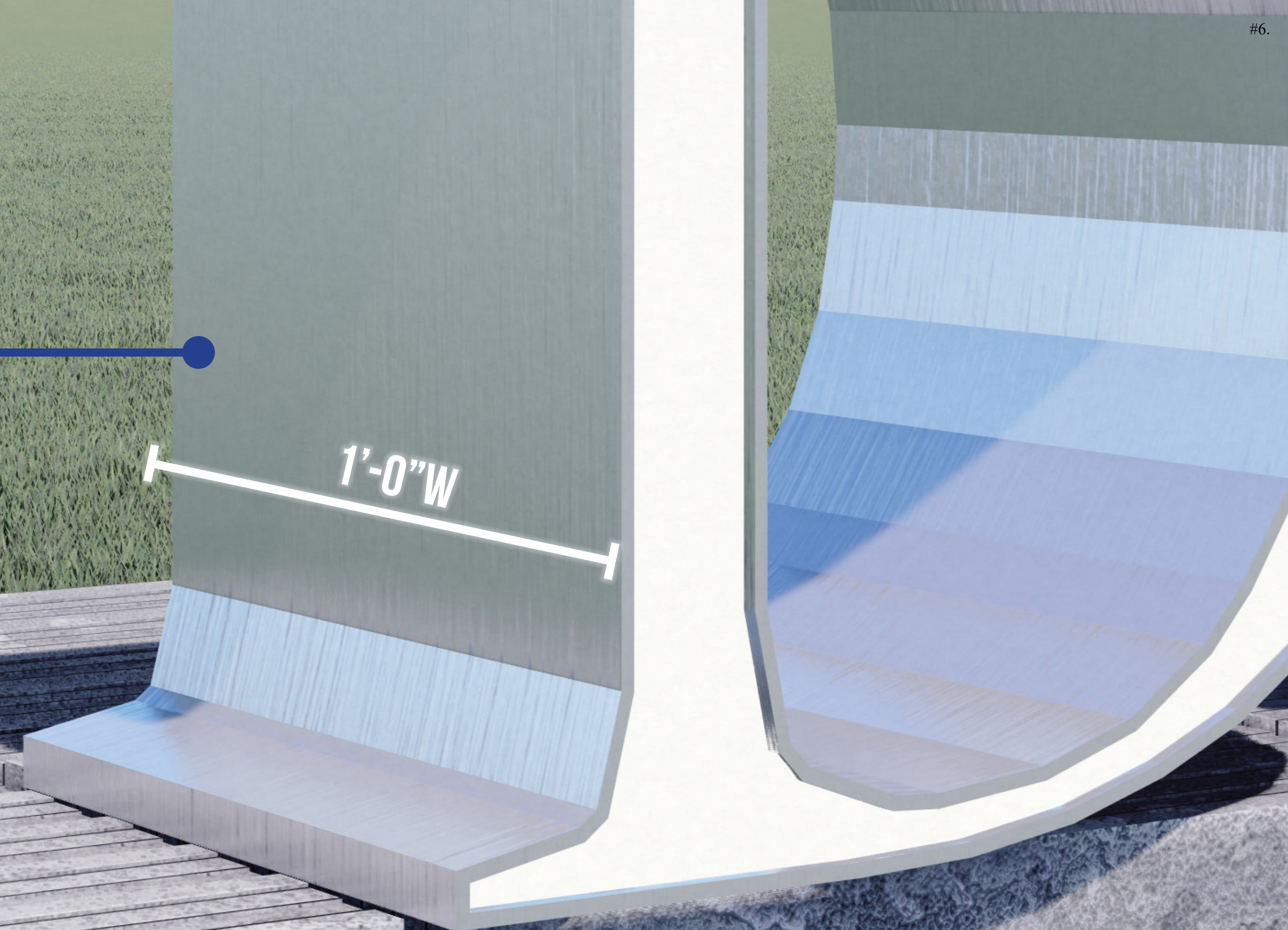
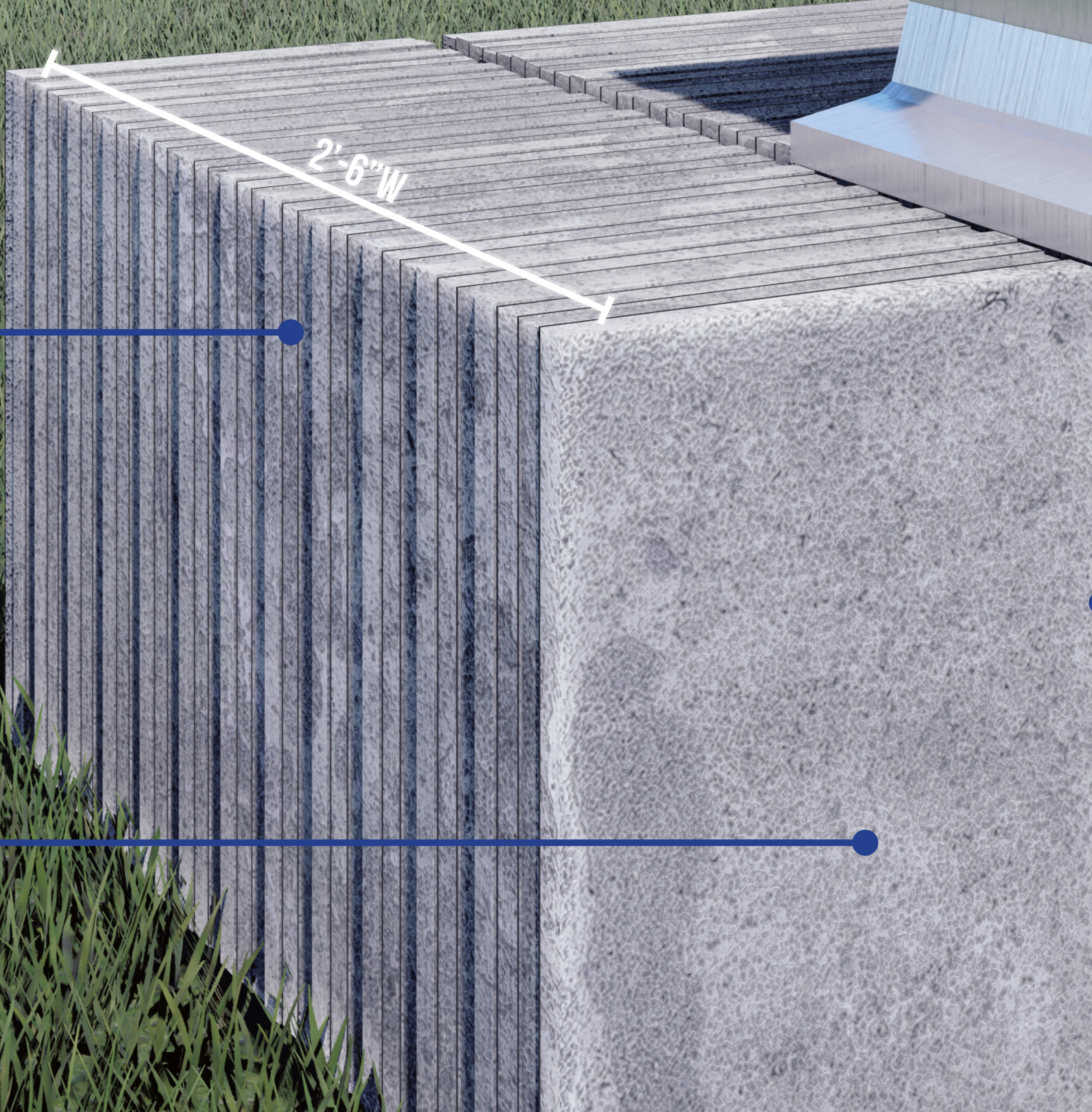
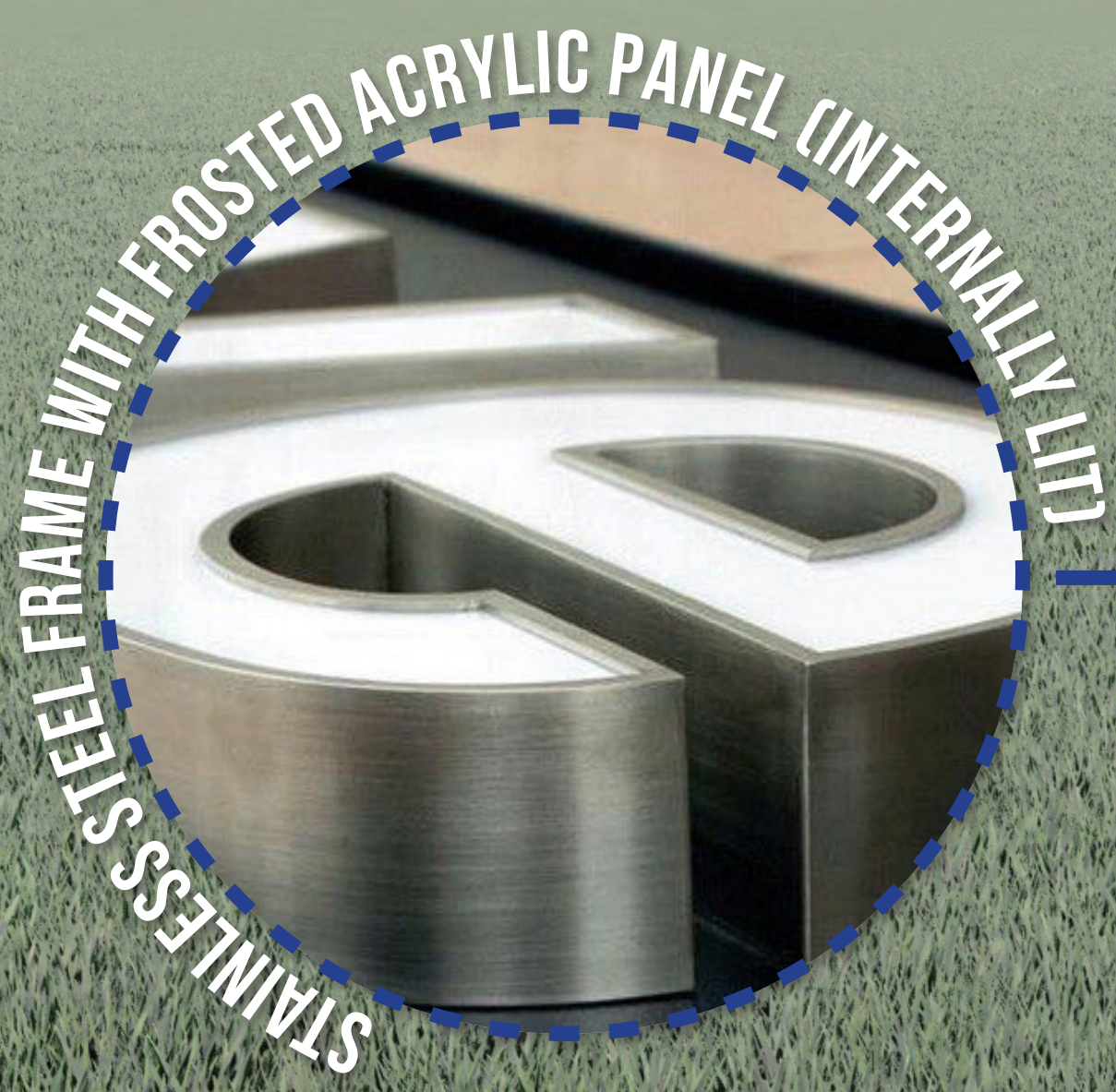
QUANTITY:  
ESTIMATED COST (EACH):



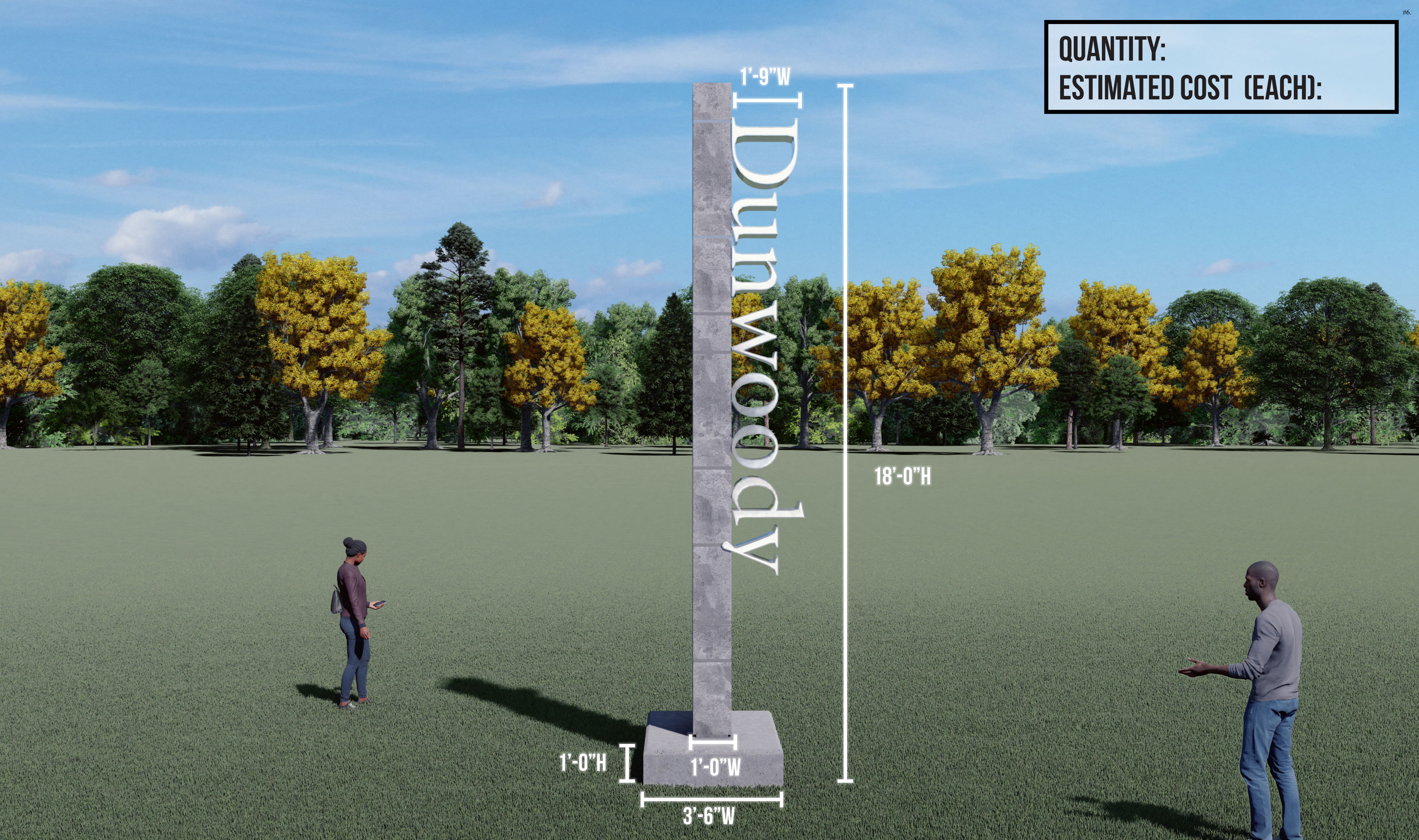
1'-10" H

1'-6" H

18'-0" W



**QUANTITY:**  
**ESTIMATED COST (EACH):**



1'-9"W

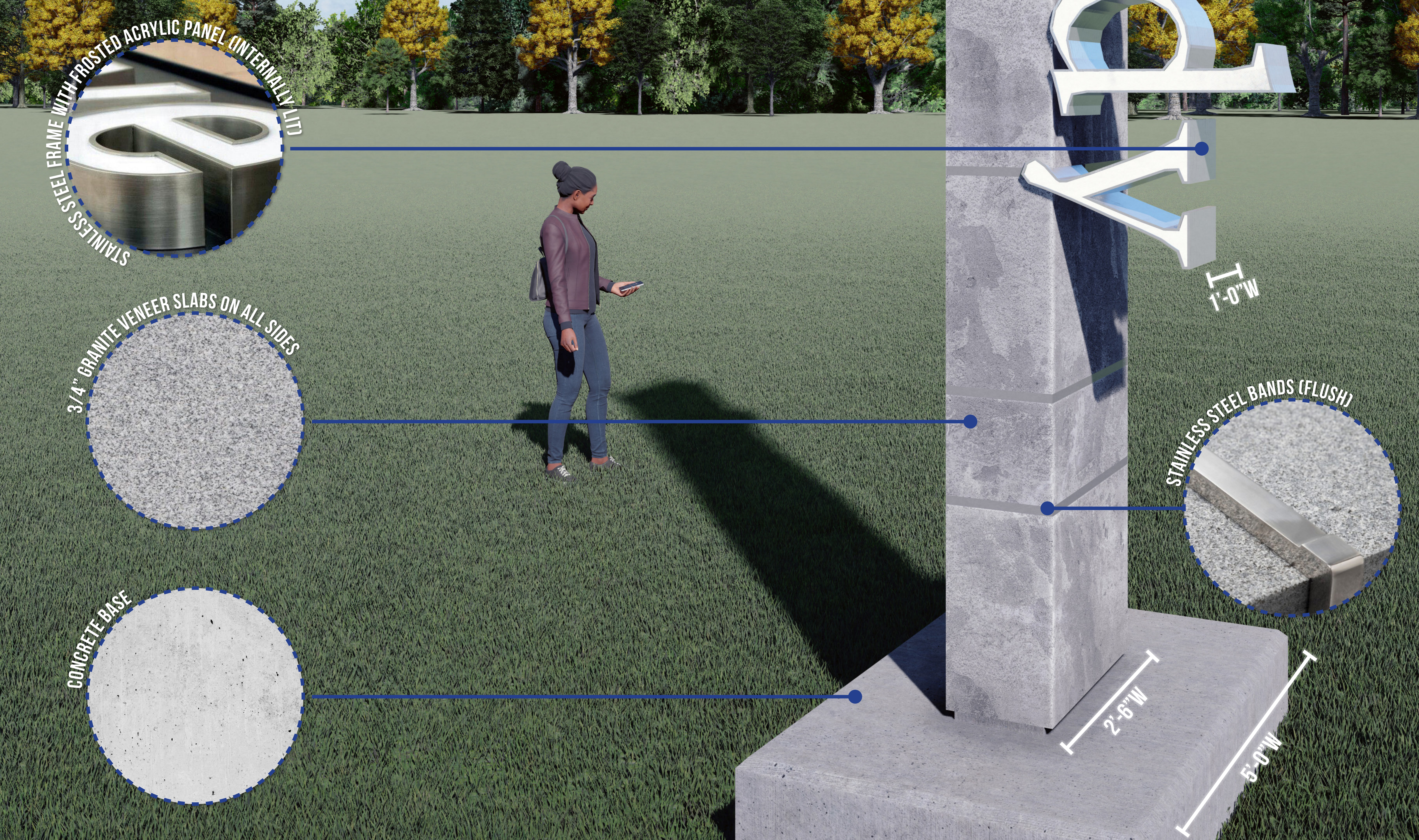
Dunwoody

18'-0"H

1'-0"H

1'-0"W

3'-6"W



STAINLESS STEEL FRAME WITH FROSTED ACRYLIC PANEL INTERNALLY LID

3/4" GRANITE VENEER SLABS ON ALL SIDES

CONCRETE BASE

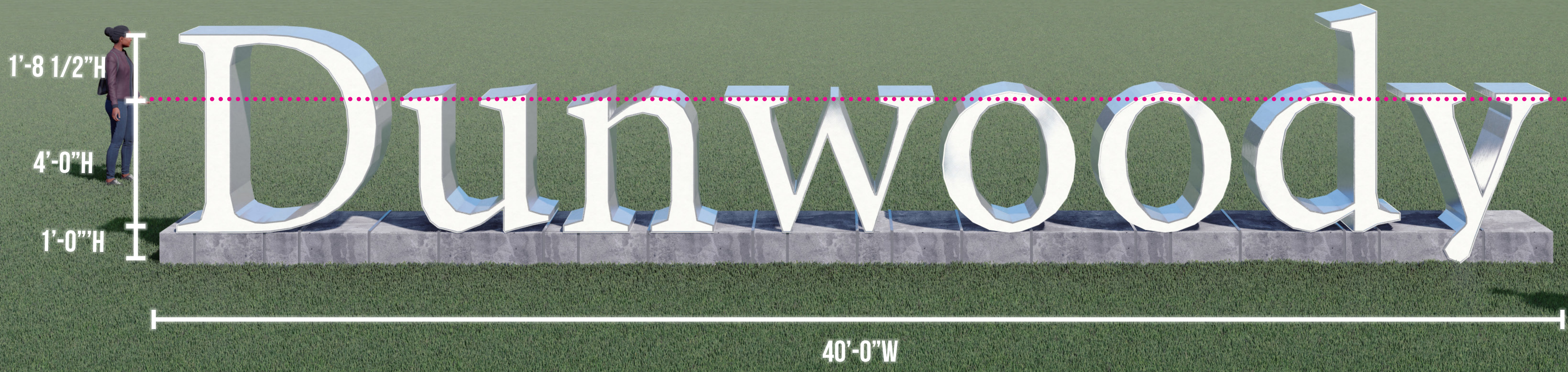
1'-0" W

STAINLESS STEEL BANDS (FLUSH)

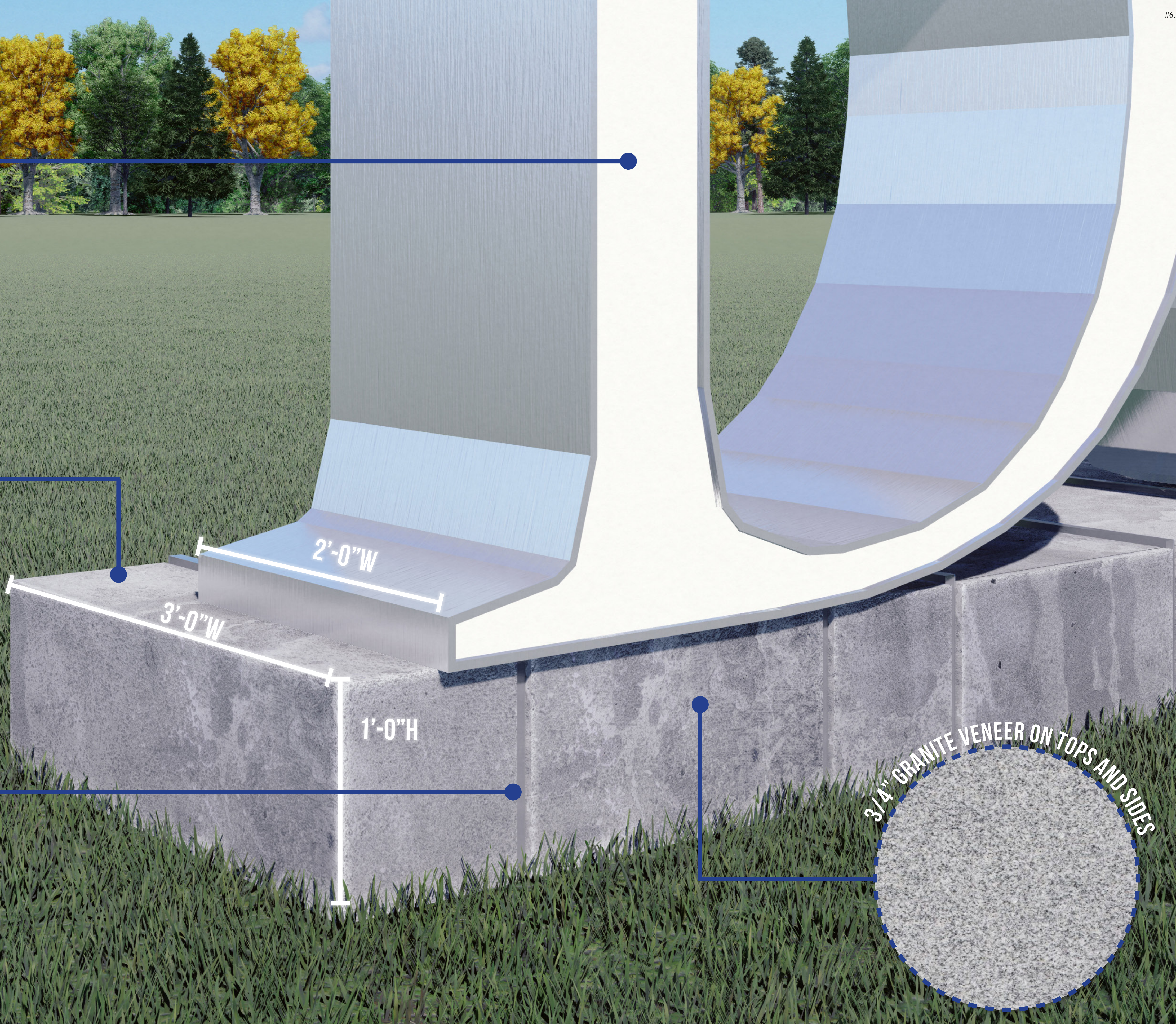
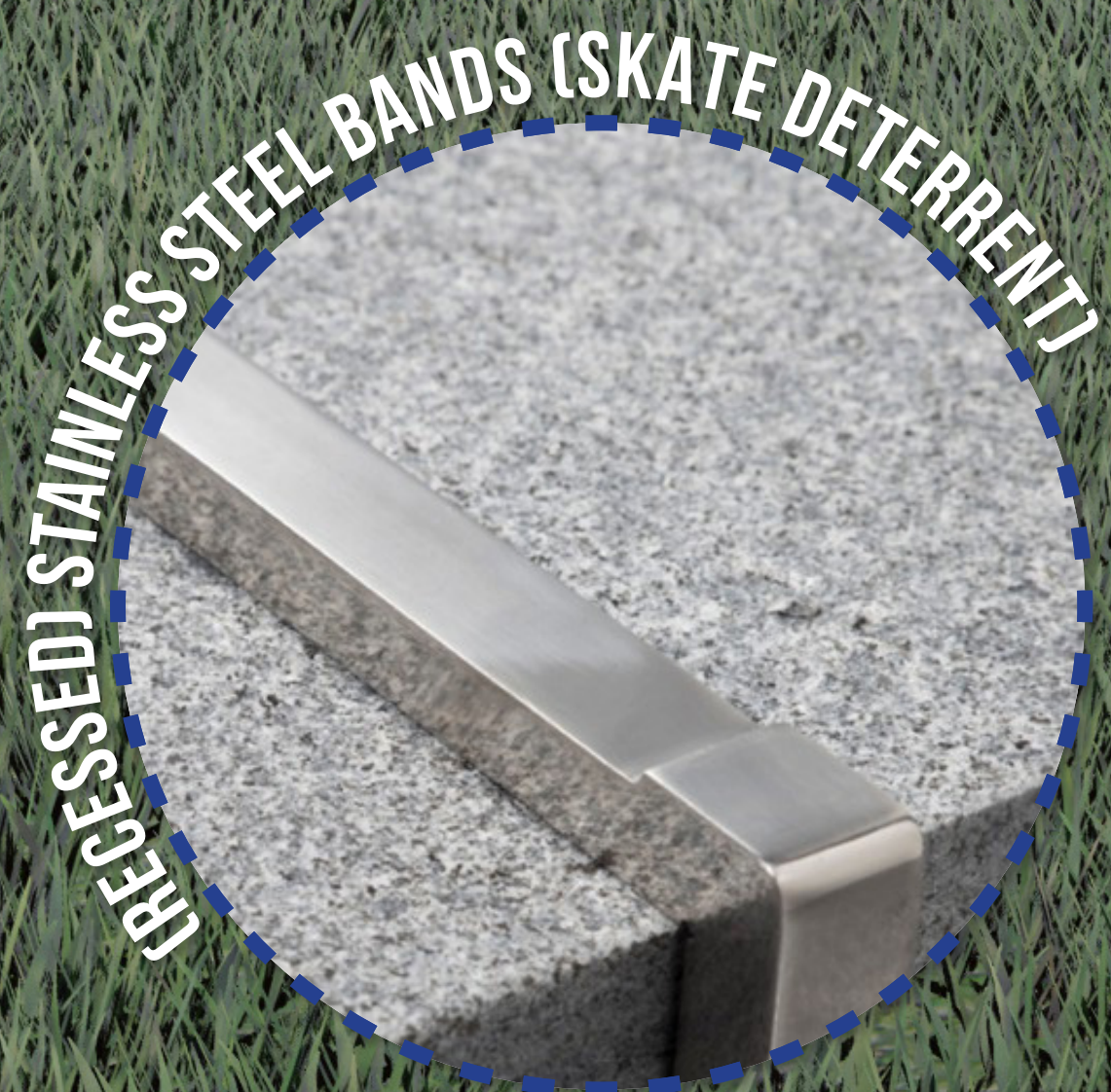
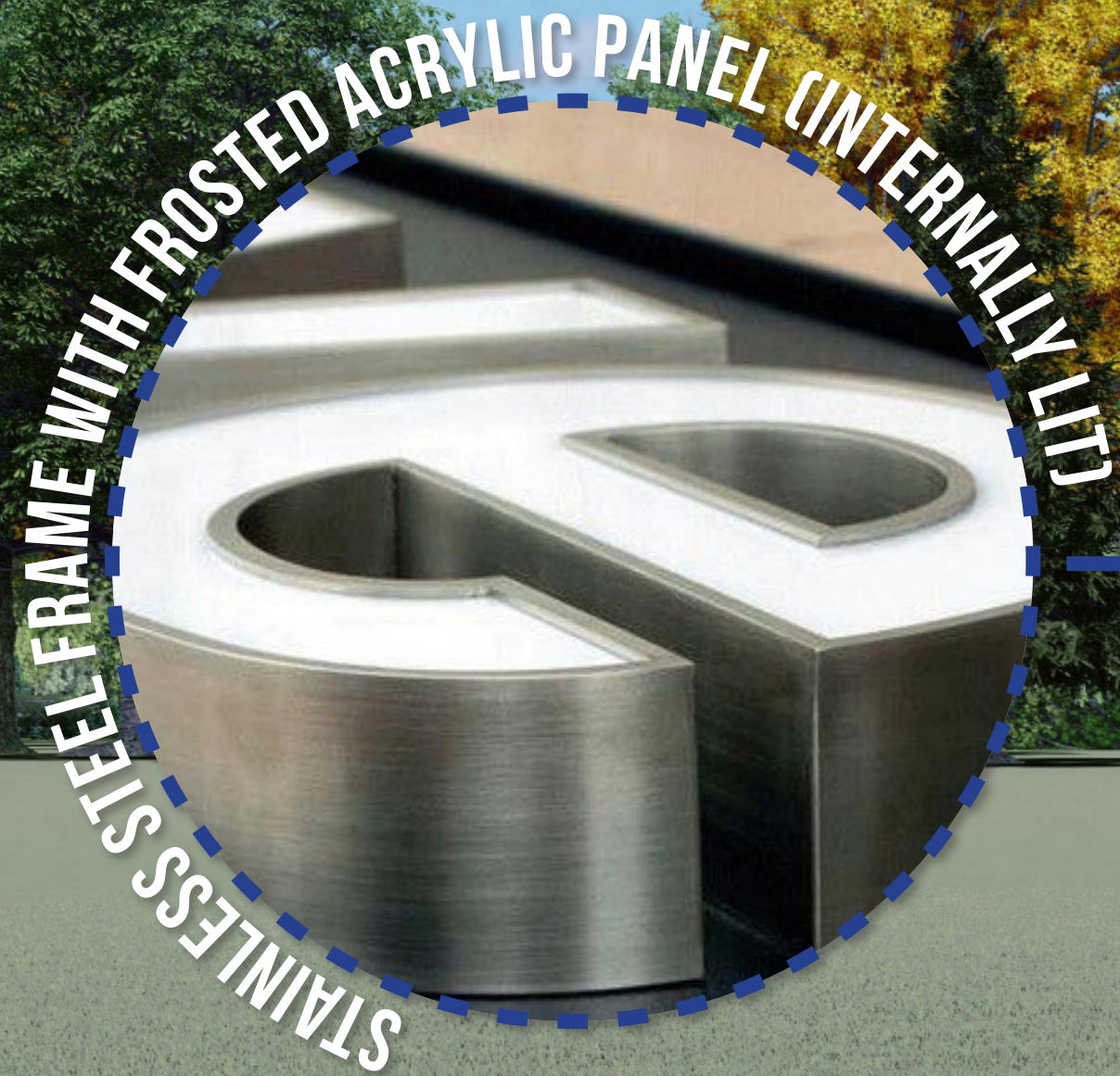
2'-6" W

5'-0" W

QUANTITY:  
ESTIMATED COST (EACH):

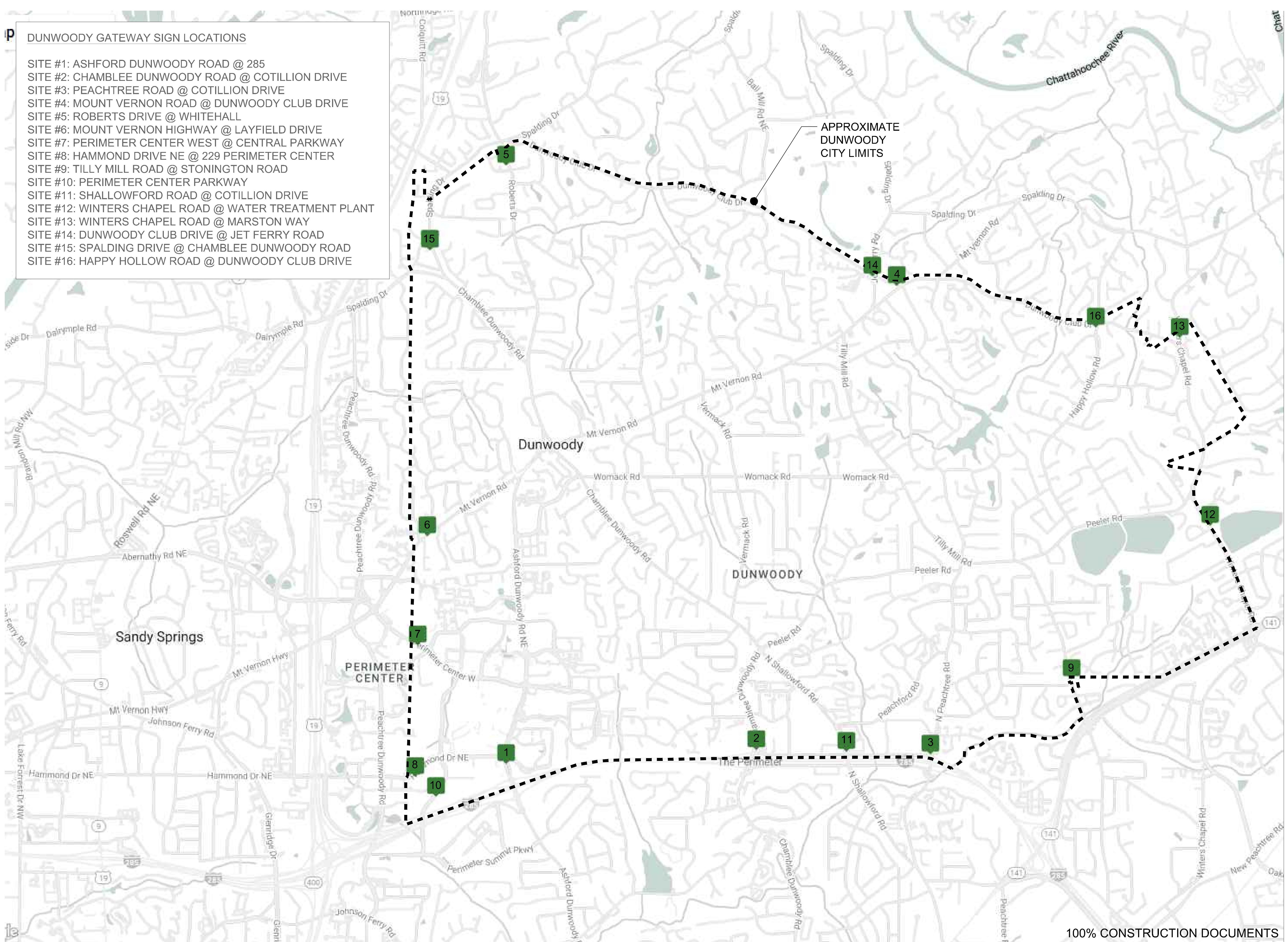






**DUNWOODY GATEWAY SIGN LOCATIONS**

- SITE #1: ASHFORD DUNWOODY ROAD @ 285
- SITE #2: CHAMBLEE DUNWOODY ROAD @ COTILLION DRIVE
- SITE #3: PEACHTREE ROAD @ COTILLION DRIVE
- SITE #4: MOUNT VERNON ROAD @ DUNWOODY CLUB DRIVE
- SITE #5: ROBERTS DRIVE @ WHITEHALL
- SITE #6: MOUNT VERNON HIGHWAY @ LAYFIELD DRIVE
- SITE #7: PERIMETER CENTER WEST @ CENTRAL PARKWAY
- SITE #8: HAMMOND DRIVE NE @ 229 PERIMETER CENTER
- SITE #9: TILLY MILL ROAD @ STONINGTON ROAD
- SITE #10: PERIMETER CENTER PARKWAY
- SITE #11: SHALLOWFORD ROAD @ COTILLION DRIVE
- SITE #12: WINTERS CHAPEL ROAD @ WATER TREATMENT PLANT
- SITE #13: WINTERS CHAPEL ROAD @ MARSTON WAY
- SITE #14: DUNWOODY CLUB DRIVE @ JET FERRY ROAD
- SITE #15: SPALDING DRIVE @ CHAMBLEE DUNWOODY ROAD
- SITE #16: HAPPY HOLLOW ROAD @ DUNWOODY CLUB DRIVE



APPROXIMATE  
DUNWOODY  
CITY LIMITS



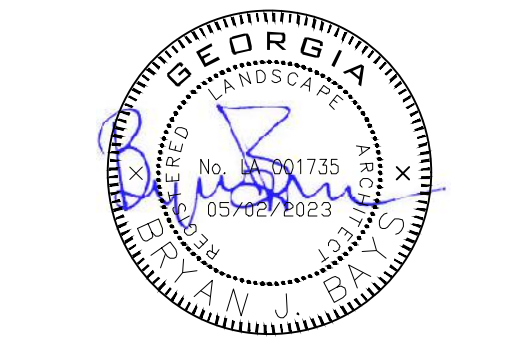
**PLANNING • ARCHITECTURE  
LANDSCAPE ARCHITECTURE**

Atlanta, GA | Tulsa, OK | Chattanooga, TN

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www.tsw-design.com

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seal



consultant

revisions

north arrow + scale

scale: NOT TO SCALE

project information

**DUNWOODY  
GATEWAY SIGNS**

project address

SEE SHEET L-2.00 FOR  
SIGN LOCATION OVERVIEW

client information

CITY OF DUNWOODY  
4800 ASHFORD DUNWOODY ROAD  
DUNWOODY, GA 30338  
678.382.6700

drawing information

project number: 22088  
contact: BB  
drawn by: DA  
checked by: BB

drawing date

MAY 02, 2023

sheet title

SIGN LOCATION OVERVIEW

sheet number

**L-2.00**

100% CONSTRUCTION DOCUMENTS

**BASE BID**

<b>ITB 23-04: DUNWOODY GATEWAY SIGNS</b>			
<b>SITE NO.</b>	<b>DESCRIPTION</b>	<b>UNIT</b>	<b>COST</b>
1	INSTALLATION-ASHFORD DUNWOODY ROAD AT I-285	Lump Sum	\$110,289.73
2	CHAMBLEE DUNWOODY ROAD AT COTILLION DRIVE	Lump Sum	\$120,976.42
3	NORTH PEACHTREE ROAD AT COTILLION DRIVE	Lump Sum	\$62,580.40
4	MOUNT VERNON ROAD AT DUNWOODY CLUB DRIVE	Lump Sum	\$45,771.44
5	ROBERTS DRIVE AT WHITEHALL	Lump Sum	\$50,913.71
6	MOUNT VERNON ROAD AT LAYFIELD DRIVE	Lump Sum	\$45,771.44
7	PERIMETER CENTER WEST AT CENTRAL PARKWAY	Lump Sum	\$53,602.44
8	HAMMOND DRIVE AT 229 PERIMETER CENTER PARKWAY	Lump Sum	\$45,771.44
9	TILLY MILL ROAD AT STONINGTON ROAD	Lump Sum	\$45,771.44
10	PERIMETER CENTER PARKWAY AT I-285	Lump Sum	\$100,067.22
11	NORTH SHALLOWFORD ROAD AT COTILLION DRIVE	Lump Sum	\$110,804.43
12	WINTERS CHAPEL ROAD AT WATER TREATMENT PLANT	Lump Sum	\$45,771.44
13	WINTERS CHAPEL ROAD AT MARSTON WAY	Lump Sum	\$49,151.03
14	DUNWOODY CLUB DRIVE AT JETT FERRY ROAD	Lump Sum	\$56,530.23
15	SPALDING DRIVE AT CHAMBLEE DUNWOODY ROAD	Lump Sum	\$45,771.44
16	HAPPY HOLLOW ROAD AT DUNWOODY CLUB DRIVE	Lump Sum	\$45,771.44
		<b>Base Total</b>	<b>\$1,035,315.69</b>

**Unit Price Schedule for Unforeseen Conditions**

<b>DESCRIPTION</b>	<b>UNIT</b>	<b>UNIT COST</b>
Undercut and dispose of unsuitable foundation soil and backfill with graded aggregate base compacted to 95% of standard proctor maximum dry density as directed by engineer	Cubic Feet	\$200.00