

DATE: *March 8, 2023*
TO: Mayor and City Council
FROM: Assistant City Manager
SUBJECT: Project # 23-004 Park Restroom Building
Bid Results



RECOMMENDED ACTION

Reject all bids and consider new scope of work consistent with fiscally-responsible budget estimate along with interim solutions.

BUDGET IMPACT

The deferred implementation will reduce the cost of the project and a future amendment reallocating funds to operational uses or a new project may be required.

DISCUSSION

The design and project management team has been working on plans to respond to user requests for more and closer restroom facilities at Gary Pirkle Park's newest set of fields at or very near the Austin Garner parking lot. Plans were initially developed in 2022 based on schematic drawings, estimated at the end of 2021 to cost \$389,000. Given the economic forces in the construction industry, staff budgeted the project much higher at the \$750,000 level, some \$700 per square foot—high for any building, much less a restroom building. Bid documents were finalized and even modified with input from the contracting community during the bid phase to mitigate supply chain and cost factors. Nevertheless, the bids from a sizeable number of contractors ranged from \$822,409 to \$1,666,720, exceeding the budgeted project cost.

Staff contacted the apparent, responsive low-bidder and began working through a number of value engineering solutions to bring the project back in line with the budget. This process was unsuccessful and led to the project management team's recommendation to go back to the drawing board. We are recommending rejection of these bids and seeking a more cost-effective, fiscally-responsible solution.

BID TABULATION SHEET

Sugar Hill Gary Pirkle Park Restroom Building
 (Owner) City of Sugar Hill

DATE: Jan. 24, 2023 @ 2 PM
 PPI Project No.: A22-053

R e a d	Authorized Plan Holder / Bidder	B o n d	A	A	A	Lump Sum Base Bid	Alt. #1 Landscape Material	Alt. #2 Guardrail Fence	Alt. #3 Pre-Engineered Wood Roof Trusses	Comments
			d	d	d					
			#	#	#					
			1	2	3					
✓	AMO Construction	✓	✓	✓	✓	\$965,000.00	(\$1,100.00)	(\$12,000.00)	(\$58,000.00)	3 copies; flash drive
✓	Bayne Development Group	✓	✓	✓	✓	\$947,373.00	(\$12,000.00)	(\$18,000.00)	(\$30,000.00)	2 copies; flash drive
	Blastoff Construction									
✓	Buildline	✓	✓	✓	✓	\$851,761.00	(\$8,250.00)	\$4,900.00	(\$9,700.00)	2 copies; no flash drive
	Diversified Construction of GA									
✓	Everlast Construction	✓	✓	✓	✓	\$999,594.00	(\$5,990.00)	n/a*	(\$37,095.00)	(not sealed) 3 copies; flash drive; *Product does not meet code & is incompatible with the intended use
✓	Magnum Contracting	✓	✓	✓	✓	\$1,136,300.00	(\$5,616.00)	(\$6,120.00)	(\$15,000.00)	3 copies; flash drive
✓	P.E. Structures & Associates	✓	✓	✓	✓	\$949,850.00	\$16,815.00	\$90,120.00	\$25,000.00	3 copies; flash drive
✓	Tri Scapes	✓	✓	✓	✓	\$1,666,720.13	(\$7,169.70)	\$15,800.00	\$0.00	2 copies; flash drive
DQ	Greater Georgia		✓	✓	✓	\$822,409.00	\$0.00	\$0.00	\$12,000.00	No Bid Bond; 1 copy Bid Form only; no flash drive

I hereby certify that the Bid amounts are correct for the Work as described in the Contract Documents for the above reference project.


 B. Kent Snyder, RA, Project Architect