

DATE: *September 11, 2020*
TO: Mayor and City Council
FROM: Assistant City Manager
SUBJECT: 20-001 Sugar Hill Art/History Room Buildout
Construction Contract Award



RECOMMENDED ACTION

Award the construction contract for project 20-001 to Stonepoint, LLC of Suwanee in the amount not to exceed \$263,000 for the tenant finishes in the new Art Gallery and History Museum provided in the Broadstone project. Approve the associated budget amendment.

BUDGET IMPACT

The project was budgeted at \$200,000 and staff is recommending assigning other funds sourced from grants as well as local funds for other renovations that will be deferred into 2021. Currently, there is \$152,508 that is unencumbered in the project budget. A recommended budget amendment is attached.

DISCUSSION

During the process for the Broadstone project, the city negotiated a lease for two spaces in the project to serve as a new home for the city's art gallery and history museum. Two spaces were built as a part of the Broadstone project to a dark shell finish level, but with a basic heating and air system to be installed as part of the Landlord's work program to avoid new roof penetrations.

City staff engaged its design architect, Brink Design, to complete construction plans for the space and coordinate with the two user groups. The plans were completed and included project elements like final wall finishes, polished and sealed concrete floors, decorative acoustical panels, humidity controls, HVAC upgrades, specialty lighting, a built-in reception desk, storage, display casework, and moveable display panels/walls.

The project's bid documents were assembled, and the contracting opportunity advertised continuously during the bid period using our customary methods of Georgia Procurement Registry and local website. City staff distributed plans and issued 16 sets during the process, keeping that level of interest running through the bid phase. The City also hosted a pre-bid meeting on July 23rd to review the project scope, answer questions, and inspect the space with prospective bidders. We

were pleased with the amount of interest the opportunity received during the process as well as when the bids were due.

A total of nine (9) bids were received on August 6, meeting the advertising regulations in place for this type of project and exceeding our expectation for interest. The apparent low-bidder was determined to be Stonepoint, LLC. from Suwanee with the other bids reflected below:

#	Bidder	Total Base Bid Amount
1	Stonepoint, LLC	\$288,000.00
2	E&E Construction Company, Inc.	\$331,134.00
3	Diversified Construction of Georgia	\$336,045.00
4	Scott Contracting, LLC	\$343,883.00
5	Buildline General Contractors	\$357,261.00
6	Lichty Commercial	\$358,500.00
7	Macallan Works	\$366,422.00
8	Multiplex, LLC	\$378,000.00
9	Green Heart Enterprises	\$382,906.00

In that the project budget was exceeded, staff engaged the low-bidder in a review of project scope to determine what savings could be achieved without sacrificing the function of the space and without a significant impact on the level of finishes proposed. A number of suggestions by the contractor generated some savings on the project related to acoustical panel source (in-house), specialty display case (defer), and ductwork modifications (open ceilings) as well as pulling the furniture, fixtures and equipment out of the contract. Many of these items can be obtained directly by the city at cost (without markup), when we see how the space is operated, and as items go on sale.

After a review of the bids, reference checks and of the contractor's plan for construction, staff recommends awarding the construction contract to Stonepoint, LLC in the amount of \$263,000 and authorizing the Mayor to sign the agreement.

In addition, in order to complete the construction phase and open the facilities, additional resources will be required to buy out the furniture, fixtures, and equipment as well as to install data and low-voltage services to the space. These costs were imbedded in the original project budget and need to be added back as they are offset by the construction contract. Therefore, the project budget needs to be amended in accordance with the attached summary sheet. Currently, there is \$152,508 that is unencumbered in the project budget. Staff is recommending that the amendment be approved.

Attachment



Budget Amendment Request

Date: 9/14/2020

Department: Administration

Discussion: Capital Improvements - Art/History Buildout
Grant Funds Applied to project

GL Code	GL Description	Original Budget	Incr. Exp. / Decr. Rev. Budget Amount	Decr. Exp. / Incr. Rev. Budget Amount	Revised Budget
100-0000-33-1111	Grant Revenues - Other Capital	\$ 100,000		\$ 100,000	\$ 200,000
100-1500-61-2003	Transfer to CIP	\$ 706,517	\$ 100,000		\$ 806,517
320-4960-54-5110	Art/History Buildout (SP-C17)	\$ 200,000	\$ 150,000		\$ 350,000
320-4960-54-5080	Gold Mine Park (SP-C17)	\$ 1,075,000		\$ 50,000	\$ 1,025,000
320-0000-39-1100	Transfer from General Fund	\$ 706,517		\$ 100,000	\$ 806,517
		\$ 2,788,034	\$ 250,000	\$ 250,000	\$ 2,888,034

Reviewed/Approved By:

Date:

Department Head:  9/14/2020

Finance Manager: _____

City Manager/ACM: _____

Finance Dept Use: Date Modified: _____ Updated by: _____ Council Approval Required?
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