



DATE: August 9, 2019
TO: Mayor and City Council
FROM: Assistant City Manager
SUBJECT: Contract Award:
2019 Bowl Venue Improvements
Project # 19-003

RECOMMENDED ACTION

Award the construction contract to Barnsley Construction in the amount of \$1,079,109 for the 2019 Bowl Venue Improvements project.

BUDGET IMPACT

The funds for the project have been budgeted in the Capital Improvement Plan with the sources being a combination of SPLOST and local funds over multiple fiscal years, totaling just over \$1,290,000. Staff recommends compressing the phased funding into this round of improvements and continuing the planning for long-range improvements in the next iteration of capital and SPLOST planning.

DISCUSSION

Construction plans and bid documents were prepared by Precision Planning for a scope of improvements seeking to improve the customer experiences in the venue. The design provided for a new concession kiosk between city hall and the suites, upgraded seating options and surface materials in the bowl and permanent divider panels in the suites. Ads were placed in the legal organ while the contracting opportunity was published on our website continuously during the bid period. Five prospective contractors picked up bid documents while three other plan rooms helped advertise the opportunity.

Bids were received on July 25, meeting the advertising regulations in place for this type of project. Four bids were received:

| # | Bidder | Total Bid |
|---|--------------------------------|----------------|
| 1 | Barnsley Construction Group | \$1,265,000.00 |
| 2 | Everlast Construction | \$1,732,739.00 |
| 3 | Lichty Commercial Construction | \$1,353,968.70 |
| 4 | Multiplex, LLC | \$1,373,000.00 |

After reviewing the bids submitted and verifying the calculations on each pay item and alternate, staff determined the apparent low bidder to be Barnsley Construction. After confirmation of their qualifications and pay items, staff pursued a number of value engineering options for

consideration prior to recommendation for award. The changes considered are provided below with the recommendations totaled and in bold:

| PPI VALUE ENGINEERING LOG | | | | |
|--------------------------------------|--|---------------------------|--------------|------------------------|
| SUGAR HILL BOWL IMPROVEMENTS PHASE 3 | | | | |
| A15-105BSH | | | | |
| Item | Description | Proposed V.E. Savings | Approved Y/N | Approved Amount |
| General | | | | |
| 1.00 | Omit Allowances 1-3 (<i>keep unit prices established</i>) | \$ (15,000.00) | N | 0 |
| 1.01 | Omit Signage Allowance & Scope | \$ (38,000.00) | Y | \$ (38,000.00) |
| 1.02A | Reduce Contingency to \$50K | \$ (11,557.00) | N | 0 |
| 1.02B | Omit Contingency | \$ (61,557.00) | N | 0 |
| The Bowl | | | | |
| 2.00 | Substitute Turf in lieu of pavers at bowl seating | \$ (8,516.00) | N | 0 |
| 2.01 | Substitute Turf in lieu of pavers at bowl seating with Bowl Logo | \$ (5,516.00) | N | 0 |
| 2.02 | Substitute Turf in lieu of pavers at bowl seating with Bowl Logo and Lettering | \$ 2,584.00 | Y | \$ 2,584.00 |
| 2.03 | Alternate Stair Nosing McMaster-Carr #6282T24 | \$ (6,637.00) | N | 0 |
| 2.04A | Alternate handrail detail - BCG Option "A" | \$ (1,368.00) | N | 0 |
| 2.04B | Alternate handrail detail - BCG Option "B" | \$ (2,439.00) | N | 0 |
| 2.04C | Alternate handrail detail - PPI Option "C" | \$ - | N | 0 |
| Drink Rail | | | | |
| 3.00 | Substitute Sitiescapes drink rail tables | \$ (7,779.00) | N | 0 |
| 3.01 | Surface mount conduit at drink rail | \$ (3,795.00) | N | 0 |
| 3.02 | Omit drink rail charging stations | \$ (2,008.00) | N | 0 |
| 3.03 | Omit drink rail tables and chairs at section A | \$ (30,624.00) | N | 0 |
| 3.04 | Omit drink rail tables and chairs at section B | \$ (39,265.00) | N | 0 |
| 3.05 | Omit drink rail tables and chairs at all sections A, B & C | \$ (139,885.00) | Y | \$ (139,885.00) |
| Concessions Building | | | | |
| 4.00 | Substitute 1.5" standard metal roof decking in lieu of dovetail decking | \$ (2,000.00) | Y | \$ (2,000.00) |
| 4.01 | Substitute concrete sidewalk in lieu of pavers at Breezeway | \$ (775.00) | Y | \$ (775.00) |
| 4.02 | Substitute running bond pattern brick in lieu of angled bond at south elevation "picture frames" | \$ (1,157.00) | N | 0 |
| 4.03A | Substitute solid surface serving counters for specified stainless steel serving counters | \$ (3,460.00) | N | 0 |
| 4.03B | Substitute pre-cast concrete serving counters for specified stainless steel serving counters | \$ (1,810.00) | N | 0 |
| 4.04 | Omit Perforated Metal Panels | \$ (25,758.00) | N | 0 |
| 4.05 | Substitute can lights for truss light fixture at Breezeway | \$ (5,900.00) | N | 0 |
| 4.06 | Substitute Cantsink helical piers in lieu of specified Atlas helical piers | \$ (7,815.00) | Y | \$ (7,815.00) |
| Totals | | \$ (420,037.00) | | \$ (185,891.00) |
| | | Original Base Bid Amount | \$ | 1,265,000.00 |
| | | Total Approved V.E. Items | \$ | (185,891.00) |
| | | Revised Bid Amount | \$ | 1,079,109.00 |

These proposed changes in scope do not dramatically affect the design intent, leaving us flexibility to fund construction materials testing and inspection as well as to better determine the interest in the various seating options that were originally included. This adjusted scope therefore includes the concession building with uncompromised finishes, handrails and safety improvements to the bowl stairs, and replacing the natural turf with synthetic materials to reduce the ongoing maintenance burden of the mowing and irrigation functions.

Staff recommends awarding the contract to Barnsley Construction in the amount of \$1,079,109 and authorizing the Mayor to sign the agreement.