

DATE: September 1, 2022
 TO: Mayor and City Council
 FROM: Assistant City Manager
 SUBJECT: Contract Guaranteed Maximum Price (GMP)
 Ridge Lake Park Project - Phase 1
 Project 22-005



RECOMMENDED ACTION

Approve the Guaranteed Maximum Price (GMP) of \$3,130,718 for the construction contract with Reeves Young for the first phase of the Ridge Lake Park Project (#22-005), inclusive of the fees outlined in the May award memo and establish a separate owner’s project contingency of 5% or \$150,000. Approve a budget amendment to allocate the additional funding from SPLOST proceeds to make up the difference in the Phase 1 budget.

BUDGET IMPACT

The funds for this project were budgeted from SPLOST17 in the amount of \$1,200,000 as a part of the original budget and \$1,180,718 in additional receipts we recommend allocating to this project. Funds for this project are also authorized under the American Rescue Plan’s stormwater category to provide for the dam repairs and pond improvements in the amount of \$750,000. The garden improvements project concluded under budget and staff recommends allocating the remainder of \$150,000 toward this park project sourced from SPLOST as well.

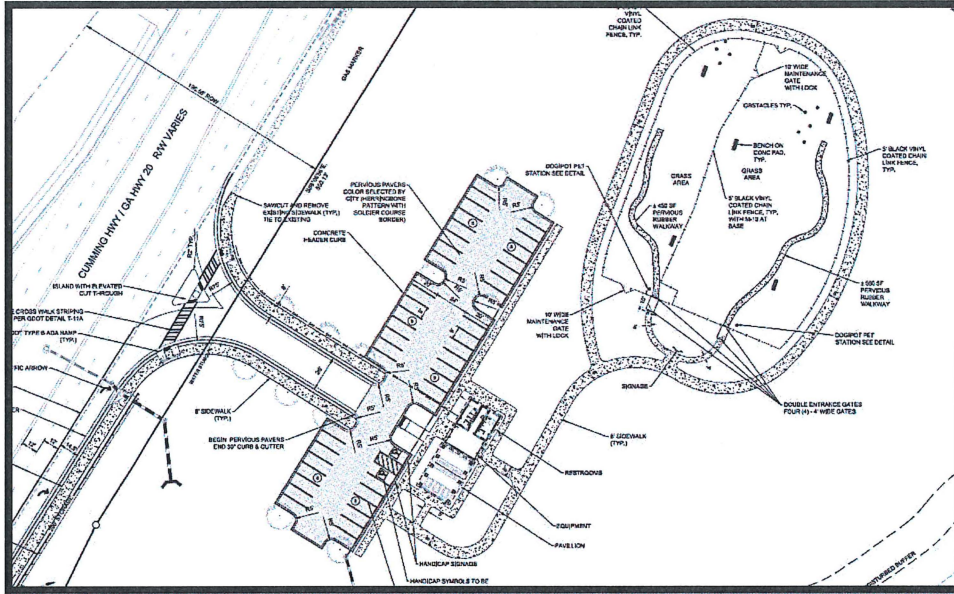
SOURCES OF FUNDS

SPLOST – Park Facilities (Orig. Project)	\$2,380,718
SPLOST	\$1,180,718
ARPA – Self Designated (Stormwater)	\$ 750,000
SPLOST – Cultural Facilities (Garden)	\$ 150,000
PROJECT TOTAL	\$ 3,280,718

DISCUSSION

Reeves Young was awarded the Construction Manager at Risk (CMAR) contract in May of this year. Pre-Construction negotiations are now complete and a total price for the construction portion of the project has been agreed to at \$3,130,718.

If approved by Mayor and Council, construction will begin sometime during the fourth quarter of 2022 with an anticipated completion date sometime during the second quarter of 2023.



In 2016, the city purchased 22+ acres of land along Highway 20 for the primary purpose of developing it into a passive park. The land contains two ponds, a large

field area and good access via Highway 20. A design charrette was held to allow public input on the design, purpose, and use of the park. The presentation showed parking, a restroom building, a play area, trails, disc golf and a dock on one of the ponds. Phase 1 is limited to site development, landscape screening, pervious parking, pond/dam reconstruction, restroom/storage building, picnic pavilion, and dog park. Future phases will include the dock, gazebo, and disc golf.

Response to the design was favorable during the public involvement process. Public input suggested popular amenities such as trails and disc golf. Additional requests included the incorporation of a dog park. After inspection of the dams at the ponds, it was determined that upgrades were needed to the outflow structures to ensure continued service and safety.

With these things in mind, a design for initial development of a passive park was completed taking into account the most popular amenities from public input. The final design will include access from Highway 20, parking, a restroom building and pavilion, trails, a dock on the larger pond and a dog park.

Staff therefore recommends accepting the Guaranteed Maximum Price from Reeves Young, LLC in the amount of \$ 3,130,718 inclusive of fees included in the initial award memo, establishing a 5% contingency up to \$150,000 and approving the budget amendment to reallocate SPLOST funds.