

DATE: **October 3, 2024**
TO: Mayor and City Council
FROM: Assistant City Manager
SUBJECT: 4605 Creek Bluff Stormwater Improvement
Contract Award



BUDGET IMPACT The project is currently proposed to be funded from ARPA federal funds received in 2022. Those funds are eligible to be allocated for stormwater improvements. A proposed budget amendment is required to the CIP to create a project line item and recognize the ARPA funding.

BACKGROUND The city purchased 4605 Creek Bluff in February 2021 as a settlement of a lawsuit with the previous owner at the recommendation of our insurance legal counsel at the time. The property has a drainage easement and large pipe running through the property and extending both upstream and downstream, some 200-plus feet. The middle section of pipe (corrugated metal) has corroded, failed, and collapsed on itself leaving a large hole in the back yard of the house at 4605. The pipe and hole are immediately adjacent to a sewer pipe and stormwater pond serving the neighborhood.

DISCUSSION The recent storms have brought attention to the safety concerns regarding the city's property interest, risk exposure, and financial interest in ultimate disposal (selling) of the property. All neighbors have signed temporary construction easements necessary for the project. Staff developed a brief request for proposals (RFP) in-house to replace the pipe and downstream infrastructure associated with the system, advertised, and received sealed fee proposals for the work. Three (3) were received:

Dickerson Group	\$ 210,268.50
Civil Construction & Utilities	\$ 241,420.00
Reeves Young	\$ 515,100.00

Staff reviewed the proposals, vendor qualifications, and references and recommends award of the contract for these services to the Dickerson Group.

RECOMMENDED ACTION Award the construction contract for Creek Bluff Stormwater Improvements to the Dickerson Group in the amount of \$210,268.50 AND approve the corresponding Budget Amendment.

Attachments
Aerial photographs
Plat of Mill Creek

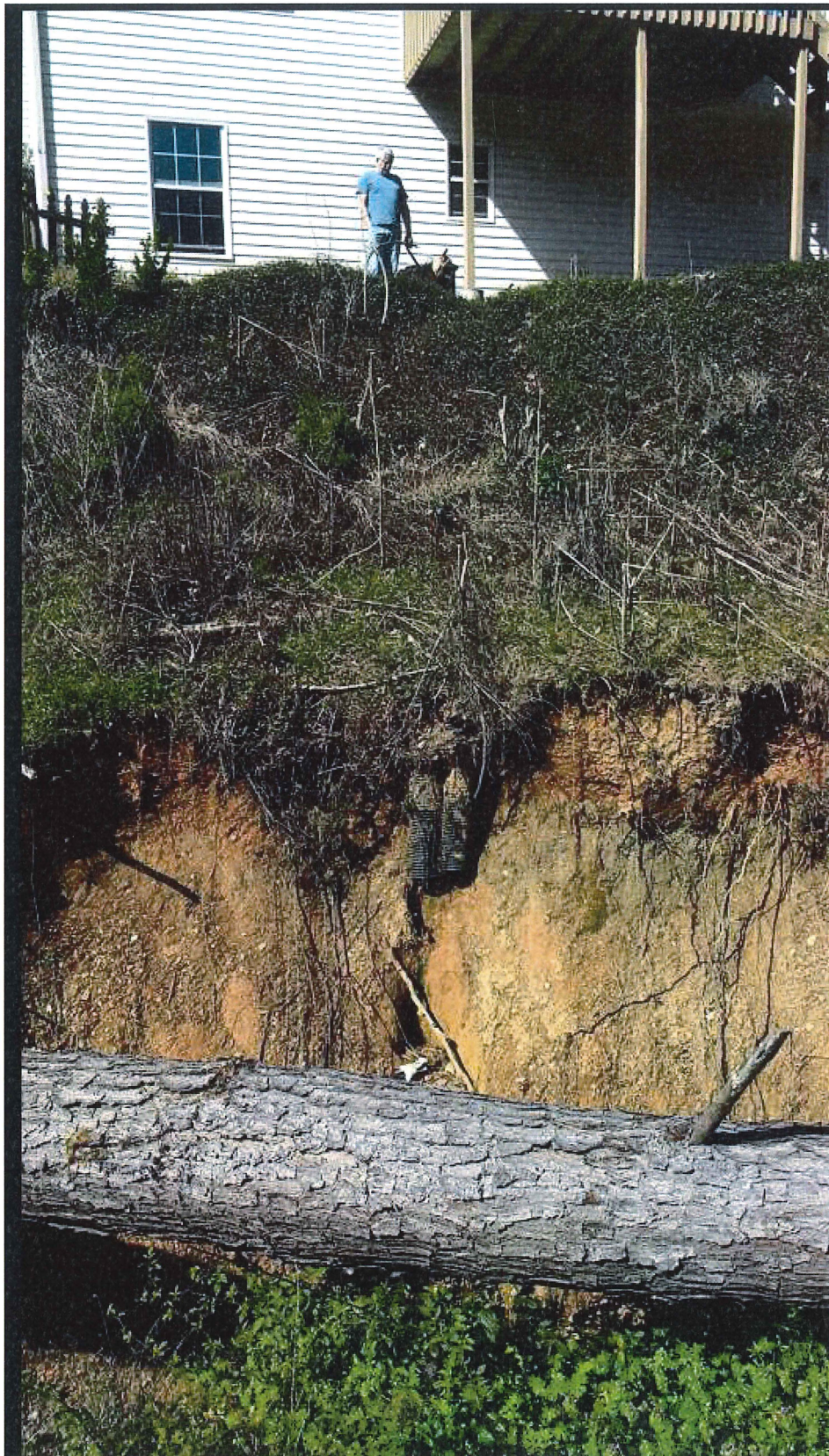




Exhibit1



UNIT TYPES:

- A. 20'x40' 57 units
- B. 24'x42' 3 units
- C. 24'x46' 25 units
- C* 24'x46' + Garage 12 units
- D. 18'x48' 5 units
- E. 20'x30' 42 units
- F. 16'x30' 21 units

G. Customized Unit 7 units
Residential Total: Max. 180 units

Commercial: 7,500 sf, 75 parking spaces

Total site area: 15.3 acres

- Common Green
- Private Gardens
- Alleys
- Pedestrian Walkways



HEDGEWOOD
This is Home



1447 Peachtree Street, NE
Atlanta, Georgia 30309
phone: 404.873.6730
www.tsw-design.com

drawing scale
1" = 50'

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drawing information
Drawn by:
TSW
Checked by:
TSW

project title
Sugar Hill

for
Hedgewood Homes

drawing date
September 3, 2024



Exhibit 2



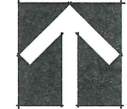
project title

Sugar Hill by
Hedgewood
Conceptual Site
Master Plan

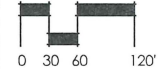
Project Developer

Hedgewood Horizons,
LLC
2974 Hardman CT., NE
Atlanta, GA 30305
Phone: 770-616-8479

NORTH



SCALE: 1" = 60'



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Drawing Date:
September 30, 2024