

1. Agenda

Documents:

[BOMC-7-20-16-WS-AGENDA.PDF](#)

2. Agenda Item IV.

Documents:

[REDLINE SOUTH CITY DEVELOPMENT AGREE-.DOC](#)

3. Agenda Item VI

Documents:

[STIPEND ORDINANCE.PDF](#)

4. Agenda Item VII

Documents:

[PAVING BID BLURB.DOCX](#)

4.I. Agenda Item VII Pt. 2

Documents:

[AVONDALE ESTATES ROAD MAINTENANCE CIP2016-001 BID TAB 6-16-16.PDF](#)

5. Agenda Item VIII

Documents:

[PUBLIC WORKS BUILDING RENOVATION PROPOSALS.PDF](#)



**BOARD OF MAYOR AND COMMISSIONERS
WORK SESSION
July 20, 2016
(Immediately Following Special Called Meeting)**

AGENDA

- Item No. 1 Meeting Called to Order
- Item No. 2 Adoption of Agenda
- Item No. 3 Planning and Zoning Board Recommendation on Amending Zoning Ordinance to Provide for a New Central Business District Planned Development Zone
- Item No. 4 South City Partners Development Agreement Update
- Item No. 5 Comprehensive Plan Update
- Item No. 6 US 278 Redesign Transportation Project – Livable Centers Initiative (LCI) Grant
- Item No. 7 Board of Mayor and Commissioners Stipend Ordinance
- Item No. 8 Bid results for the Avondale Estates-Road Maintenance Project CIP 2016-001
- Item No. 9 Request for Proposals (RFPs) for Public Works Building Renovation
- Item No. 10 Ethics Board Appointment
- Item No. 11 Annexation Map Update
- Item No. 12 Public Comment
- Item No. 13 Adjournment

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the “Agreement”) is entered into this _____ day of _____, 2016 between **SCP ACQUISITIONS, LLC**, a Georgia Limited Liability Company (hereinafter referred to as “**South City**”), and the **CITY OF AVONDALE ESTATES, GEORGIA**, a Georgia Municipal Corporation (hereinafter referred to as the “**City**”). South City and the City may hereinafter be referred to collectively as the “Parties” and individually as a “Party.”

WITNESSETH

WHEREAS, South City either owns or has contracted to acquire certain real property comprised of 3.18 acres located in Land Lot 248 of the 15th District of DeKalb County, the City of Avondale Estates, Georgia and as more particularly described by **Exhibit “A”** and incorporated herein and by this reference made a part hereof (the “**Subject Property**”); and

WHEREAS, in keeping with that certain Downtown Master Plan for the City of Avondale Estates updated March 20, 2014, and adopted by the City as a planning document (the “**Downtown Master Plan**”, South City intends to re-develop the Subject Property as a mixed use development in conformance with the terms of this Agreement and in material conformance with **Exhibits “B” through “OQ”** attached hereto (collectively, the “**Project Plans**”), such Exhibits “B” through “OQ” being incorporated herein and by this reference made a part hereof (the “**Project**”); and

WHEREAS, South City may desire to sell or convey a portion of the Subject Property to a third party and the Parties agree that, unless this Agreement is terminated or amended in accordance with the terms hereof, any subsequent owner of any portion of the Subject Property will be bound by the terms hereof; and

WHEREAS, the City has adopted that certain Ordinance Number 0605 (the “**Zoning Ordinance**”) which establishes certain zoning requirements with respect to the City’s Central Business District (as defined in the Zoning Ordinance); and

WHEREAS, the Subject Property lies within the City’s Central Business District; and

WHEREAS, the Parties desire to agree on certain site-specific development controls that will apply to the Project and those agreements are set forth herein.

NOW, THEREFORE, in consideration of ten dollars in hand paid, other valuable consideration, and the mutual promises and agreements herein set forth, the parties hereto agree as follows:

- 1. Recitals.** The above stated recitals are hereby incorporated into and made a part of this Agreement.

City _____

South City _____

2. Exemption of Project from Certain City Zoning Ordinance Provisions.

The Project Plans include certain improvements that may not strictly comply with those certain articles and sections of the Zoning Ordinance identified below in Part B of this Section 2 (collectively, the “**Exempt Zoning Requirements**”). The Parties agree that, subject to Section 9(g) below, so long as the Project is developed in material conformance with the Project Plans, attached hereto as Exhibits “B” through “Q” and listed below in Part A of this Section 2, the Subject Property is exempt from and is not required to comply with the Exempt Zoning Requirements. The City represents and warrants to South City that it has full power and authority to enter into this Agreement and enforce all the terms and provisions set forth herein. Furthermore, the City represents and warrants to South City that it has complied with all public processes, public hearings, and other applicable laws, regulations, and requirements necessary to authorize the City to enter into this Agreement, exempt the Subject Property from the Exempt Zoning Requirements, and enforce all the terms and provisions set forth herein.

A. Project Plans for the Project:

Exhibit B – The Site Plan (SP-01)

Exhibit C – The Sams Crossing perspective detailed elevation drawing (AX-06)

Exhibit D – The Hillyer Avenue perspective detailed elevation drawing (AX-05)

Exhibit E – The South/West perspective detailed elevation drawing (AX-07)

Exhibit F – The South/East perspective detailed elevation drawing (AX-08)

Exhibit G – Overall Elevations of Sams Crossing/Park and East College Avenue (U.S. 278) (A4-00.1)

Exhibit H – Overall Elevations of Hillyer Avenue and Railroad (A4-00.2)

Exhibit I – Sams Crossing Material Board

Exhibit J – Hardscape Plan (L1.0)

Exhibit K – Hardscape Plan (L1.1)

Exhibit ML – Tree Protection Plan (L1.3)

Exhibit NM – Landscape Plan (L1.4)

Exhibit NP – Site Plan (Sheet 4)

Exhibit OQ – Grading Plan (Sheet 5)

B. Exempt Zoning Requirements:

- i. **Article 7** (“General Provisions”). Subject to Section 9(g) below, so long as the Project is developed in material conformance with the Project Plans, the Project is exempt from and is not required to comply with Article 7 of the Zoning Ordinance in its entirety.
- ii. **Article 11** (“District Development Standards”). Subject to Section 9(g) below, so long as the Project is developed in material conformance with the Project Plans, the Project is exempt from and is not required to comply with Article 11 of the Zoning Ordinance, except the following Sections of Article 11, which shall apply to the Project:
 - a. Article 11, Section 1113.05(I)(B)(1 and 2) regarding Open Space implementation and maintenance,
 - b. Article 11, Section 1113.06(I)(E) regarding placing utilities underground,
 - c. Article 11, Section 1113.08(II) regarding loading and screening,
 - d. Article 11, Section 1113.09(I)(C)(12) regarding parking facility illumination, and
 - e. Article 11, Section 1113.10(B and C) regarding storefront illumination and lighting;
- iii. **Article 12** (“Development Standards”). Subject to Section 9(g) below, so long as the Project is developed in material conformance with the Project Plans, the Project is exempt from and is not required to comply with Article 12 of the Zoning Ordinance except the following Sections of Article 12, which shall apply to the Project:
 - a. Article 12, Section 1201(VIII) regarding fire safety,
 - b. Article 12, Section 1201(IX) regarding outdoor storage, and
 - c. Article 12, Section 1204 (I and II) regarding parking areas.

- iv. [INSERT ADDITIONAL ARTICLES/SECTIONS WITH WHICH THE PROJECT WILL NOT COMPLY DUE TO REDUCED ACREAGE AFTER CONVEYANCE OF THE PARK (i.e., , SETBACKS, ETC.). DISCUSS REVISION TO LANGUAGE OF ZONING ORDINANCE]

3. Applicability of City Ordinances to the Project.

The Parties expressly agree that, except as otherwise expressly provided herein, all applicable City ordinances shall remain in full force and effect and the Project and Subject Property shall be governed by all such applicable City ordinances. Notwithstanding anything set forth in this Agreement or in any ordinance that is applicable to the Subject Property to the contrary, so long as the Project is developed materially in accordance with the terms of this Agreement, (i) the zoning conformance status of the Project shall be deemed to be legally conforming in all respects,. and (ii)

4. Casualty or Condemnation.

i In the event that all or any portion of the improvements to the Subject Property isare substantially damaged by fire or other casualty or condemned, the owner of the Subject Property shall have the right to rebuild a new development on the Subject Property, and the improvements to be re-built (the “**New Project**”) shall be exempt from the Exempt Zoning Requirements and shall be deemed to be legally conforming in all respects so long as (a) the number of units in the New Project is the same or fewer than the number of units set forth in the Project Plans, (b) the building height of the New Project is the same or lower than the building height set forth in the Project Plans, and (c) the unit size of the New Project is the same or similar to the unit size set forth in the Project Plans. Furthermore, so long as the plans and specifications for the New Project comply with Section 3(ii)(a)-(c) above, the City acknowledges and agrees that the plans and specifications for the New Project shall be deemed to be approved by the Board of Mayor and Commissioners; pProvided however, that if the plans and specifications related to the exterior design aesthetic of the New Project (the “**Exterior Design Plans**”) differ from the exterior design aesthetic set forth in the Project Plans, then the Exterior Design Plans shall not be deemed to be approved, and South City shall must be required to submitted such Exterior Design Plans to the City’s Architectural Review Board and the Board of Mayor and Commissioners for approved before building permits for the New Project will be issued.

5.4. Special Provisions.

In consideration of the mutual promises and covenants set forth herein, subject to Section 9(g) below, South City agrees to develop the Project in material conformance with the following special conditions, which the Parties recognize are not generally applicable to other developments within the City:

- A. Multi-family units: The Subject Property is permitted to include no more than 205 residential units. Such units must average at least 855 square feet per unit.

City _____

South City _____

- B. Combination of Lots: As a pre-condition to obtaining any land disturbance permit for the Project, the Subject Property shall be combined into a single lot and a lot combination plat evidencing such single combined lot shall be recorded in the DeKalb County property records. [OPEN – CITY TO APPROVE RE-PLAT TO CARVE OUT GREEN SPACE]

- C. Public Access to Green Space: The general public shall have free use of and access to the green space at the western portion of the Subject Property near Sam’s Crossing, which green space is more particularly depicted on Exhibit __ attached hereto and incorporated herewith (the “**Public Green Space**”). [OPEN – DISCUSS CONVEYANCE OF GREEN SPACE TO THE CITY IN EXCHANGE FOR THE CITY’S WAIVER OF PERMIT/DEVELOPMENT FEES. ALSO, DISCUSS ANY ADDITIONAL ZONING REQUIREMENTS THAT MAY NEED TO BE EXEMPT DUE TO A REDUCTION IN LOT SIZE (SETBACKS, DENSITY, ETC...)]

- D. Streetlights. All streetlights for the Project shall be 150w HPS King Luminaire Post-Top light fixtures on 12 foot mounting height Stresscrete fluted poles.

65. Permitted Uses for the Project.

The Parties recognize and acknowledge that (i) Article 9 of the Zoning Ordinance requires conditional use approval by the City for multi-family uses in the Central Business District Area 3 Zone and (ii) the Subject Property is within the Central Business District Area 3 Zone. Execution of this Agreement by the City is intended to and hereby does constitute the City’s conditional use approval for the multi-family aspect of the Project as required under Article 9 of the Zoning Ordinance, pursuant to Section 1115.03 of the Zoning Ordinance. The Parties agree that, upon execution of this Agreement, South City is not required to obtain any further approval from the City for the multi-family aspect of the Project under Article 9 of the Zoning Ordinance. Any use of the Subject Property other than the multi-family use shall be subject to the provisions of Article 9 of the Zoning Ordinance for the Central Business District Area 3 Zone.

76. Notices.

All notices, requests, demands or other communications hereunder shall be in writing and deemed given (a) when delivered personally (including by courier), or (b) on the third (3rd) day after said communication is deposited in the U.S. Mail, by registered or certified mail, return receipt requested, postage prepaid, or (c) on the next business day after said communication is delivered to a nationally recognized overnight courier (e.g. FedEx), addressed as set forth below:

If to South City: Mr. John Long
 South City Partners, LLC
 3715 Northside Parkway, Suite 1-310
 Atlanta, Georgia 30327

With a copy to: Mr. Mark Randall

City _____
 South City _____

South City Partners, LLC
3715 Northside Parkway, Suite 1-310
Atlanta, Georgia 30327

If to the City: City of Avondale Estates
Attention: Clai Brown, City Manager
21 North Avondale Plaza
Avondale Estates, Georgia 30002

With a copy to: Bob Wilson, Esq.
Two Decatur TownCenter
125 Clairemont Ave, Suite 420
Decatur, Georgia 30030

87. Insurance.

South City, or its general contractor, shall at all times maintain, at its sole expense, comprehensive general liability insurance with a single limit amount of not less than \$1,000,000.00 and an aggregate of \$2,000,000.00 against claims for personal injury and damage to property.

8. Compliance with Georgia Security and Immigration Compliance Act.

a. The parties recognize that O.C.G.A. § 13-10-90, et seq., regarding illegal immigrants, and related state regulations may apply to the performance of certain work required for the Project whether performed by South City, or their agents, employees, contractors, subcontractors or assigns.

b. To the extent compliance with O.C.G.A. § 13-10-90, et seq. is required, South City agrees that it will be solely responsible for ensuring such compliance and agrees to indemnify, defend and hold harmless the City, its elected officials, administrators, other employees, and agents, for any fine or other penalty incurred by the City for a violation by South City of such act.

9. Miscellaneous Provisions.

a. The Parties hereby mutually represent that all necessary approvals for such Parties to enter into this Agreement have been detailed and that by virtue of the signatures herein below, the Parties acknowledge that they are authorized to execute this Agreement.

b. The Parties intend for this Agreement to be severable, and if any provisions shall be construed to be illegal or invalid for any reason, such illegal or invalid part of this Agreement shall not affect the legality or validity of the other provisions set forth herein, provided that the Project remains practicable in the absence of such invalid or illegal provision.

c. The Parties represent and acknowledge that in executing this Agreement they do not rely upon, and have not relied upon, any representation or statement made by any other Party by any other Party's agents, representatives, or attorneys with regard to the subject matter, basis or effect of this Agreement except as specifically provided herein.

d. This Agreement shall be binding upon each of the Parties hereto and their heirs, administrators, representatives, executors, successors and assigns, and upon any corporations, partnerships, or business entities owned or operated by any of the Parties.

e. This Agreement may be executed in multiple counterparts, and all such counterparts shall be taken together so that they may constitute a completely executed Agreement between the Parties.

f. This Agreement may not be assigned by South City to any other party except to a firm, corporation, limited liability company or other entity (i) that is controlled by or under common control with South City or (ii) that is under the day-to-day management of South City or an affiliate of South City. South City shall provide the City 10 days advance written of such assignment, except as otherwise expressly stated herein. Additionally, upon completion of development of the Project and issuance of all required certificates of occupancy, South City may assign this Agreement to any individual or entity, in connection with a sale of the Project and the Subject Property to such individual or entity. Furthermore, upon completion

g. This writing represents the entire Agreement between the Parties. No amendment to this Agreement shall be effective unless consented to in writing by all Parties hereto. Notwithstanding anything in this Agreement to the contrary, minor modifications to the Project Plans may be approved by the City Manager on behalf of the City without the specific approval of the governing body, the City or any other party and without an amendment to this Agreement.

h. Upon completion of development of the Project, so long as the Project has been developed in material accordance with this Agreement (subject to Section 9(g)), if requested by South City, the City shall deliver to South City an estoppel certificate confirming that the Project is in compliance with all terms of this Agreement and that South City is in compliance with all terms of this Agreement.

i. The parties recognize that O.C.G.A. § 13-10-90, et seq., regarding illegal immigrants, and related state regulations may apply to the performance of certain work required for the Project whether performed by South City, or their agents, employees, contractors, subcontractors or assigns.

j. To the extent compliance with O.C.G.A. § 13-10-90, et seq. is required, South City agrees that it will be solely responsible for ensuring such compliance and agrees to indemnify, defend and hold harmless the City, its elected officials, administrators, other employees, and agents, for any fine or other penalty incurred by the City for a violation by South City of such act.

10. Development and Conveyance of Public Park

In consideration of the mutual promises and covenants set forth herein, South City agrees to develop a park upon the western portion of the Subject Property and convey such park, the boundaries of which are described by Exhibit "P" hereto (the "Park Property"), to the City for public use. The Parties specifically agree as follows:

- A. Development of the Park Property. South City shall, at its sole expense, develop the Park Property consistent with the Project Plans.
- B. Reduction of Building Permit Fees. In exchange for the development of the Park Property and the conveyance of the same to the City, the building permit fees for the Project shall be reduced by forty percent (40%) from the otherwise applicable building permit fee amounts.
- C. Conveyance of the Park Property. Upon completion of development of the Project and as a precondition to issuance of certificates of occupancy for the Project, South City shall convey the Park Property to the City by Warranty Deed.
- D. Acceptance and Dedication of the Park Property. The City hereby agrees to accept the Park Property by Warranty Deed pursuant to Subsection C of this Section and to dedicate the Park Property to public use as a public park.
- E. Subdivision of the Subject Property. Upon conveyance of the Park Property to the City, the City agrees to approve and the Parties agree to record a subdivision with DeKalb County to divide the Subject Property into two parcels: the Park Property and the remainder of the Subject Property. This section is intended to and shall constitute approval pursuant to Section 1115.07 of the Zoning Ordinance.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement under seal the day and year first above written.

Attest: **City of Avondale Estates, Georgia**
a Georgia Municipal Corporation

Gina Hill, City Clerk

Mayor Jonathan Elmore

[Municipal Seal]

Date: _____

Approved as to form:

Robert E. Wilson, City Attorney for the City of
Avondale Estates, Georgia

SCP ACQUISITIONS, LLC,
a Georgia limited liability company

By: _____
Its Authorized Representative
Printed Name: _____
Date: _____

Witness:

Notary Public

City _____
South City _____

ORDINANCE NO. _____

**AN ORDINANCE TO COMPENSATE THE MEMBERS OF THE CITY OF AVONDALE
ESTATES BOARD OF MAYOR AND COMMISSIONERS BY PROVIDING A MONTHLY
STIPEND.**

WHEREAS, the members of the Board of Mayor and Commissioners dedicate a substantial amount of their time and energy to governing the City in a way that benefits the public;

WHEREAS, City Charter § 2.13 and O.C.G.A. § 36-35-4(a) authorize the members of the Board of Mayor and Commissioners to be compensated for their service; and

WHEREAS, the City has published notice regarding providing a stipend to Board of Mayor and Commissioners members in the DeKalb Champion for three consecutive weeks immediately preceding the adoption of this ordinance.

NOW THEREFORE, BE IT ORDAINED by the Board of Mayor and Commissioners of the City of Avondale Estates, as follows:

Section 1. New Code Section 2-26 is hereby adopted, to read as follows:

“Sec. 2-26. Stipend for Members.

The members of the Board of Mayor and Commissioners shall be compensated for their service as follows:

- a) The Mayor shall receive a stipend of \$600 per month,
- b) Commissioners shall receive a stipend of \$400 per month.”

Section 2. This ordinance shall become effective January 1, 2018.

SO ORDAINED, this _____ day of _____, 2016.

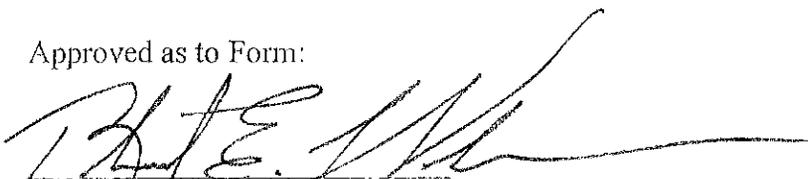
ATTEST:

BOARD OF MAYOR AND COMMISSIONERS
AVONDALE ESTATES, GEORGIA

Gina Hill, City Clerk
(SEAL)

Mayor Jonathan Elmore

Approved as to Form:



Robert E. Wilson, City Attorney

**Bid results for the Avondale Estates-Road Maintenance Project CIP
2016-001**

The City received five (5) bids to repair and pave N. Clarendon Avenue from N. Avondale Road to Old Rockbridge Road, Berkeley Road from Clarendon Avenue to Dunwick Drive, Lakeshore Drive from Hess Drive to dead end of Lakeshore Drive and Hess Drive from Wiltshire Drive to cul-de-sac. The low bid has been confirmed that HEH Paving is the apparent low bidder at \$432,877.59. Attached is the Bid Tabulation of the results of all bids.

No.	Item	Unit	Quantity	KEMI Construction		Apparent Low Bidder HEH Paving		Stewart Bros.		Shepco Paving		Atlanta Paving	
				Unit Cost	SubTotal	Unit Cost	SubTotal	Unit Cost	SubTotal	Unit Cost	SubTotal	Unit Cost	SubTotal
1	19.5 mm Superpave Asphaltic Concrete Patch (include removal exist pavement, Bituminous material, Tack coat, H lime)	TN	1309	\$ 250.00	\$ 327,250.00	\$ 147.04	\$ 192,475.36	\$ 267.75	\$ 350,484.75	\$ 167.00	\$ 218,603.00	\$ 145.00	\$ 189,805.00
2	Variable Depth Milling	SY	11577	\$ 7.00	\$ 81,039.00	\$ 5.10	\$ 59,042.70	\$ 7.20	\$ 83,354.40	\$ 12.00	\$ 138,924.00	\$ 6.00	\$ 69,462.00
3	Recycled Asphalt concrete leveling to Depressions Prior to Installing overlay	TN	100	\$ 180.00	\$ 18,000.00	\$ 131.71	\$ 13,171.00	\$ 128.90	\$ 12,890.00	\$ 140.00	\$ 14,000.00	\$ 150.00	\$ 15,000.00
4	12.5 mm Superpave Asphaltic Concrete overlay (1.375"thickness)including Bituminous Material & H Lime And all other incidental materials & services to complete project	TN	872	\$ 150.00	\$ 130,800.00	\$ 92.49	\$ 80,651.28	\$ 118.95	\$ 103,724.40	\$ 140.00	\$ 122,080.00	\$ 95.50	\$ 83,276.00
5	9.5 mm Superpave Asphaltic Concrete overlay (1.375"thickness)including Bituminous Material & H Lime And all other incidental materials & services to complete project	TN	380	\$ 150.00	\$ 57,000.00	\$ 96.21	\$ 36,559.80	\$ 119.95	\$ 45,581.00	\$ 140.00	\$ 53,200.00	\$ 104.30	\$ 39,634.00
6	Adjust Manhole rims to Final Grade	EA	16	\$ 300.00	\$ 4,800.00	\$ 1,140.00	\$ 18,240.00	\$ 1,000.00	\$ 16,000.00	\$ 750.00	\$ 12,000.00	\$ 500.00	\$ 8,000.00
7	Replace 24" Concrete roll curb	LF	75	\$ 30.00	\$ 2,250.00	\$ 62.35	\$ 4,676.25	\$ 65.00	\$ 4,875.00	\$ 45.00	\$ 3,375.00	\$ 50.00	\$ 3,750.00
8	Replace Granite Curb	LF	100	\$ 60.00	\$ 6,000.00	\$ 19.10	\$ 1,910.00	\$ 150.00	\$ 15,000.00	\$ 95.00	\$ 9,500.00	\$ 100.00	\$ 10,000.00
9	Install 4" Thick Concrete Sidewalk or Driveway	SF	556	\$ 7.00	\$ 3,892.00	\$ 10.41	\$ 5,787.96	\$ 18.50	\$ 10,286.00	\$ 9.25	\$ 5,143.00	\$ 10.00	\$ 5,560.00
10	Install & compact new GAB per proof roll determination Includes all labor & materials	TN	200	\$ 55.00	\$ 11,000.00	\$ 48.81	\$ 9,762.00	\$ 45.00	\$ 9,000.00	\$ 45.00	\$ 9,000.00	\$ 50.00	\$ 10,000.00
11	Single White Thermoplastic 4" Stripe	LF	3224	\$ 2.00	\$ 6,448.00	\$ 1.44	\$ 4,642.56	\$ 1.35	\$ 4,352.40	\$ 1.35	\$ 4,352.40	\$ 0.75	\$ 2,418.00
12	Double Yellow Thermoplastic 4" Stripe	LF	1487	\$ 3.00	\$ 4,461.00	\$ 2.92	\$ 4,342.04	\$ 2.65	\$ 3,940.55	\$ 2.00	\$ 2,974.00	\$ 1.35	\$ 2,007.45
13	Single White Thermoplastic 8" Crosswalk Stripe	LF	238	\$ 4.00	\$ 952.00	\$ 2.98	\$ 709.24	\$ 5.25	\$ 1,249.50	\$ 3.50	\$ 833.00	\$ 2.50	\$ 595.00
14	White Thermoplastic Turn Arrow	EA	4	\$ 350.00	\$ 1,400.00	\$ 148.80	\$ 595.20	\$ 158.00	\$ 632.00	\$ 150.00	\$ 600.00	\$ 200.00	\$ 800.00
15	White Thermoplastic 12" Stop Bar	LF	70	\$ 10.00	\$ 700.00	\$ 4.46	\$ 312.20	\$ 7.90	\$ 553.00	\$ 7.00	\$ 490.00	\$ 6.00	\$ 420.00
Bid Total				Kemi Construction \$ 655,992.00		HEH Paving \$ 432,877.59 Apparent Low Bidder		\$ 661,923.00		\$ 595,074.40		\$ 440,727.45 WRITTEN BID CONTROLS \$440,723.45 As Bid	

Public Works Building Renovation Proposals

A Request for Proposals (RFPs) for the Avondale Estates Public Works Building Renovation was issued on June 7, 2016 with a proposal closing date of July 8, 2016. A pre-proposal meeting and facility tour was held on June 22, 2016. The City received 3 bids for the Public Works building renovation.

The Scope of Work consists of:

1. Draft and provide a topographic and boundary survey of the site.
2. Initial on-site meeting with stakeholders to become familiar with the program and to gather pertinent information.
3. Documentation of the existing building, site and other pertinent conditions.
4. Create architectural, mechanical, electrical, structural, and civil design and construction documents for the renovation of the existing building and new building addition.
5. Design specifications on the drawings.
6. Construction cost estimate.
7. Bidding phase assistance (additional service-hourly).
8. Construction administration (additional service-hourly).

The bids range from a high bid of \$119,500 to a low bid of \$31,350. Staff is recommending to enter into an agreement with low bidder Clark Patterson Lee.