

DATE: September 1, 2021
TO: Mayor and City Council
FROM: Assistant City Manager
SUBJECT: Contract Award
Bowl Pond Storm & Flood Control Project
Project 21-011



RECOMMENDED ACTION

Award the Construction Manager at Risk contract to Barnsley Construction Group for the Bowl Pond Storm & Flood Control Project.

BUDGET IMPACT

The funds for this project are available from the funds authorized under the American Rescue Plan's stormwater category. Those funds have been received and this project has been determined to be eligible under the stormwater management category of projects. As was presented earlier this summer, the capital improvement program (CIP) budget was amended to include this project in the current budget year and identified the funding accordingly.

DISCUSSION

The regional stormwater pond in downtown Sugar Hill is designed to serve the entire basin surrounding it, whose capacity is sized for the developed condition with land-use designations formed during the early 2010's as a part of the downtown master plan. The pond provides for many properties in the downtown area and accommodates the additional stormwater up to the 100-year storm event by flooding the stage and cutting off access from many parts of the surrounding facilities. The pond's water quality treatment function is also compromised during these types of flood events, its secondary purpose provided for the developed drainage basin.

The pond, over the last ten years has become an amenity that encourages people to visit, walk and linger in our central business district and enjoy the community atmosphere of what our downtown campus has to offer. As currently designed, the pond will flood during rain events that are not uncommon. This project will address this shortcoming with expanded detention capability, a

redesign of the outflow of the current pond and a reduction of the flood elevation. Byproducts of the work is enhanced access as well as parking for the public with load-in for events in the Bowl.

Proposed solutions include a redesign of the outflow from the current pond, underground detention for amounts exceeding normal full pool of the pond and some enhancement to the wall and landscape on the northeast end of the pond. We also have included design elements for a parking area that would serve for load in and service parking for Bowl events. Shore power and other utility infrastructure and relocation will also be included in the project.

A request for proposal (RFP) to identify a construction manager at risk (CMAR) was prepared by city staff in consultation with our design consultant, Precision Planning (PPI) and published in July. Proposals were due in August and a committee was assembled to review responses and make a recommendation. We received four proposals which were narrowed to two candidates by the committee after initial scoring using established criteria. After thorough reference checks and an interview, it was determined that Barnsley Construction Group and their partner, Brent Scarbrough, were the best choice to represent the city as its CMAR. Staff therefore recommends awarding the contract for CM at Risk to Barnsley Construction Group. The contract's final value will be determined once a guaranteed maximum price is established, but the pre-construction phase value is set at a price not to exceed \$140,800.