

DATE: June 2, 2022
TO: Mayor and City Council
FROM: Assistant City Manager
SUBJECT: Contract Guaranteed Maximum Price (GMP)
Bowl Pond Storm & Flood Control Project
Project 21-011



RECOMMENDED ACTION

Approve the GMP of \$3,951,095 for the construction contract with Barnsley Construction Group for the Bowl Pond Storm & Flood Control Project, inclusive of the fees outlined in the September award memo.

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. The ARP funding will support the stormwater component of the project \$2,750,000 and SPLOST will support the remaining \$1,201,095 for the plaza at the east end of the pond. The budget will be amended to consolidate the portion of The Bowl improvements covered by this work.

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 stormwater detention 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 as provided for in the developed drainage basin.

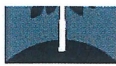
The pond, over the last ten years has become an amenity that encourages people to visit, walk and linger in our central business district and enjoy the community atmosphere of what our downtown campus has to offer. As currently designed, the pond will flood during rain events that are not uncommon. This 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, for certain extreme events. Byproducts of the work is enhanced access as well as parking for the public and load-in for events in the Bowl.

Proposed solutions were modified during the final design phase. We will include a redesign of the outflow from the current pond, but NOT provide underground detention in that it was cost-prohibitive and posed serious concerns by GDOT given the proximity to the highway. Thus, the normal full pool of the pond will stay about where it is now and be lowered to provide extreme storm event volume. The enhancement to the wall and landscape on the northeast end of the pond will stay in the scope of the project as will 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 stay in the project.

After several design iterations during the pricing and scheduling work by Barnsley, the design and project management teams agreed to pursue this modified scope for the project. Staff therefore recommends accepting the Guaranteed Maximum Price of \$3,951,095 for the construction contract with Barnsley Construction Group for the Bowl Pond Storm & Flood Control Project, inclusive of the fees outlined in the September award memo.

Attachments

GMP Executive Summary



Estimate Summary

SHEC Phase 4
GMP Estimate
05.31.2022

| ITEM OF WORK | COST |
|--------------------------------------------------------------------------|------------------|
| Surveying | 14,500 |
| Hardscapes | 349,766 |
| Joint Sealants | 8,000 |
| Masonry | 17,200 |
| Painting | 3,700 |
| Pavement Markings | 1,841 |
| Metals | 34,000 |
| Retaining Walls | 254,800 |
| Shade Sails | 72,750 |
| Electrical | 170,418 |
| Sitework | 933,753 |
| Concrete Paving | 190,800 |
| Fences and Gates | 25,288 |
| Subtotal (Cost of Work) | 2,076,816 |
| Preconstruction | 35,000 |
| General Conditions | 190,750 |
| General Requirements | 31,255 |
| Land Disturbance Permit | 1,000 |
| Bonds and Insurances | 50,848 |
| Fee | 97,786 |
| Construction Contingency (5.0%) | 124,173 |
| Construction Total | 2,607,628 |
| Owner Contingency (6.75%) | 176,015 |
| Project Total | 2,783,643 |
| Allowance No. 01 - Erosion Control | 60,000 |
| Allowance No. 02 - Landscaping & Irrigation | 80,000 |
| Allowance No. 03 - Unsuitable Soils | 65,000 |
| Allowance No. 04 - Soil Drying | 35,000 |
| Allowance No. 05 - Manhole Conflict | 12,000 |
| Allowance No. 06 - Pond Liner, Wall, and Cap Replacement | 30,000 |
| Allowance No. 07 - Curb Inlet at North Parking Lot | 15,000 |
| Allowance No. 08 - Signage | 17,500 |
| Allowance No. 9B - Replace 36" Pipe, Shore to Invert at Existing Manhole | 852,952 |
| Project Total w/ Allowances | 3,951,095 |



City of Sugar Hill
Load-in, Plaza and Pond Upgrades

Sugar Hill, GA

May 31, 2022

Executive Summary

GMP Estimate

| SCOPE ITEM | | SHEC Phase 4 GMP Estimate 05.31.2022 |
|---------------------------|--|--------------------------------------------|
| Construction Total | | \$2,607,628 |
| Owner Contingency (6.75%) | | \$176,015 |
| Project Total | | \$2,783,643 |

Allowances

| ALLOWANCE ITEMS | COST |
|--------------------------------------------------------------------------|--------------------|
| Allowance No. 01 - Erosion Control | \$60,000 |
| Allowance No. 02 - Landscaping & Irrigation | \$80,000 |
| Allowance No. 03 - Unsuitable Soils | \$65,000 |
| Allowance No. 04 - Soil Drying | \$35,000 |
| Allowance No. 05 - Manhole Adjustment & Relocation | \$12,000 |
| Allowance No. 06 - Pond Liner, Wall, and Cap Replacement | \$30,000 |
| Allowance No. 07 - Curb Inlet at North Parking Lot | \$15,000 |
| Allowance No. 08 - Signage | \$17,500 |
| Allowance No. 9B - Replace 36" Pipe, Shore to Invert at Existing Manhole | \$852,952 |
| Project Total w/ Allowances | \$3,951,095 |



City of Sugar Hill
Bowl Improvements Phase 4 - Load-In & Plaza

Sugar Hill, GA
May 31, 2022

GMP - Allowance & Unit Price Log

| ALLOWANCES | | COST |
|-----------------------------------------------------------------------------------|--|-------------|
| Allowance No. 01 - Erosion Control | | \$60,000 |
| Allowance No. 02 - Landscaping & Irrigation | | \$80,000 |
| Allowance No. 03 - Unsuitable Soils | | \$65,000 |
| Allowance No. 04 - Soil Drying | | \$35,000 |
| Allowance No. 05 - Manhole Conflict | | \$12,000 |
| Allowance No. 06 - Pond Liner, Wall, and Cap Replacement | | \$30,000 |
| Allowance No. 07 - Curb Inlet at North Parking Lot | | \$15,000 |
| Allowance No. 08 - Signage | | \$17,500 |
| Allowance No. 09B - Replace Existing 36" CMP from Hyw. 20 Manhole to Pond Manhole | | \$852,952 |
| TOTAL | | \$1,167,452 |

| UNIT PRICES | | COST |
|-----------------------------------|-------|------------|
| Unsuitable Soils | \$44 | Cubic Yard |
| Suitable Soil Haul-In & Placement | \$31 | Cubic Yard |
| Lime - Minimum of 25 Tons | \$715 | Ton |