



DATE: April 8, 2026 (Update)  
TO: Mayor and City Council  
FROM: Assistant City Manager  
SUBJECT: Ridge Lake Park Parking Lot Expansion  
Project # 26-004 Construction Contract

## RECOMMENDED ACTION

1. Authorize the Mayor to approve a contract with Summit Construction & Development, LLC for the parking lot expansion at the park in the amount of \$ 939,388.89

## BUDGET IMPACT

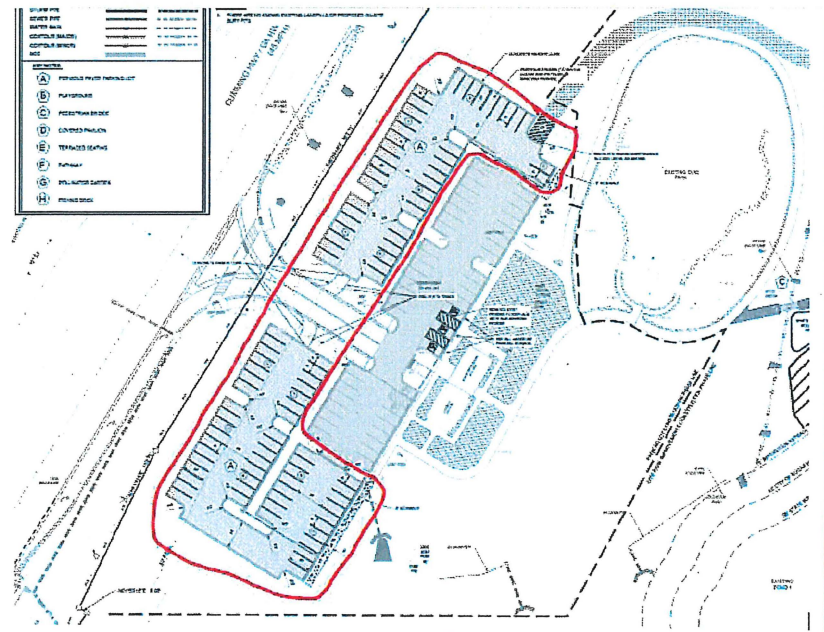
The project budget for 2026 is \$1,302,540 of which \$950,000 was programmed for the parking lot with the pavilion, terraced seating and fishing dock remaining to be completed in-house. Adequate funds are available to complete the parking contract and remaining tasks.

## DISCUSSION:

Staff engaged Falcon Design to prepare bid documents for the 99-space parking expansion at Ridge Lake Park as shown to the right:

The opportunity was advertised as a request for proposals with consideration of the qualifications, experience and price. Five responses were received and evaluated in a two stage process assessing the prospective contractor's abilities to complete the


project successfully and to our satisfaction. A selection committee made up of myself, the Capital Projects Administrator, and Parks Director completed the evaluation with Summit being the highest qualified response. The



fee proposals were opened separately and scored according to a criteria advertised at 40% of the total. Given their experience with self-performance of pervious paver projects, notably with a paver intersection in the city of Atlanta, and competitive fee proposal staff is recommending award of the contract to Summit.

Staff will complete the landscaping requested at the last meeting as a part of a separate contract upon completion of the parking expansion and closer to the fall planting season.

Below is the list of responses:



Proposals Received 2/28/2026 2:05PM Sugar Hill City Hall Community Room  
SUGAR HILL PROJECT # 26-004 Ridge Lake Park Parking

	COMPANY	ON PLAN HOLDERS LIST	Envelope sealed/labeled	Fee Proposal Sealed Separate	Certification Signed Addenda acknowledged	Bid Bond	GSICA, Non-Collusion, References, Bid Schedule	List of Sub-Contractors
1	R&B Developen	Y	Y	Y	Y	Y	Y	Y
2	Lagniappe (del)	Y	Y	Y	Y	Y	Y	Y
3	Hasbun	Y	Y	Y	Y	Y	Y	Y
4	Woodwind	Y	Y	Y	Y	Y	Y	Y
5	Summit Const	Y	Y	Y	Y	Y	Y	Y
6								
7								
8								
9								
10								

Bids were opened and read aloud in accordance with the project advertisement and invitation for bid

  
Troy Desseche, P.E.  
Assistant City Manager

  
Linnis Northrup  
Project Administrator

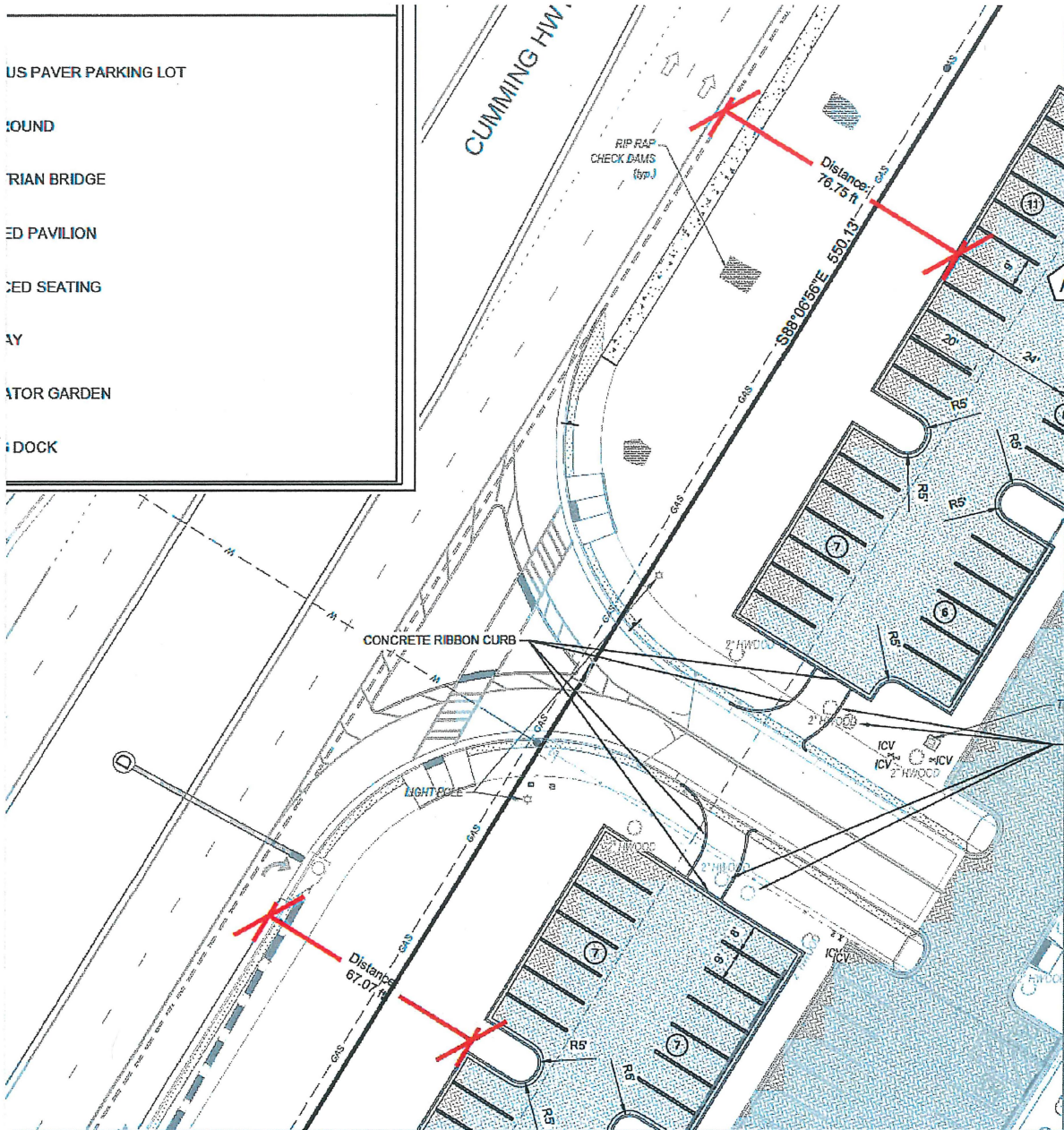
<u>VENDOR</u>	<u>FEE TOTAL</u>	<u>RANK</u>
Summit	\$939,388.39	1
Lagniappe	\$905,606.80	2
Hasbun	\$1,150,921.16	3
R&B	\$1,012,869.00	4
Woodwind	\$1,268,530.00	5

Therefore, staff recommends the following actions:

1. Award the construction contract for project # 26-004 to Summit in the amount of \$939,388.39

At the work session, the question was raised about the proximity of the new parking to State Route 20 and concern for unattended children running into the street with the request to add a fence along the parking lot.

While it wasn't evident from the graphic provided, the parking lot is at least sixty-seven (67) feet away from the travel lane for State Route 20. Nevertheless, staff will include the request for a fence between the parking lot and street in a separate contract.



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