

To: Mayor and City Council

From: Rachel Waldron
Parks and Recreation Director

Re: Brook Run Park Veterans Memorial Contract Award

Date: June 16, 2025

Action

Approval of contract award to Headley Construction for renovations of the Brook Run Park Veterans Memorial.

Summary

The Parks and Recreation Department has been actively working on revitalization of the Brook Run Park Veterans Memorial. The designed concept will connect to and complement the adjacent Vietnam War Veterans Memorial, creating a complete Memorial Plaza to honor veterans.

Details

The Veterans Memorial at Brook Run Park was dedicated on May 31, 2004, by DeKalb County to honor those who served to protect and defend our country. When the City of Dunwoody acquired the park in 2010, it committed to this legacy and worked with the County to continue honoring our men and women in uniform through our annual Memorial Day and Veterans Day events. The current failing structure no longer fulfills the purpose of a meaningful tribute to our veterans.

The memorial concept features a self-guided, open space dedicated to those who are serving and have served. Open entering the space, visitors will first encounter a Soldier's Cross, serving as a visible memory of a fallen soldier. Just before the memorial plaza is the first of seven marble plaques and respective flag, honoring each branch of service, plus Prisoners of War Missing in Action. The octagonal granite plaza showcases the United States flag, centered, and an eternal flame, atop a 6-foot Elberton base.

City staff have identified three potential funding sources for this project:

- Option 1:
 - General Capital Project Fund – General Capital Repair & Improvement (23A) - \$489,832.20(Note: Current budget available within the General Capital Repair & Improvement (project number 23A) is \$1,064,931.)

- Option 2:

- General Capital Project Fund – Unallocated Capital (Shallowford Road Proceeds) - \$489,832.20
(Note: Current budget available within Unallocated Capital (Shallowford Road Proceeds) is \$1,326,233).
- Option 3:
 - General Fund – Unassigned Fund Balance - \$489,832.20
(Note: Unassigned fund balance within the General Fund as of 12/31/25 is currently projected to be \$28,687,988.)

Staff is seeking the feedback of Council for the recommended funding source of this project.

Recommendation

Staff respectfully requests that Council: (1) Award a contract to Headley Construction for renovations of the Brook Run Park Veterans Memorial, in the amount of \$489,832.20 which includes a 10% contingency; (2) Authorize Staff to provide funding for the contract, selected by Council from funding options provided; (3) Authorize the City Manager to execute the necessary documents.



City of
Dunwoody
Georgia

Brook Run Park Veterans Memorial Contract Award

June 16, 2025

Summary

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Background/Timeline

- The Veterans Memorial at Brook Run Park was dedicated in 2004, by DeKalb County to honor those who served to protect and defend our country.
- Construction costs of the concept designed in 2022 exceeded project budget.
- Staff discussed the new proposed memorial design to veterans in October 2024. They had very strong positive feedback around our concept. In particular, the Soldier's Cross and eternal flame are two components they felt were the most meaningful to veterans. We also discussed the potential for revitalizing the existing brick dedication program, how that would fit into our proposal, and where we could expand in the future.

Financial Impact

City staff have identified three potential funding sources for this project:

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Staff Recommendation

Staff respectfully requests that Council:

- (1) Award a contract to Headley Construction for renovations of the Brook Run Park Veterans Memorial, in the amount of \$489,832.20 which includes a 10% contingency;
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| Project Estimate | | | | |
|----------------------------------|---------------------------------|-----------|--|--|
| Job Name | Dunwoody Veterans Memorial Park | Estimator | <div><div><div>H</div></div><div>HEADLEY</div><div>GENERAL CONTRACTOR BUILD BETTER</div></div> | |
| Job Number | 250167 | PM | | |
| Square Foot | 2,700.00 | | | |
| | | | Estimate | Notes |
| Description / Scope | Subcontractor / Supplier | | Package 1 | |
| | | | | |
| Division 1 | | | | |
| General Conditions | | | \$81,895 | See Attached GC |
| GL/P&P | | | \$6,852 | |
| Builder's Rick Insurance | | | \$338 | |
| Safety | Included | | | |
| 3rd Party Testing Allowance | Not Included | | | We assume this would be contracted by the City, if required |
| Warranty | Included | | | |
| Building Permit Allowance | Not Included | | | We Assume the building permit will be waived by the City |
| | | | | |
| Division 2 | | | | |
| Demolition/Existing Conditions | Peach State | | \$24,800 | Peachstate attended the site meeting on 4/14/2025 |
| Remove Footings? 8 Ea | Adder | | \$8,000 | If Needed |
| GAB Haul In? 20 Ton | Adder | | \$1,500 | If Needed |
| Landscaping Rework | AABBY | | \$5,000 | Aabby Allowance to rework the site lanscaping after construction |
| Erosion | Adder | | \$1,000 | Additional Erosion Control - Hay Bales, Waddles, Extra Silt Fence |
| Division 3 | | | | |
| Termite Pretreatment | NA | | | |
| All Site Concrete | Cornerstone | | \$42,768 | |
| Conc Slab at Existin Sign | N/A Existing | | | Existing slab to be reused |
| | | | | |
| | | | | |
| Division 4 | | | | |
| Masonry - Reset Existing Pavers | AABBY | | \$4,200 | |
| GR-1 Granite - 8 pc | Sammy Robinson | | \$38,000 | |
| GR-2 Ganite at Flag - 1 pc | Sammy Robinson | | | Included in Sammy Robinsons 38,000 |
| Space Force Pillar | Sammy Robinson | | | Included in Sammy Robinsons 38,000 |
| Eternal Flame Podium | Sammy Robinson | | | Included in Sammy Robinsons 38,000 |
| New Engraving on Existing Pillar | Place Holder | | \$5,000 | Place Holder |
| Relocate POW/MIA Pillar | AABBY | | \$5,000 | |
| Soilder Cross Statue | By Owner??? | | | This statue is noted on Sheet A2.5 but there is not direction if this is new or to be relocated |
| | | | | If the statue is NEW - Samy has quoted 12,500.00 to provide and install thie Cross Statue |
| Division 7 | | | | |
| Joint Sealants | Maverick | | \$1,810 | |
| Water Repellents | Maverick | | \$3,130 | |
| | | | | |
| Division 9 | | | | |
| Painting - In Specifications | N/A No Painting Noted on DWGS | | | |
| | | | | |
| Division 10 | | | | |
| New Bench to Match Existing | Wabash | | \$2,812 | Bench manufacture is Urbanscape - Wabash is the distributor for Urbanscape |
| Bronze Plaque - 1 Ea | Sammy Robinson | | \$16,000 | |
| Flag Poles - (1) 35' & (7) 20' | Federal Flag | | \$21,786 | Federal Flag is out of Kennesaw, Ga. We quote 20' poles instead of 10' poles due to the spec of having an internal cable halyard |
| Flag Pole Install | AABBY | | \$9,600 | |
| Eternal Flame Bowl | Starfire | | \$16,450 | StarFire is (1) of (2) manufacturers spec'd. StarFire is the only one to respond |
| | | | | |
| Division 22 | | | | |
| Eternal Flame Gas Line Plumbing | B&R | | \$12,020 | |
| Allowance for Propane Tank | Allowance | | \$7,500 | Allowance for Owner to purchase tank from Propane Dist. and put in thier name for service. |
| | | | | |
| Division 26 | | | | |
| Site Electrical | Capitol City | | \$25,250 | Capitol City did not have Temp Power but SEC does. Added to Capitol City for Temp Power |
| | | | | |
| Contingency | | | | |
| Contractor's Contingency | 20% | | \$50,325 | |
| | | | | |
| | | | | |
| | | | | |
| TOTALS | | | | |

| | | | | |
|----------------------------------|-----------------------|------------|-------------------|-----------------------------|
| | | | Package 1 | |
| | | | | |
| | Cost of Work | | \$ 391,036 | 397,591 |
| | Fee | 12% | \$ 46,924 | 47,711 |
| Total Contract Amount | | | \$ 437,960 | 445,302 **with alternate |
| | | | | |
| | Cost per sq/ft | | \$162 | |
| | | | | |
| Alternate | | | | |
| Remove and Replace Remaining S/W | Cornerstone | | \$6,555 | |
| | | | | |
| | | | | |