

DATE: *May 5, 2022*
 TO: Mayor and City Council
 FROM: Troy Besseche, Assistant City Manager
 SUBJECT: Sugar Hill Cemetery –Expansion Project.



RECOMMENDED ACTION

Approve Arco Builders LLC bid for the Sugar Hill Cemetery project (IFB-003) in the amount of \$ 619,497.00.

The Sugar Hill Historic Cemetery was turned over to the City in January of 2018, just after the Sugar Hill Church had performed some initial clearing activities to the rear of the property to expand available burial spaces. As part of the Cemetery Master Plan (01/2020), the City has identified this expansion area and in providing the needed infrastructure (stormwater, drives/roads, fencing & associated improvements), allotting funding in the Capital Improvement Budget (\$450,000).

Currently there is limited available grave lots for sale without the development of this rear portion (+/- 1 acre) of the cemetery. Per the Sugar Hill Church’s original lot layout, 768 graves lots would be available, of those, approximately 311 graves lots have been sold. The cemetery’s Master Plan is essentially following the original expansion plan and will be providing the needed infrastructure and in creating accessibility to approximately 457 new grave lots.



This cemetery project (IFB-22-003) was advertised on the City's website (02/10/22) and the Georgia DOAS website (02/10/22). Three (3) responsive bids were received;

Arco Builders, LLC	\$ 1,000,000.00
Tri-Scapes, Inc	\$ 1,276,472.61
Reeves + Young	\$ 2,572,005.00

The lowest responsive and responsible bidder was determined to be Arco Buildings, LLC. City staff held several meetings with Arco Builders, LLC and modified the scope of the project to reduce the overall contract to \$619,497.00 which will include grading, drainage and site work, but removes decorative fence construction. While still over budget, staff believes the scope and cost to be in line with this type of work in this economy.

Due to the current economic conditions, construction labor & materials costs are exceedingly high even with the more liberal expectations. In an effort to off-set the significant investment into the cemetery for this and future projects, staff is currently considering a request for another price increase for grave lots. On March 8, 2021, the City Council approved the price increase on individual grave lots from \$500 to \$1,000. With the planned improvements for the rear expansion area (stormwater, drives/roads, fencing, utilities, plantings, parking...), another price increase may be on the horizon.

Therefore, staff recommends award of the construction contract to Arco Buildings LLC in the amount of \$619,497.00

AND

approving a budget amendment authorizing an additional \$200,000 be allocated to this cultural & historic facility project from SPLOST funds.