



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: Dave Wells, Director of Facilities/Capital Construction and Building Operations
DATE: February 1, 2023 Submission for the March 7, 2023 City Council Meeting
ITEM: Request for Mayor and City Council Consideration to Approve Final Design for Construction of the Veterans Park Project; to Approve a Guaranteed Maximum Price of up to \$5,739,764.00; and to Authorize the City Manager to Execute an Amendment to the Contract by Change Order

Recommendation:

Staff recommends that City Council approve final design for construction of the Veterans Park project (“Project”) and a Guaranteed Maximum Price (“GMP”) of up to \$5,739,764.00 (depending on option chosen by Council as described below). Staff also recommends that City Council authorize the City Manager to execute a change order consistent with the requirements of the contract for construction of the Project.

Background:

In 2019, by consensus, City Council authorized City Management to move forward with a plan to develop the Project on the triangle property across Roswell Road from the City Springs campus. To advance that direction, the City issued a purchase order in the amount of \$22,524.00 to Barge Design Solutions, Inc. (“Barge”) to begin a preliminary concept plan. Based on the preliminary concept plan presented by Barge and feedback from City staff and Mayor and Council, three (3) more specific plans were created by Barge. A change order in the amount of \$29,987.00 was issued in December 2020 for the additional design plans.

During the March 16, 2021 Council Work Session, Staff and Barge presented to Council the refined conceptual drawings along with the individual components of the Project, including the fountain and memorial area. The consensus of Council was for Staff to proceed with the construction drawings into the next phase.

On April 19, 2022, Staff and Barge presented to Council a draft budget, overview of the Project layout, and pedestrian bridge concepts. During this presentation, staff showed two (2) options for the fountains. The first option was the original design with an estimated cost of \$1,300,000. The second option did not include a fountain but instead included a large planter bed at approximately \$300,000. Staff was directed to collect more data regarding the modification of the fountain design, possibly reducing its size.

During the September 16, 2022 Work Session, staff presented a Project overview to Council. The topics of the presentation were the fountain and memorial area, a possible pedestrian bridge over Roswell Road, and an update on the art selection process. Staff presented three (3) fountain options to Council. The first option was the original design at \$1,333,344, the second option was a smaller fountain at \$644,724, and the third option was the removal of the fountain and replacing it with a large planter bed at \$280,000.

When staff asked Council for design direction, three (3) members were in favor of the original design, one (1) member was in favor of the smaller fountain, and two (2) members did not desire the fountain in the design.

Discussion:

During the December 20, 2022, Regular Council meeting, City Council adopted a resolution approving a contract with Reeves Young, LLC (“Contract”) to perform construction manager at risk (“CM@R”) services for final construction of the Project.

In accordance with Contract provisions, Reeves Young submitted two (2) options: (1) a GMP of \$5,739,764.00 for Option A, which is a design to include a fountain; and (2) a GMP of \$5,050,424.00 for Option B, which is a design with no fountain. A Change Order meeting the requirements of the Contract will be prepared for the option selected by Council. When executed, the Change Order will amend the Contract in the amount and scope consistent with the option chosen by Council.

Financial Impact:

If Option A is selected, the CM@R’s GMP pricing is \$5,739,764. The Project currently has \$3,130,551 in existing funding, leaving a deficit of \$2,609,212.26 if Option A is chosen. As part of the Five-Year Capital Improvement Plan of the FY23 Budget, Council approved the planning assumption of \$2,000,000 in FY24. Staff anticipates including this remaining portion in the FY2024 Budget Process as a capital budget planning assumption.

If Option B is selected, the CM@R’s GMP pricing is \$5,050,424.00. The Project currently has \$3,130,551.00 in existing funding, giving the Project a deficit of \$1,919,873.00 if Option B is chosen.

Alternatives:

City Council may decide not to move forward with either Option A or Option B as recommended and provide further guidance to staff; however, in order to meet a November 1 final completion schedule deadline, Council must give staff a final decision as soon as possible.

Review:

Octavia Baynes, Administrative Asst.	Created/Initiated - 2/28/2023
Richard Collins, Construction Manager	Approved - 2/28/2023
Dave Wells, Director of Facilities/Capital Construction and Building Operations	Approved - 2/28/2023
Toni Carlisle, Chief Financial Officer	Approved - 2/28/2023
Kathy Williams, Staff Attorney	Approved - 3/1/2023
Eden Freeman, City Manager	Final Approval - 3/3/2023

Attachments:

1. SSPS - March Council Meeting Presentation - REV00 (1)
2. Resolution - Veterans Park GMP (Option B)(022723)
3. Resolution - Veterans Park GMP (Option A)(022723)