



41 Perimeter Center East, Suite 250  
Dunwoody, Georgia 30346  
P (678) 382-6700 F (678) 382-6701  
dunwoodyga.gov

## **MEMORANDUM**

**To:** Mayor and City Council

**From:** Brent Walker, Parks and Recreation Director

**Date:** May 22, 2017

**Subject:** **Discussion of ITB 17-02 Construction of Baseball Facilities at Brook Run Park.**

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### **ITEM DESCRIPTION**

Discussion of ITB 17-02, Construction of Baseball Facilities at Brook Run Park.

### **BACKGROUND**

The City solicited proposals from qualified vendors to provide construction services for development of two baseball fields and supporting structures on the property purchased adjacent to Brook Run Park.

### **PROJECT SCOPE**

The scope of work would consist of construction of two baseball fields with synthetic turf, a concession facility and a parking lot.

### **EVALUATION**

An invitation to bid was issued in April and the City received proposals on May 17th. Multiplex LLC was the apparent low bidder at \$7,325,048.55. All bids received are attached to this memo.

This amount exceeds the original estimated cost of \$4,300,000, which includes an estimate of \$1,600,000 for artificial turf. Several factors contributed to a higher cost than originally anticipated. For instance, the original design (Concept 3–attached) did not include a large wall along North Peachtree Road and a detention pond along Barclay Drive (attached). The combined cost of these two items is \$1,318,787.

After discussions with Dunwoody Senior Baseball and Peachtree Charter Middle School Concept 4 was approved and the fields were reoriented and shifted closer to North Peachtree Road to allow for the parking lot on the west side of the property. This shift facilitated the need for the wall. The detention pond is necessary due to the addition of the artificial turf.

The timeline for construction was also accelerated in the bid document to have substantial completion of the fields by September 1<sup>st</sup>, to meet the communities desire to have the fields available for the fall baseball season. Liquidated damages would be assessed at \$2,250 per day if the project was not completed by this date. Staff feel that this also increased the bid prices received.



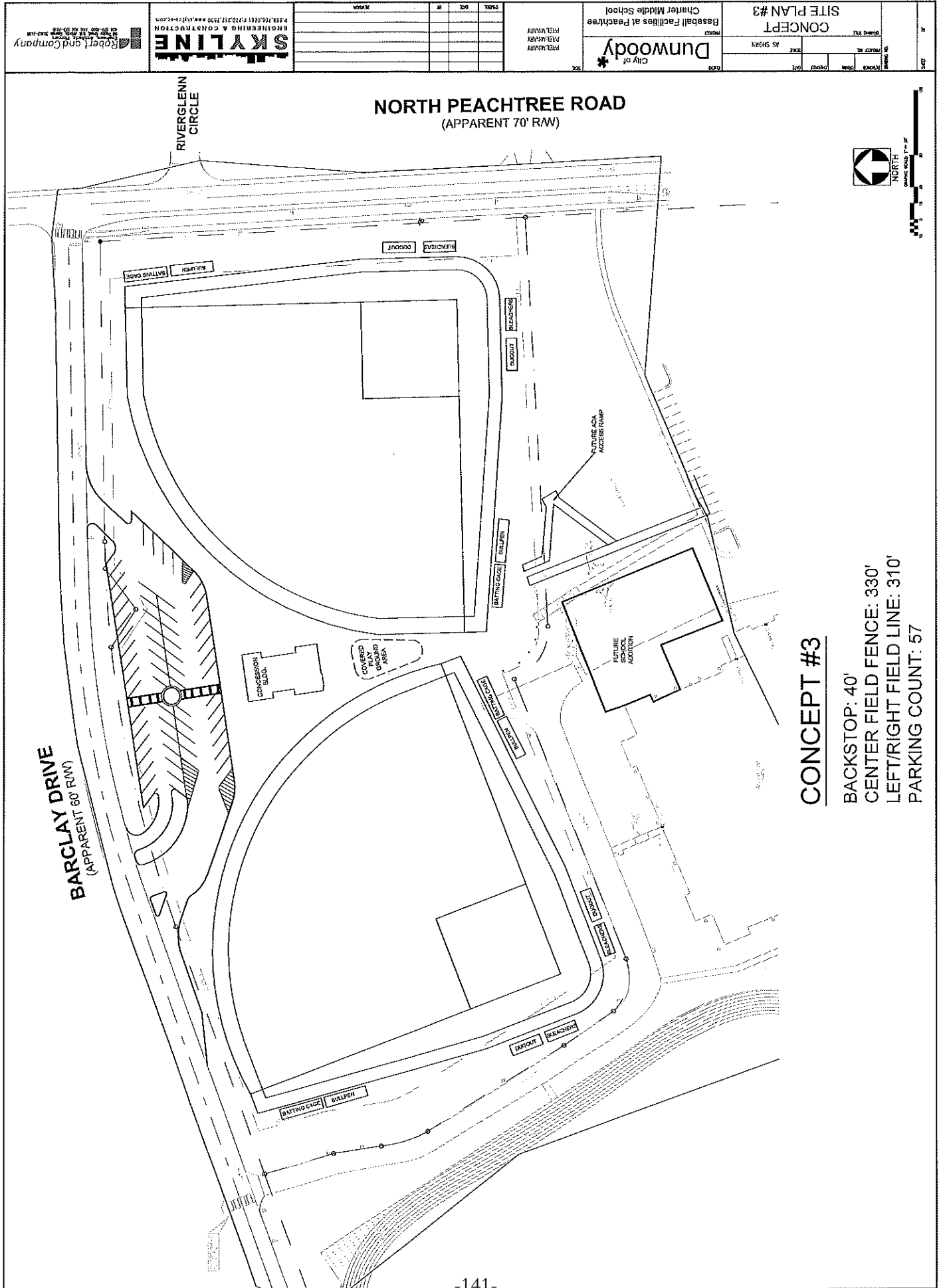


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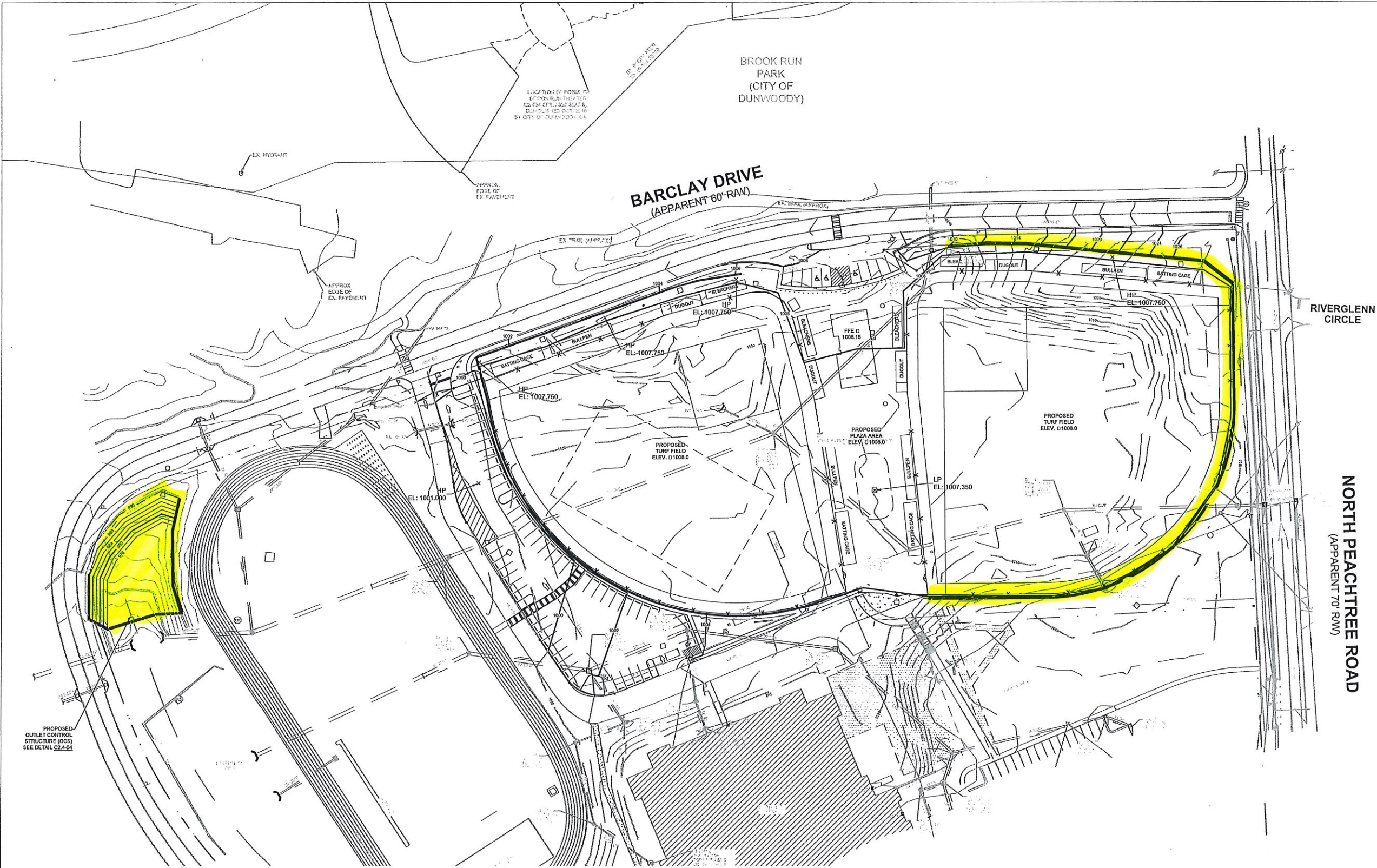
## **RECOMMENDATION**

Staff recommends (1) reject all bids and rebid the project to potentially receive bids more in line with available funds and (2) continue to work with Skyline Engineering to refine the design and reduce the cost of the project

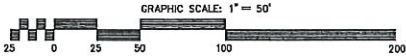








GRADING PLAN



NORTH PEACHTREE ROAD  
(APPARENT 70' RW)

RIVERGLENN CIRCLE

BARCLAY DRIVE  
(APPARENT 60' RW)

BROOK RUN PARK  
(CITY OF DUNWOODY)

DESIGNED BY MDC		DRAWN BY BKJ	CHECKED DATE 04/12/2017	CLIENT City of Dunwoody	PROJECT Baseball Facilities at Brook Run Park	
PROJECT NO. C-2.0		DRAWING TITLE GRADING PLAN		PROJECT NO. C-2.0		
SHEET		OF		REVISION		
04-13-2017		MDC	PRICING SET	SYMBOL		
04-26-2017		MDC	ADDENDUM #1	DATE		
05-05-2017		MDC	ADDENDUM #3	BY		
SKYLINE ENGINEERING & CONSTRUCTION				REVISION		
Robert and Company				SYMBOL		
225 Peachtree Street, N.E., Suite 2000 Atlanta, Georgia 30303 404 517-1000 FAX 404 517-7119				DATE		
P: 888.706.0661 F: 770.217.7550 www.skyline-ec.com				BY		