

MEMORANDUM

To: Mayor and City Council
From: Carl Thomas, Stormwater Manager
Date: October 14th, 2019
Subject: **Memorandum – Funding Authorization for 1370 Center Drive Stormwater Repairs**

ITEM DESCRIPTION

Approval of Funding for Stormwater Pipe Repairs at **1370 Center Drive**. Estimated cost, plus 20% contingency, is **\$221,232.78**.

BACKGROUND

Structural failures were identified performing CCTV inspections in October of 2018. The storm system originates on Center Drive, continues through the Dunwoody Center Phase II Condominium parking lot, and exits into a regional detention pond currently owned by the City. Collapse of the pipe and junction box on the NE corner of the parking lot have created a 30 foot wide by 20 foot deep sinkhole; which deposits large quantities of sediment into the City-maintained pond after every rain event. As conditions worsen, there is also a threat to the adjacent sanitary sewer and parking lot. Storm repairs on commercial property do not routinely qualify for approval based on the City's Extent of Service (EOS). However, staff located a final plat from 1981 that dedicated maintenance responsibility of the storm system to DeKalb County. No documents were found to determine if ownership was transferred to Dunwoody Center Condominiums after its development in 1983. Based on these circumstances, the City has come to terms on a one-time maintenance agreement for repairs to the infrastructure located on the Dunwoody Center property.

Recommended repairs include:

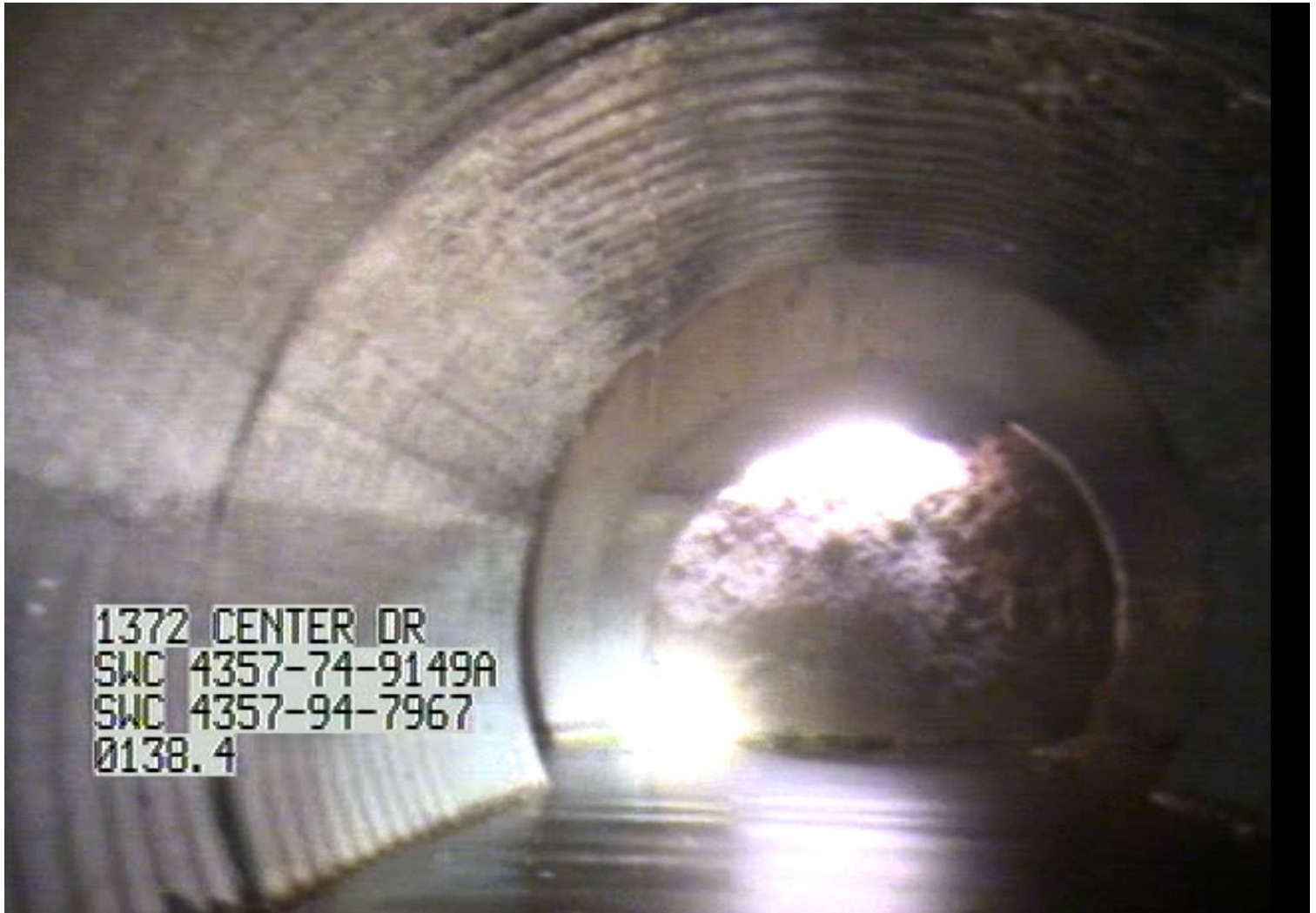
- Replacement of collapsed 18 foot junction box
- Dig & Replace +/- 220 feet of 48 & 18 inch corrugated metal pipe with reinforced concrete pipe (RCP)
- Remove & haul off +/- 740 cubic yards of sediment & gravel deposited in detention pond

The remaining projects budgeted for completion in FY2019 could generate a deficit in the Stormwater Repairs & Maintenance account if contingencies are needed (see attached summary). As of FY2019, the Stormwater Reserve Fund balance is \$2,688,155.95. For emergency repairs, Public Works prefers to keep a balance of \$1,000,000. If approved by Council, the cost of this project would be deducted from the surplus available in this account.

RECOMMENDED ACTION

Staff recommends approving \$221,232.78 in funding for Stormwater Pipe Repairs at 1370 Center Drive.

COLLAPSE OF 48-INCH CORRUGATED METAL PIPE



EXPOSED SANITARY SEWER MANHOLE



SITE DURING RAIN EVENT



**30 FOOT WIDE x 20 FOOT DEEP SINKHOLE
COLLAPSED JUNCTION BOX**



**CITY - MAINTAINED PROPERTY
SEDIMENT & GRAVEL DEPOSITED
IN DETENTION POND**



5065

5697

5089

509

1350

1360

1372

1302

1370

City of
Dunwoody
Georgia
**1370 CENTER DRIVE
SUMMARY**

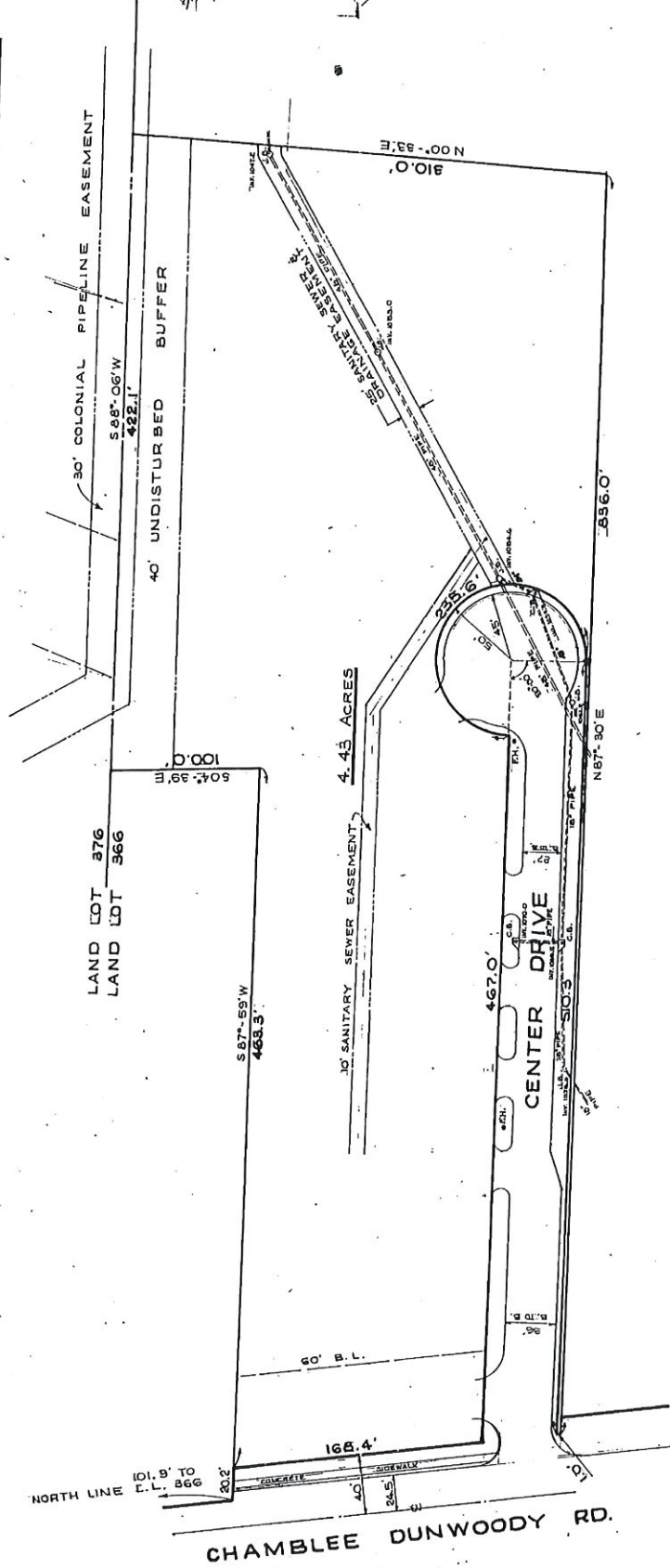
**SINKHOLE EXTENDED TO
CURB & GUTTER OF PARKING LOT**



*The City of Dunwoody does not warrant the accuracy or currency of the map provided and does not guarantee the suitability of the map for any purpose, expressed or implied.

Filed and Recorded in Plat Book 110, Page 110, This 28th day of October, 1981, Aft. 304 M. Whitfield C. Smith Clerk.

WYNTERHALL UNIT TWO, SECTION 'A'



**STATE OF GEORGIA
DEKALB COUNTY**

(Handwritten notes)

JIM COWART, INC. THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED DO HEREBY CONVEY ALL STREETS AND RIGHTS OF WAY SHOWN HEREON IN FEE SIMPLE TO DEKALB COUNTY AND PARKS AND RECREATION DEPARTMENT. ALL ALLEYS, PARKS, WATERWAYS, DRAINAGE EASEMENTS, AND PUBLIC PLACES HEREIN SHOWN FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED.

IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES DEKALB COUNTY FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON. THE ROADS, FILLS, EMBANKMENTS, DITCHES, RIGHT-OF-WAY SHOWN, OR BRIDGES WITHIN THE PROPOSED AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS.

AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT DEKALB COUNTY SHALL NOT BE LIABLE TO HIM, HIS HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS DRAIN EXTENSIONS, SIDEWALKS, STREET CURVES, CURBS OR FLOODING FROM CHANGING COURSES OF STREAMS AND RIVERS, WATERS AND ANY OTHER MATTER WHATSOEVER, SURFACE WATER THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY THE VIRTUE OF THESE PRESENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS 28th DAY OF SEPTEMBER, 1981.

JIM COWART, INC.
James H. Cowart, PRESIDENT
1733 MT. VERNON ROAD
DUNWOODY, GA. 30358
PHONE 394-0210

NOTE 10' D.E. between all lots and along perimeter boundary lines of subdivision except where shown otherwise.

THIS PLAT IS CERTIFIED AS BEING IN ORDER FOR APPROVAL BY THE CHAIRMAN, BOARD OF COMMISSIONERS OF DEKALB COUNTY, GA. SAID CERTIFICATION BEING SUBJECT TO PROVISIONS AND QUALIFICATIONS SHOWN HEREON.

THIS 28th DAY OF OCTOBER, 1981

(Signature)
DIRECTOR OF DEVELOPMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS BEEN CHECKED FOR CORRECTNESS AND PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 1 MINUTE PER ANGULAR POINT, AND WAS ADJUSTED USING LATITUDES AND DEPARTURES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND HAS BEEN PREPARED IN CONFORMITY WITH THE RELEVANT LAWS, ORDINANCES AND REQUIREMENTS OF LAW.

DUNWOODY CENTER

A **JIM COWART, INC.** DEVELOPMENT
LAND LOT 366 DEKALB COUNTY GEORGIA
SCALE 1"=50'
16TH DISTRICT
SEPT. 22, 1981

(Seal)

ATTEST:
(Signature) SECRETARY
RICHARD C. WERNICK

(Signature)
WITNESS

(Signature)
COMMISSIONER EXPIRES APRIL 20, 1985

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF DEKALB COUNTY, GEORGIA, AND IS APPROVED BY SUCH COMMISSION, DATED THIS 22nd DAY OF OCTOBER, 1981

THE PLANNING COMMISSION OF DEKALB COUNTY, GEORGIA

BY: *(Signature)* SECRETARY

THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE CHAIRMAN, BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA, AND IS APPROVED.

DATED THIS 22nd DAY OF OCTOBER, 1981

(Signature)
CHAIRMAN, BOARD OF COMMISSIONERS DEKALB COUNTY, GEORGIA
(Signature)
DEKALB COUNTY CONTRACT No. 310021 (M)

RUPPE ENGINEERING CO.
1733 MT. VERNON ROAD
DUNWOODY, GEORGIA



Estimate

**Center Drive Storm and Pond Improvements
Dunwoody, Georgia
8/8/2019**

1.00	ea	Mobilization	\$2,400.00	\$2,400.00
10.00	day	Traffic Control (Minor - Cones and Signs)	\$350.00	\$3,500.00
1.00	ls	Surveying	\$6,500.00	\$6,500.00
0.25	ac	Clearing	\$4,500.00	\$1,125.00
2,420.00	sy	Finish Grading	\$1.95	\$4,719.00
850.00	cy	Dirt Export (Unsuitable Soil)	\$22.50	\$19,125.00
850.00	cy	Dirt Import	\$22.50	\$19,125.00
7.00	ea	Stump Removal	\$750.00	\$5,250.00
2,420.00	sy	Temporary Grassing	\$1.00	\$2,420.00
2,420.00	sy	Permenant Grassing	\$2.25	\$5,445.00
250.00	lf	Silt Fence Type C	\$3.25	\$812.50
250.00	lf	Maintenance of Type C	\$1.00	\$250.00
1,556.00	sy	Slope Matting	\$4.90	\$7,624.40
14.00	sy	Remove Driveway Apron	\$17.55	\$245.70
14.00	sy	Replace Driveway Apron	\$54.50	\$763.00
65.00	lf	Remove Curb and Gutter	\$8.50	\$552.50
65.00	lf	Replace Curb and Gutter	\$24.00	\$1,560.00
1.00	ea	Throat and Top Removal	\$250.00	\$250.00
1.00	ea	Throat and Top Replacement	\$1,700.00	\$1,700.00
120.00	lf	18" Pipe Removal	\$44.50	\$5,340.00
120.00	lf	48" Pipe Removal	\$44.50	\$5,340.00
2.00	ea	Junction Box Removal	\$746.00	\$1,492.00
120.00	lf	18" RCP	\$31.50	\$3,780.00
100.00	lf	48" RCP	\$118.62	\$11,862.00
20.00	lf	48" CMP (Connect)	\$64.80	\$1,296.00
1.00	ea	72" Headwall	\$2,165.00	\$2,165.00
104.00	tn	57 Stone (Bedding)	\$36.50	\$3,796.00
60.00	tn	Rip Rap	\$58.24	\$3,494.40
3.00	ea	Connect to Existing Storm	\$498.00	\$1,494.00
1.00	ea	Reconstruct Catch Basin	\$1,500.00	\$1,500.00
18.50	VF	Junction Box 96"	\$725.00	\$13,412.50
7.00	VF	Junction Box 48"	\$300.00	\$2,100.00
740.00	cy	Demuck Pond Path from Outfall to OCS	\$7.25	\$5,365.00
740.00	cy	Haul Spoils from Demucking Offsite	\$22.50	\$16,650.00
100.00	lf	Remove and Replace 4' Chain Link Fence	\$20.00	\$2,000.00
223.00	sy	Sod (Bermuda)	\$8.55	\$1,906.65
100.00	lf	Reinstall Sprinkler Line	\$8.00	\$800.00
4.00	ea	Reinstall Sprinkler Head	\$550.00	\$2,200.00
1.00	ls	Site Restoration Allowance	\$15,000.00	\$15,000.00

Total	\$184,360.65
20% Contingency	\$36,872.13
	\$221,232.78



Unit Prices For Additional Work If Required

- Mass Rock - \$45.00/cy
- Rippable Rock - \$13.00/cy
- Trench Rock - \$85.00/cy

Notes

- No plans so assumptions have been made.
- Tress to be removed by City of Dunwoody.
- No existing headwall visible, no removal included.
- GDP has given \$15,000 budget for unknown aphalt repair.
- UG Power hangning, GDP not responisble for any power issues.
- No work included for existing OCS.
- All items not specifically included considered excluded.

IN WITNESS WHEREOF THE CONTRACTOR and THE OWNER have executed this AGREEMENT this 5th day of August 2019.

CONTRACTOR:

OWNER:

Georgia Development Partners

Signature

Signature

Printed Name & Title

Printed Name & Title

Date

Date

YTD Stormwater Repairs & Maintenance Budget

FY 2019 Remaining Balance	\$341,748.60
Current Stormwater Projects In Progress	Estimated Cost (-w- contingency)
1708 N Houghton Ct (Pipe Lining)	\$56,315.88
4616 Amberly Ct (Pipe Lining)	\$64,288.50
5252 Redfield Ct (Dig & Replace Pipe Repair/Lining)	\$207,519.96
5134 Meadowlake Ln (Pipe Lining)	\$70,275.00
Estimated Remaining balance	-\$56,650.74

Stormwater Reserve Fund

Balance	\$2,688,155.95
1280 Witham Dr (Dig & Replace Pipe Repair/Lining)	\$197,962.50
1370 Center Dr (Dig & Replace, Pond Maintenance)	\$221,232.78
Estimated Remaining balance	\$2,212,309.93