

# COUNCIL AGENDA REPORT

**FROM:** Pete Sewczwicz, Public Works Director

**CC:** City Clerk  
Public Information

**SUBJECT:** Additional Work within the S.R. 9 Roadway/Streetscape Improvements - Marietta Street to Academy Street Contract, RFP 15-1004

**DATE:** May 18, 2015

## RECOMMENDATION

Please approve Change Order #2 in the amount of \$288,984.40 to Georgia Development Partners, LLC for construction of the pedestrian and vehicular improvements along Old Roswell Street, pedestrian improvements to Jones Alley, and authorize the Mayor to execute all necessary documents.

## FISCAL IMPACT

- |  |  |
|--|--|
| <input type="checkbox"/> Included In Current FY Capital Budget | <input type="checkbox"/> Included In Current FY Operating Budget |
| <input checked="" type="checkbox"/> Non-Budgeted Item          | <input type="checkbox"/> No Fiscal Impact                        |

The fiscal impact to the City will be \$288,984.40 which is available through a combination of contribution revenue from an affected Alpharetta Development Authority Lessee (Joseph K. Lockwood) and a reallocation of available capital project funds as follows:

• Joseph K. Lockwood (Contribution)	\$ 45,387 (30141100-371000-C1536)
• Milton Ave. @ Old Roswell St. Intersection Improvements	75,000 (30141100-541410-C1505)
• Downtown Enhancements	60,000 (30141100-541200-C1311)
• Mast Arm Painting and Maintenance	40,000 (30141100-541410-C1208)
• Bridge Maintenance	30,000 (30141100-541410-C1207)
• Records Management	20,000 (30141100-542400-C1222)
• Broadwell Rd. @ Rucker Rd. Intersection Improvements	<u>18,598 (30141100-541410-C1504)</u>
	\$288,985 (rounded)

The funding identified above will be allocated to the Old Roswell Street/Jones Alley Improvements Capital Account (30141100-541410-C1536) to properly record the project activity.

## REPORT-IN-BRIEF

On January 26, 2015, City Council awarded Georgia Development Partners, LLC the contract for construction of the S.R. 9 Roadway / Streetscape Improvements - Marietta Street to Academy Street Project. Georgia Development Partners (GDP) has progressed nicely with the project, even with the rain events we have received. Additionally, GDP has maintained excellent working relationships with property owners as well as merchants throughout the construction. Given the proximity of Old Roswell Street and Jones Alley to the Main Street project and their work performance, the Department of Public Works approached GDP and inquired about an owner driven change order to construct improvements along Old Roswell Street and Jones Alley.

Improvements at Old Roswell Street and Milton Avenue were part of the FY 2015 Capital Budget. The initial scope included installing a right turn only movement from Old Roswell Street to Milton Avenue. This improvement, with the improvements on Old Canton Street enables the City to eliminate the median on Milton Avenue. Improvements on Old Canton Street are complete, the median has been removed, and temporary bollards have been installed on Old Roswell Street to permit only right turn movements onto Milton Avenue. Due to the proposed Jones Alley Improvements the original scope of work has increased to include wide sidewalks and improvements to drainage. The proposed change order to GDP is to construct concrete curbing (1,000 LF), installing wide brick paver sidewalks (4,500 SF), installing new stormwater structures and pipe (360

LF) to improve drainage, and milling and resurfacing Old Roswell Street within the project limits (490 SY). The cost associated with the improvements along Old Roswell Street is \$181,276.03.

Improvements to Jones Alley are also part of the proposed change order. Proposed improvements consist of installing a brick paver patio/walkway from Main Street to Old Roswell Street, retaining walls to accommodate a handicap ramp from Old Roswell Street and steps to access the patio/walkway from both Old Roswell Street and Main Street, and a modular block retaining wall for a future planter. The steps will be constructed out of concrete and the retaining walls will be veneered with brick (see attached exhibits). The cost associated with these improvements is \$107,708.37, of which \$45,387.00 will be funded in accordance with the executed Intergovernmental Agreement/Lease with the Alpharetta Development Authority.

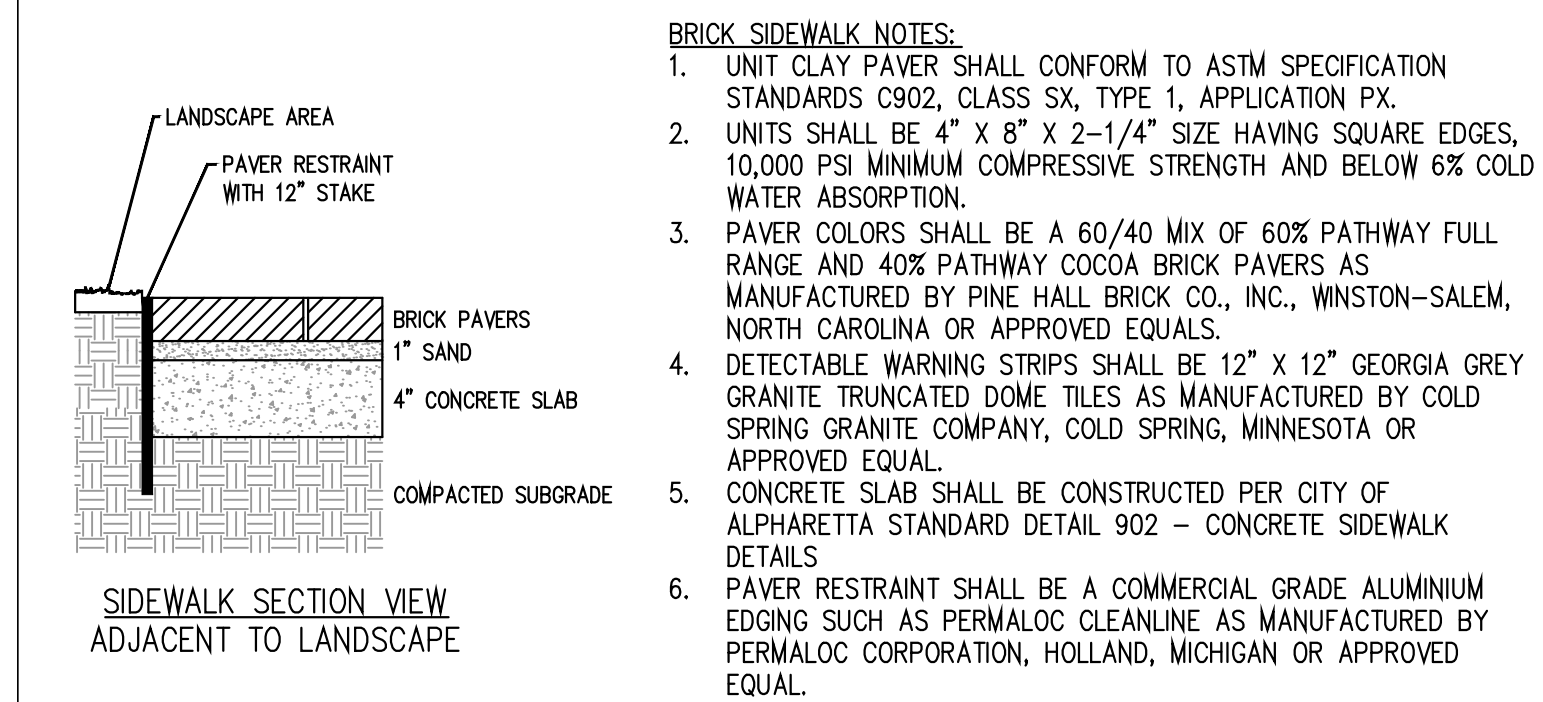
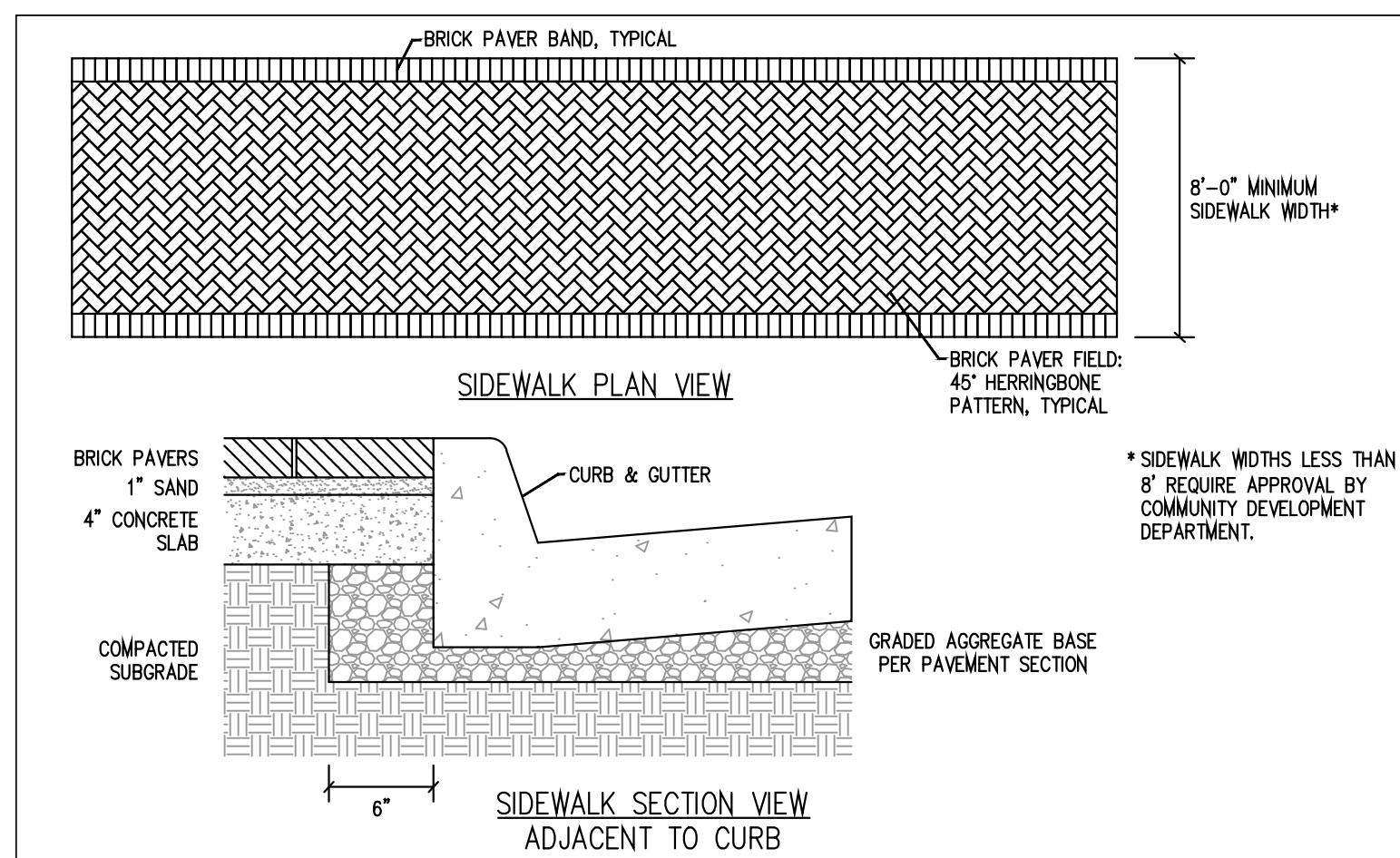
The total cost of Change Order #2 is \$288,984.40. Thus the contract amount will increase from \$2,133,409.45 to \$2,422,393.85. The scope of work included in Change Order #2 will not require an additional 30 days to be added to the contract. The Department of Public Works has reviewed the unit pricing for Change Order #2 and has found it in line with the base contract pricing.

#### **ALTERNATIVES**

Do not move forward with the change order.

#### **ATTACHMENTS**

Site Plan and Details

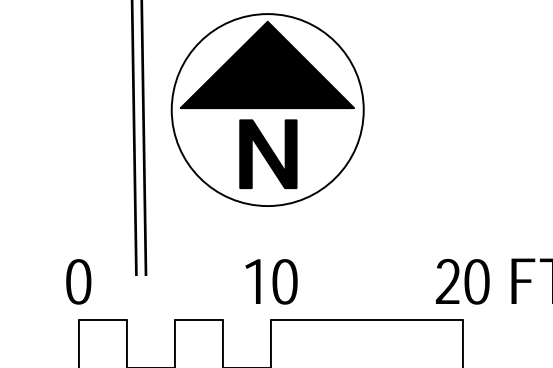
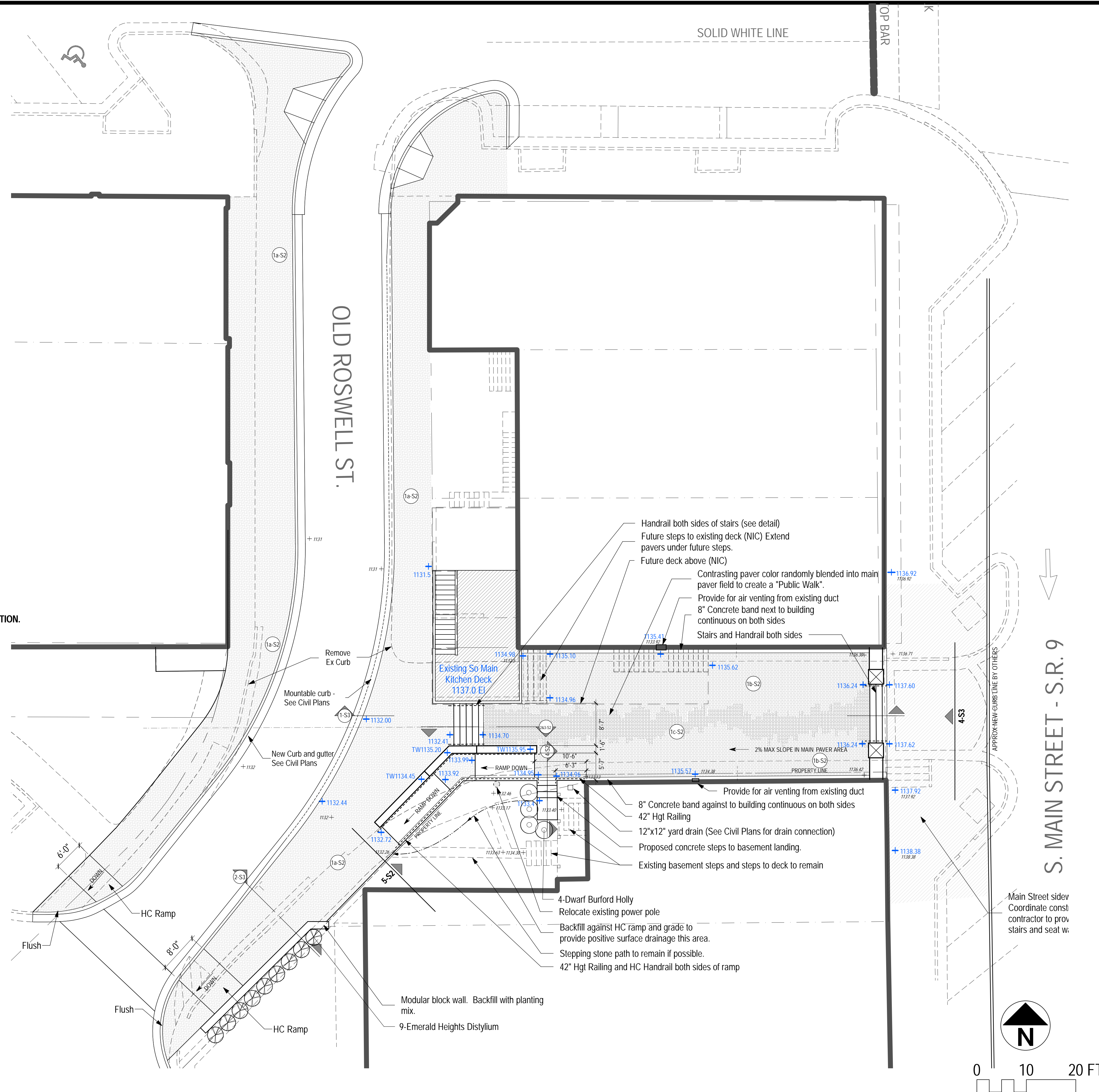


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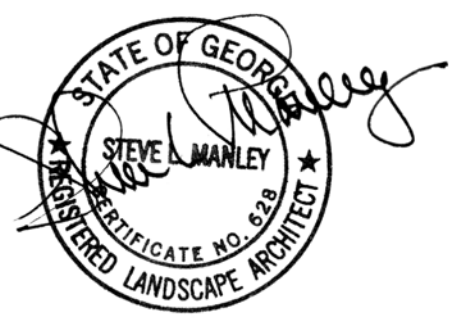
NOTE: NEW PAVERS TO BE USED IN THE SIDEWALK PAVER FIELD ON EITHER SIDE OF ROSWELL STREET. PAVERS USED FOR THE ALLEY ARE TO BE RECYCLED FROM PAVERS REMOVED FROM MAIN ST CONSTRUCTION.

**PLANT LIST**

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
<b>Trees</b>				
<b>Shrubs</b>				
9	Distylium 'Emerald Heights'	Emerald Heights Distylium	3 Gal.	
4	Ilex comuta 'Dwarf Burford'	Dwarf Burford Holly	3 Gal.	
<b>Groundcovers</b>				
<b>Other</b>				



date: 2.17.15  
 scale: 1"=10'-0"  
 drawn by: SLM  
 checked by: SLM  
 job number: 2013073



issued

1	3.20.15	City Comments
2	3.25.15	City Comments
3	5.12.15	Remove Bar Top Tables
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**manley landdesign**  
 landscape architecture  
 51 old canton street  
 alpharetta, ga 30009  
 ph: 770-442-8171  
 fx: 770-442-1123

**Jones Alley**  
 between Old Roswell Rd and Hwy 9  
 Alpharetta, GA 30009

date: 2.17.15  
 scale: As Shown  
 drawn by: SLM  
 checked by: SLM  
 job number: 2013073

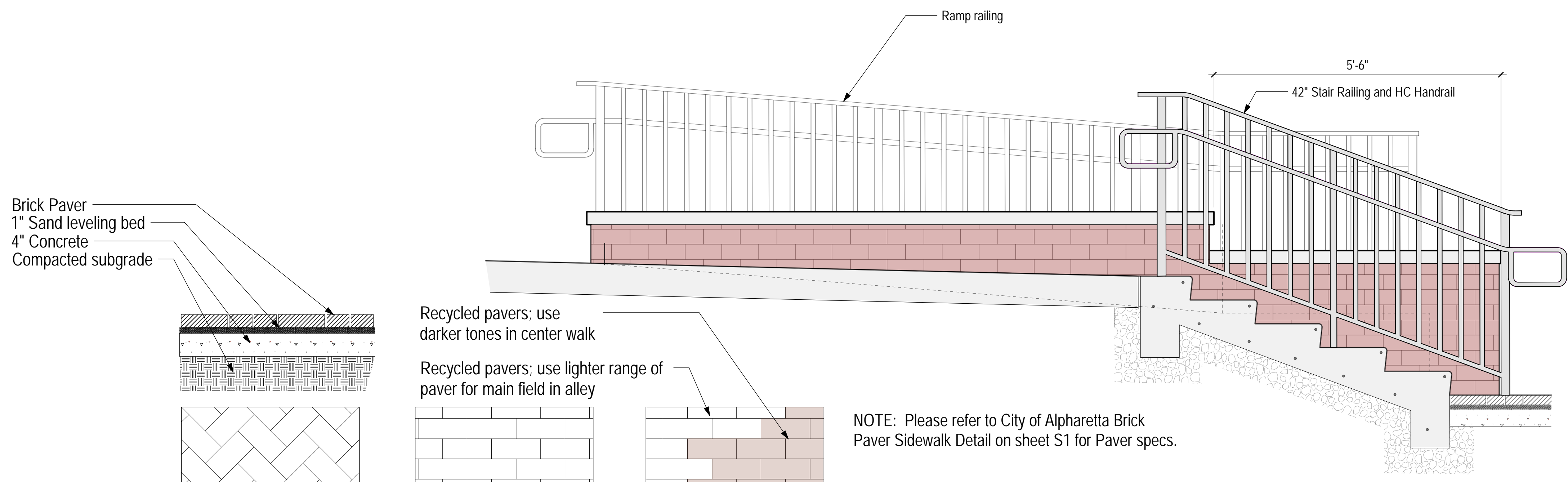


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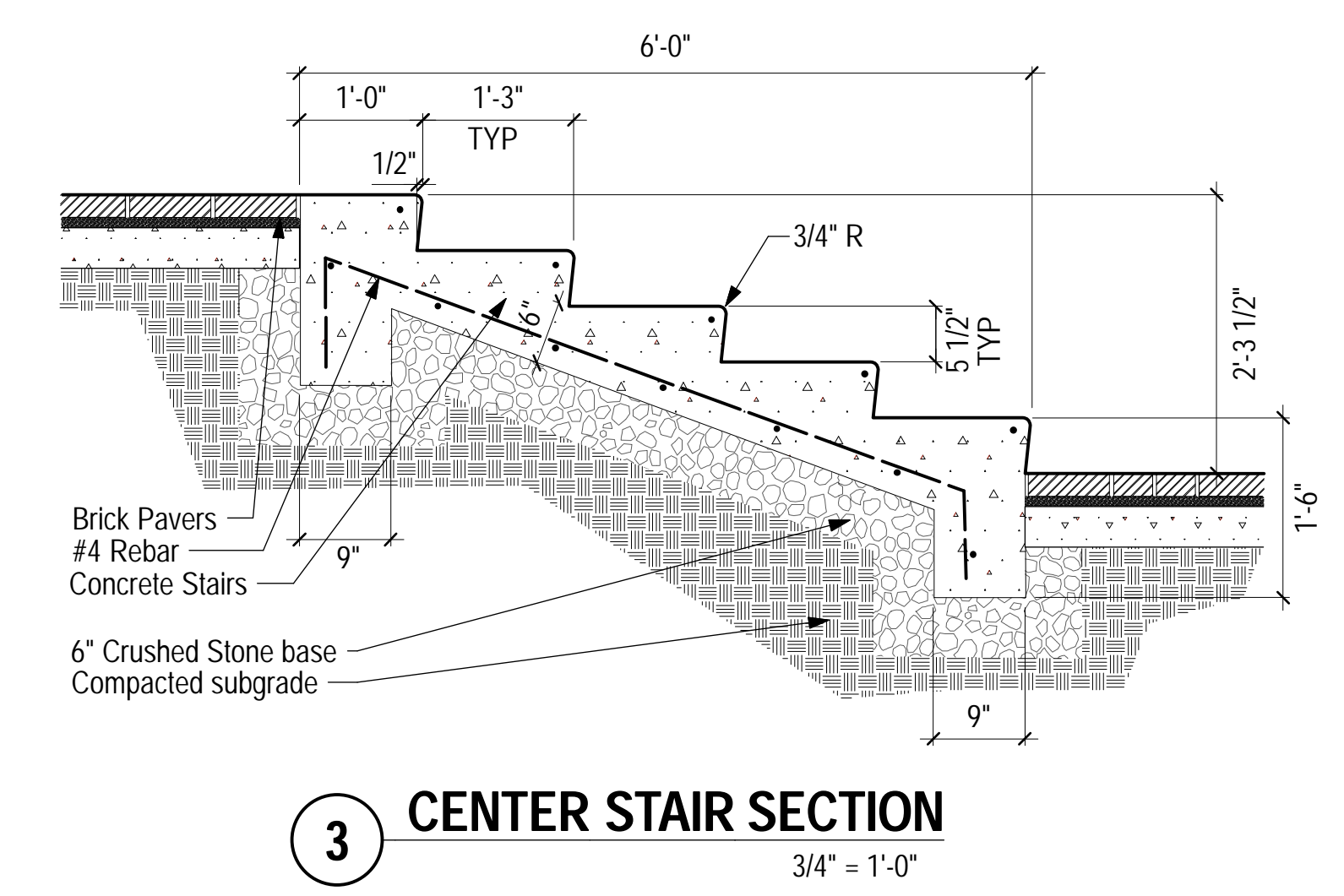
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sheet title  
**Site Details A**

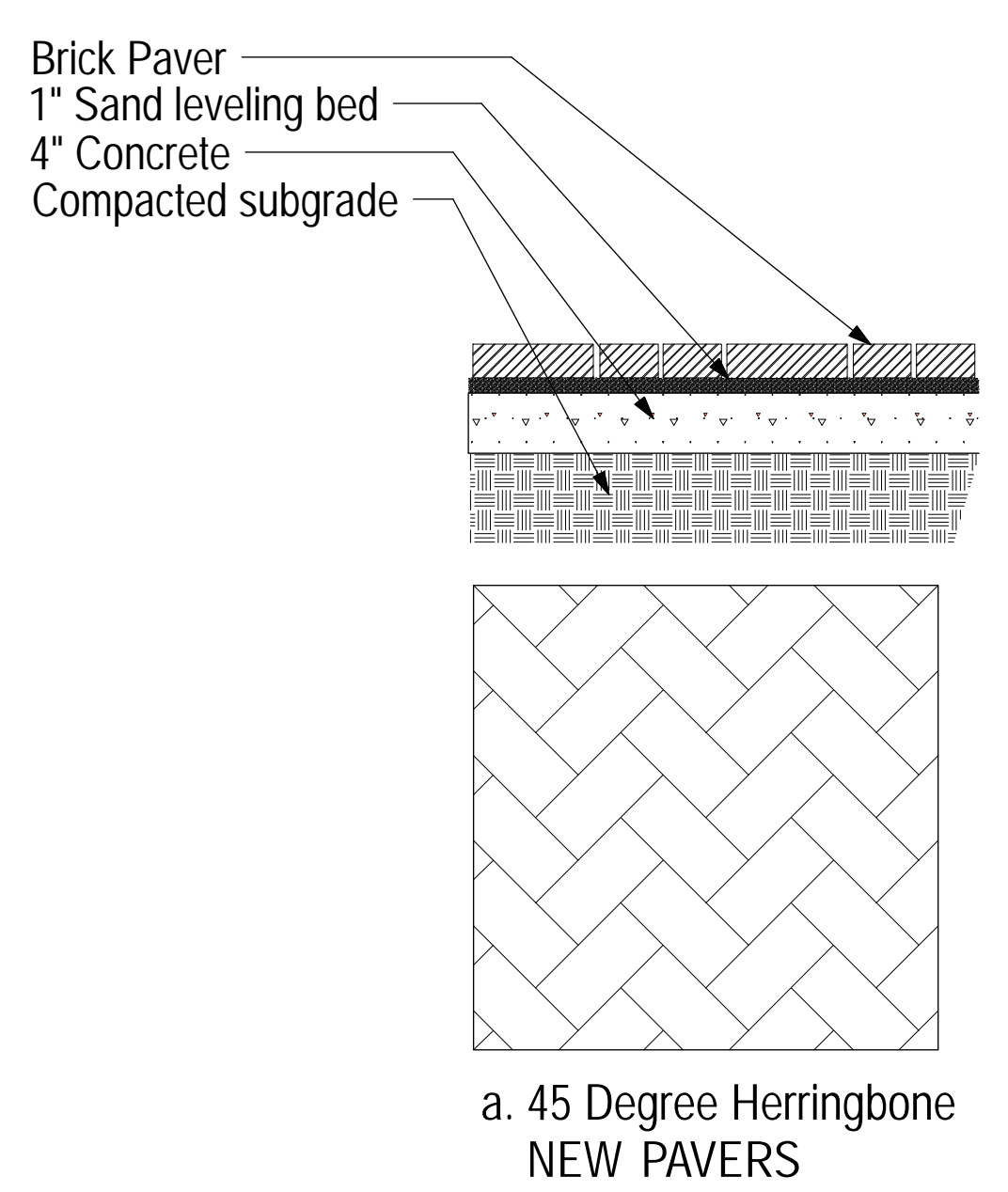
sheet number  
**S-2**



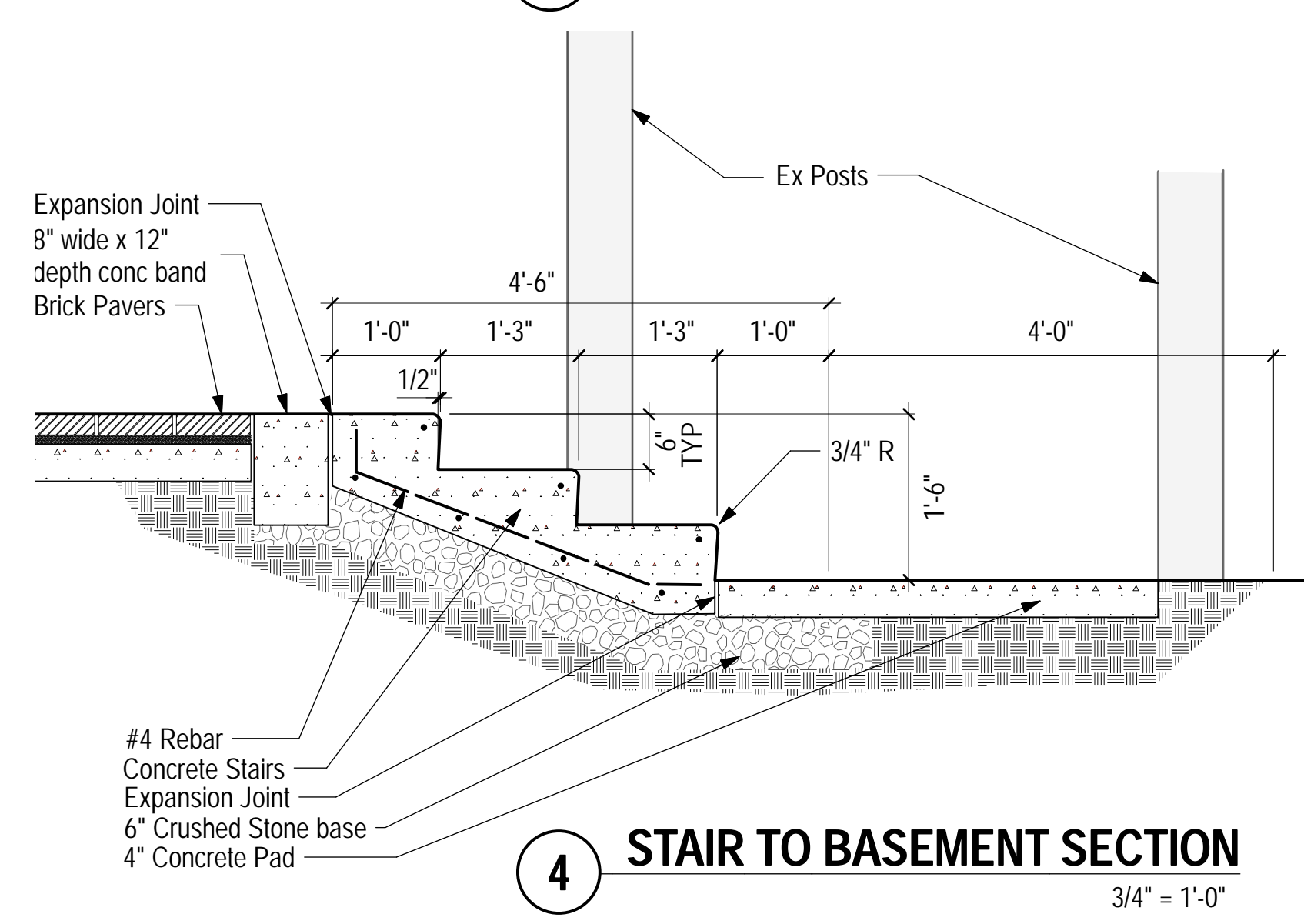
**2 CENTER STAIR AND RAILING SECTION/ELEVATION**  
 3/4" = 1'-0"



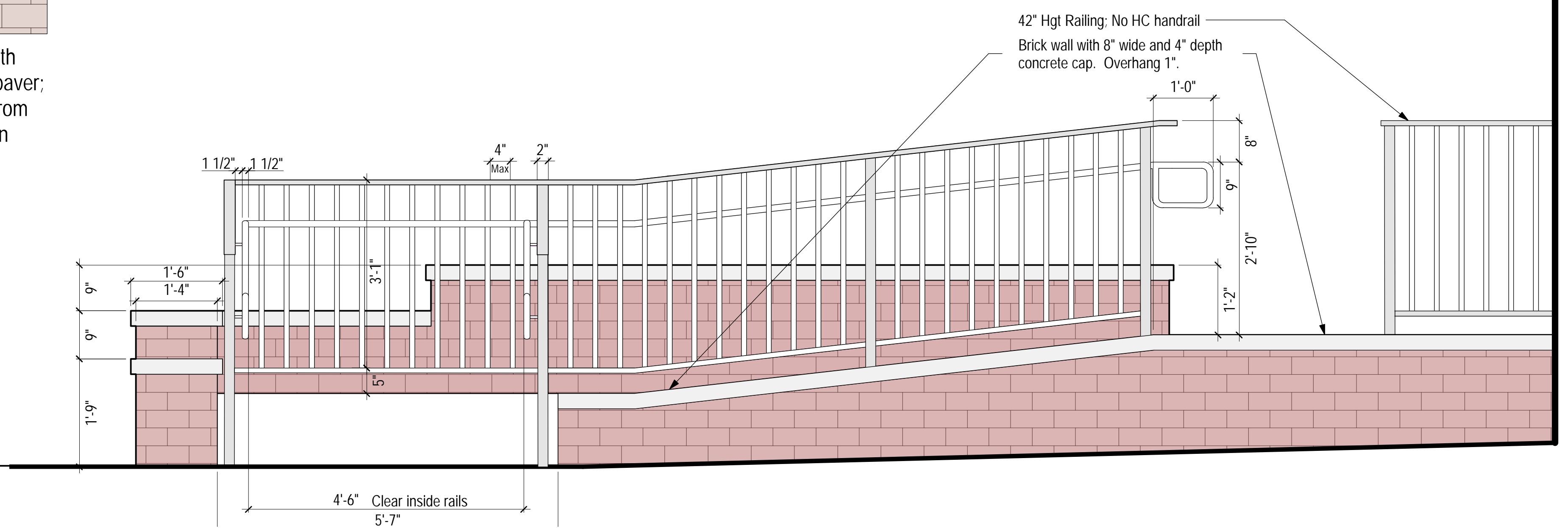
**3 CENTER STAIR SECTION**  
 3/4" = 1'-0"



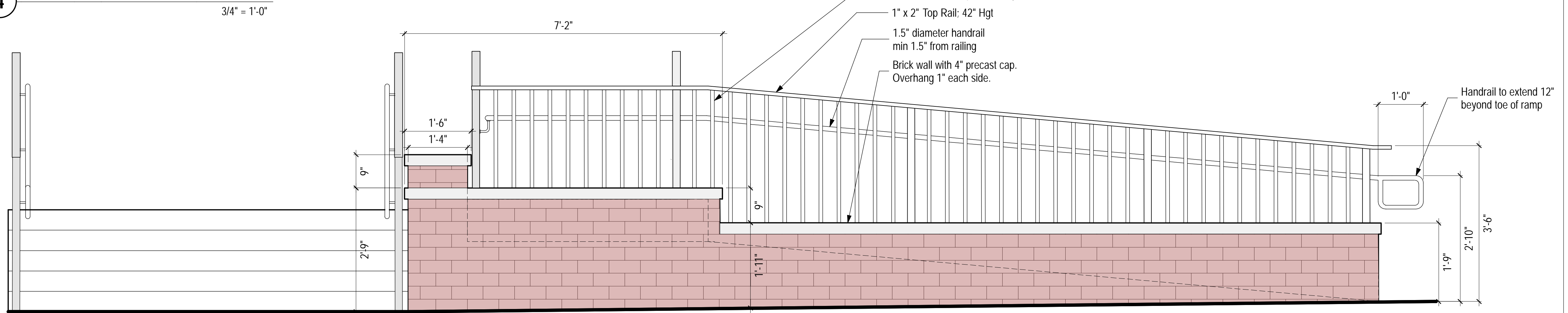
**1 BRICK PAVER DETAIL**  
 1" = 1'-0"



**4 STAIR TO BASEMENT SECTION**  
 3/4" = 1'-0"



**5 RAMP ELEVATION SOUTH**  
 3/4" = 1'-0"



**6 RAMP ELEVATION WEST**  
 3/4" = 1'-0"

NOTE: Please refer to City of Alpharetta Brick Paver Sidewalk Detail on sheet S1 for Paver specs.



**manley  
landdesign**

landscape architecture  
51 old canton street  
alpharetta, ga 30009  
ph: 770-442-8171  
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between Old Roswell Rd and Hwy 9  
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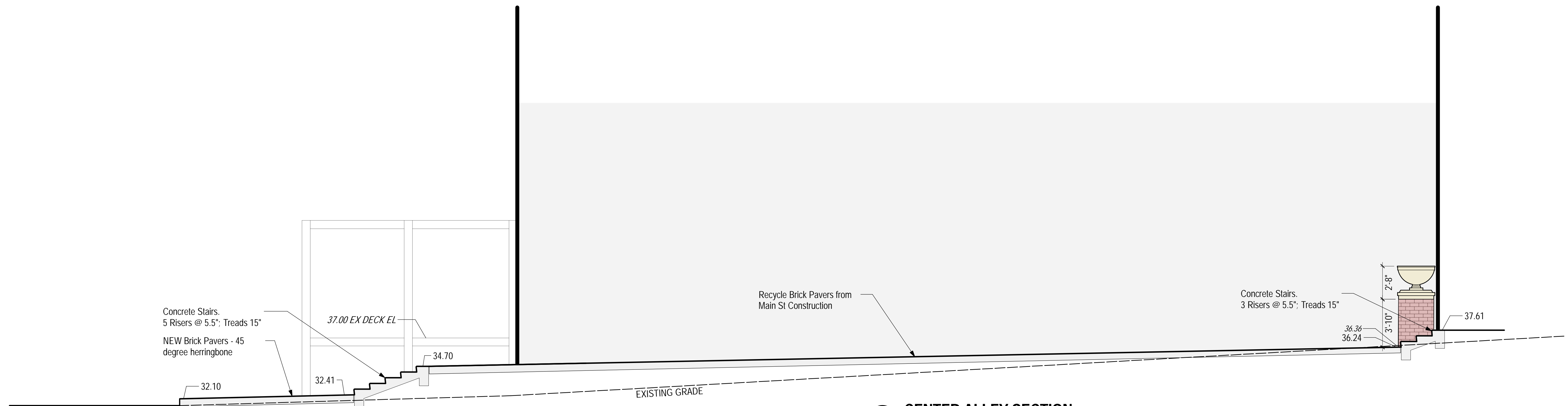
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drawn by: SLM  
checked by: SLM  
job number: 2013073



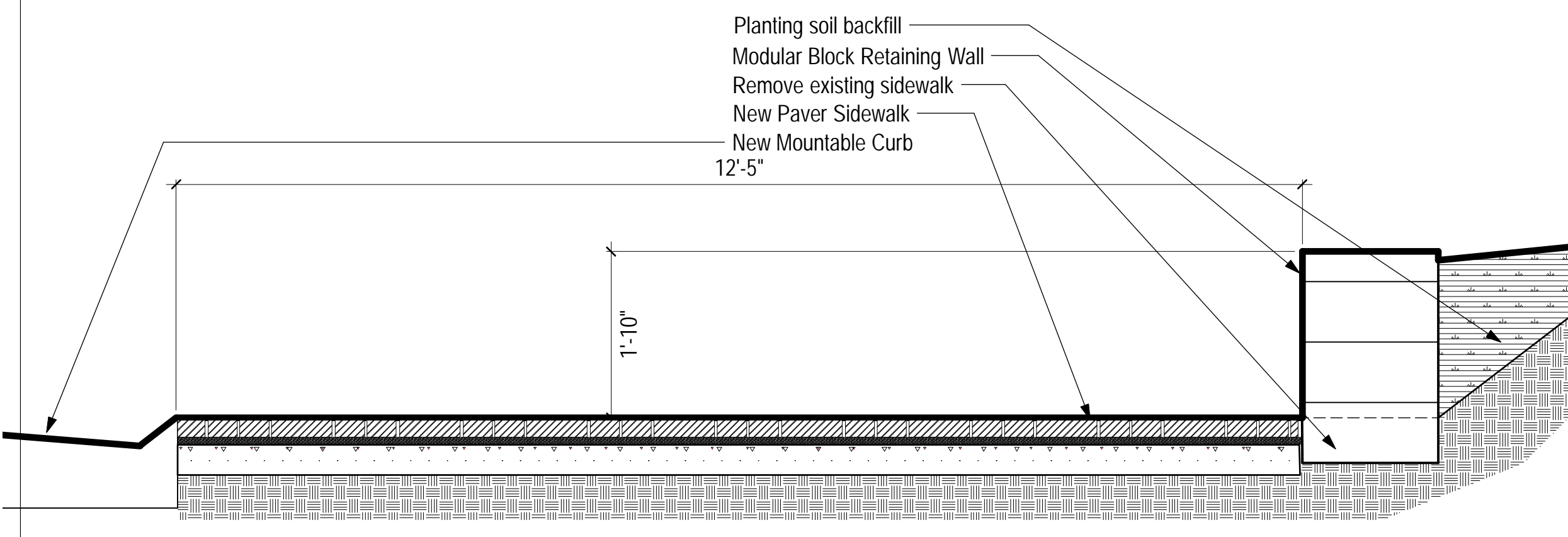
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**Site Details B**

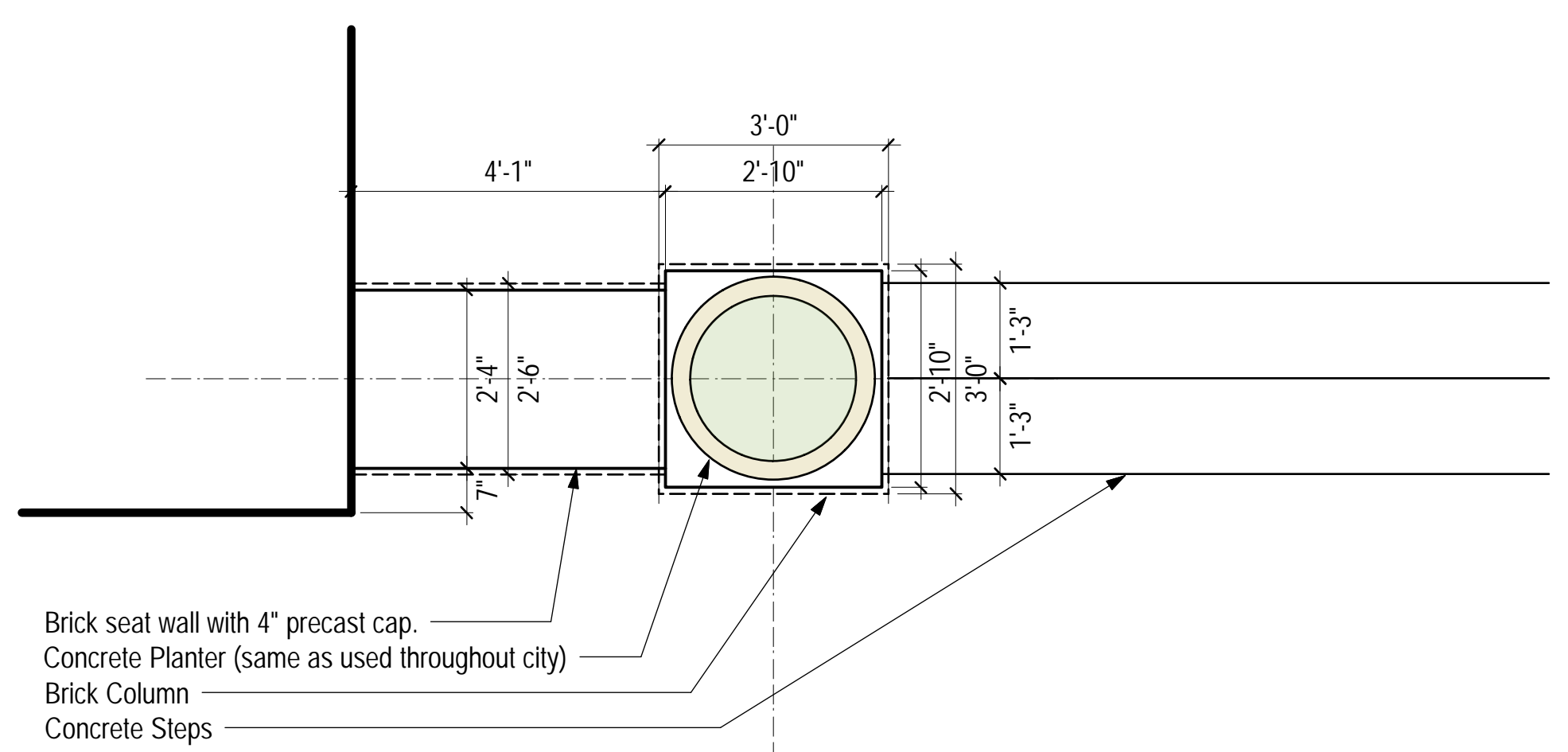
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**S-3**



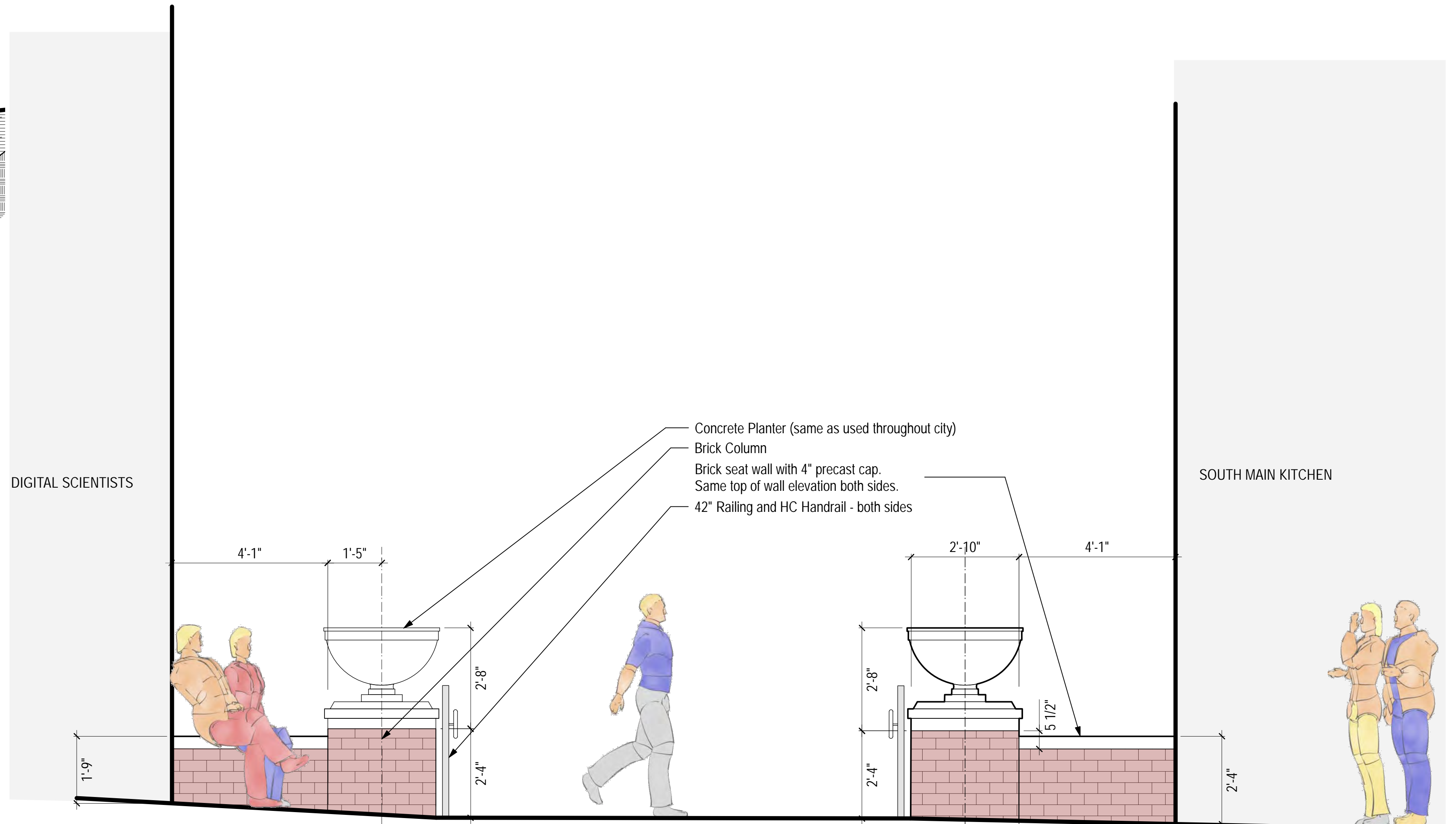
**1 CENTER ALLEY SECTION**  
1/4" = 1'-0"



**2 MODULAR BLOCK WALL/PLANTER**  
3/4" = 1'-0"



**3 ENTRY WALL/POT PLAN VIEW**  
1/2" = 1'-0"



**4 EAST ELEVATION ENTRY TO ALLEY**  
1/2" = 1'-0"