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MEMORANDUM

To: Mayor and City Council

From: Michael Smith, Public Works Director

Date: July 27, 2026

Subject: **Contract Extension with TriScapes for Road and Stormwater Maintenance**

ACTION

Authorize the Mayor, City Manager, or designee to execute all documents necessary and proper for a one-year contract extension with TriScapes, Inc. for road and stormwater maintenance.

SUMMARY

In August 2022, the City Council approved an annual road and stormwater maintenance contract with TriScapes based on yearly rates established through a competitive bid process by the City of Milton. The original contract contained a renewal provision with an annual cost escalation of 1.5% through September 2025, then an option for a negotiated escalation rate for up to 2 additional years. In June 2025, the City Council approved the current annual rate of \$860,420 for two crews totaling 7 people with equipment.

TriScapes has provided a proposal of \$901,700 for the final annual extension from October 1, 2026, to September 30, 2027. The proposed cost is based on a 4.8% year-over-year increase in the Municipal Cost Index and is consistent with the rates that other nearby cities have competitively procured for the same services.

RECOMMENDED ACTION

Authorize the Mayor, City Manager, or designee to execute all documents necessary and proper for a one-year contract extension with TriScapes, Inc. for road and stormwater maintenance.

Branch	Atlanta	Created Date	7/1/2026
Company Address	1200 Bluegrass Lakes Parkway Alpharetta, GA 30004 United States	Quote Number	00017165
Reference	City of Du - Public Works, Extension of Two Crews (2026-2027) - Jul 1 2026		
Prepared By	Lindy Blount	Contact Name	Michael Smith
Bill To Name	City of Dunwoody--Public Works, 2022-2025	Ship To Name	City of Dunwoody--Public Works, 2022-2025

Product	Line Item Description	Quantity	UOM	Unit Price	TSI Total Price
ENH Lump Sum	Crew Two, Laborer	1.00	LS	\$901,700.80	\$901,700.80
Total Price					\$901,700.80

Proposal Notes

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The above quote is for the City of Dunwoody's Public Works Department and includes

1. Labor (2 teams, totaling 7 employees)
2. Equipment (same equipment as outlined in initial agreement)
3. Extends services from October 1, 2026 to September 30, 2027 (as allowed by contract)
 1. MCI (Municipal Cost Index) Adjustments: Since annual pricing (for routine services) is not called out for the annual extension, the City and Tri Scapes agree to adjust annual pricing in accordance with the Municipal Cost Index
 1. Quote above includes MCI adjustment (4.8%) for 2026-2027.
 1. Between October 2025 and the most recent 2026 reporting periods, the index rose substantially, with year-over-year percentage increases climbing from 4.77% in April 2026 to 5.48% in May 2026.
 2. Market Comparisons:
 1. Nearby Cities annual pricing for exact same SOW and personnel:
 1. 2026 Spend, City of Brookhaven: \$923, 856
 2. 2026 Spend, City of Tucker: \$890,928
 3. Supplemental Pricing Updates:
 1. Emergency Response Rates to change to align with City of Dunwoody Parks contract (\$230 / hour for a two-man crew).
 2. Vac Truck: \$400 / hour
 3. Asphalt Hot Box Rental: \$2,500 / week (New service)

*****NOTE: Prices good for 30 Days*****