



Request for Proposal (RFP) 24-04

TO PROVIDE

CONSTRUCTION MANAGER at RISK SERVICES

FOR

Brook Run Park – Maintenance Facility Building and Grounds

Brook Run Park - DeKalb Drive / Peeler Rd

Dunwoody, GA 30338

RFP ISSUE DATE: 08/14/2024

This document was prepared by Vandermeer Management, LLC.

This RFP is comprised of the following:

- I. Introduction
- II. General Project Information & Scope of Work
- III. Proposal Instructions & Format
- IV. Selection Criteria
- V. Selection Process
- VI. Attachments

I. INTRODUCTION

Vandermeer Management, LLC (“Project Manager”), on behalf of the City of Dunwoody is seeking Statements of Qualifications and Proposals from qualified General Contractors to provide preconstruction and construction management services for their Facilities Maintenance Building project at Brook Run Park.

II. GENERAL PROJECT INFORMATION & SCOPE OF WORK

Project Information and Required Program for Design

The project encompasses a +/- 8,400 SF two-floor facilities maintenance structure on a site of approximately +/- 1.0 acres located at the intersection of DeKalb Drive and Peeler Road at Brook Run Park. The existing brick structure, approximately 11,000 SF, is to be demolished and a new pre-engineered metal building structure is to be erected in its place. The first level of the new structure will be comprised of cast-in-place retaining walls and a CMU wall facing loading dock area. The second level will be comprised of a pre-engineered metal building. The new structure will contain loading docks, secured vendor storage, tool room with workbench, drive-in storage and toilet on the ground floor. Top floor will contain vendor and city official offices, breakroom with lockers, conference room, toilets, shower, storage room, IT and Mechanical rooms, and janitorial closets. A fenced parking encompasses parking for employees, material and equipment storage areas, dumpsters, fueling area with above ground tanks, heavy duty concrete paving, asphalt paving and striping. Site grading work will be required to include repair and new construction of retaining walls and installation of a bio-cell pond. Current electrical service is 3-phase 600A main panel with (4) sub-panels ranging from 100A-

225A. Upgrades to electrical service may be required. Value Engineer and design recommendations are encouraged based on the schematic design and narratives.

Scope of Services

The General Contractor shall be responsible for the following:

Preconstruction Phase Services. During the Preconstruction Phase, the Contractor will work cooperatively with Vandermeer Management to provide a guaranteed maximum price proposal for the project including any value engineering identified. The estimate is to be broken down by CSI division as indicated in the attached bid form.

Construction Phase Services. The Construction Phase services will require the Contractor to execute the Project to be constructed pursuant to the Construction Documents and in accordance with the AIA GMP Contract and the Project Schedule. The Contractor shall be fully responsible for the means and methods of construction, Project safety and for Project completion within the Project Schedule.

Project Schedule

The anticipated start date of construction is February 2024, contingent upon permit receipt and material procurement. A detailed schedule will be required by the General Contractor as part of the RFP response deliverables. In addition to the overall project schedule a site logistics plan is recommended.

Project Budget

The project budget is to be determined by the General Contractor during the RFP process.

Contract Form

The form of Contract will be the AIA A133 with General Conditions A201-2017. The AIA document is to be provided by the GC with a summary of any proposed revisions to the standard form.

III. PROPOSAL INSTRUCTIONS & FORMAT

Proposal Instructions

- a. Firms shall submit complete RFP response package in PDF format to contacts listed below.

Lynn Deutsch Mayor
Eric Linton ICMA-CM City Manager
Sharon Lowery CMC City Clerk

Catherine Lautenbacher City Council Post 1
Rob Price City Council Post 2
Tom Lambert City Council Post 3

Stacey Harris City Council Post 4
Joe Seconder City Council Post 5
John Heneghan City Council Post 6

- b. Please limit page count to no more than 25 pages and limit provided materials to information immediately relevant and applicable to this solicitation.
- c. The content of all RFP Responses must be categorized and numbered as outlined below, and responsive to all requested information:

Proposal Format

Responders must submit their proposals in the following format.

1. Company Information

- a. Provide basic company information: Company name, address, phone number, e-mail address, and company website. If the firm has multiple offices, include information about the parent company and the relevant branch office separately. Provide form of ownership, including state of residency or incorporation, and number of years in business. **Please provide your company's standard certificate of insurance listing all policies and coverages as part of the RFP response.**
- b. **Provide applicable contractor and business licenses and associated states.**
- c. Provide revenue statements for the past 3 years and any other relevant information to support the financial stability of your company. A bond surety letter can be provided in lieu of the financial statements, but final award will be contingent upon providing revenue statements from the past 3 years.
- d. Provide company Experience Modification Rate.

2. Personnel

- a. Provide a project organizational chart containing the names and titles of your proposed staff for the project. The organizational chart should include all positions/persons that GC expects to serve on the construction management team or whose time will be charged for the project. For every key position on the chart:
 - i. Provide resumes highlighting relevant experience. Identify if the individual will be assigned to the project's Preconstruction Phase and/or Construction Phase.
 - ii. Identify the individual who, from project start to finish, will be the leader of your preconstruction and construction team and the principal point of contact between your firm and the Project Manager, Owner, and Architect.
 - iii. Provide project percentage allocation for each team member.

3. Experience and Qualifications

- a. Provide information on the firm's recent experience on projects of similar type, size,

function, and complexity. Responders should focus on highlighting their experience navigating the logistics of this type of project. Describe between three (3) and five (5) projects which demonstrate the firm's capabilities to perform the project at hand. For each project, the following information should be provided:

- i. Project name, location, and dates during which services were performed. Brief description of project, including delivery method.
- ii. Provide original contract value and final contract value.
- iii. Summarize actual schedule performance relative to the initial project schedule.
- iv. Design Professional and Owner references with contact information.
- v. Key point of contact and phone number for referral.

4. Pricing & Fee

- a. Given the information provided in this RFP, the following should also be included:
 - i. A schematic budget (Exhibit B – Bid Form Provided).
 - ii. Specify a fee and separate change order fee, as a percentage of hard construction costs for Construction Phase services.
- b. Provide Clarifications & Qualifications for the submitted pricing.

IV. SELECTION CRITERIA

Qualifications in Subject Area and Qualifications of Project Personnel

Our evaluation will include an assessment of the firm's relevant project experience and qualifications, including the firm's and proposed key project team members' demonstrated ability to effectively manage construction projects comparable in complexity, size, and function to the one contemplated hereby.

Pricing

Our evaluation will include an assessment of the pricing provided. We will also evaluate the Proposer's proven ability to support the project team by guiding the design to maintain the project budget and/or propose Value Engineering to stay within the budget constraints.

V. SELECTION PROCESS

Interview/Presentation Information

The Owner **may or may not** conduct interviews for shortlisted firms. Project Manager will notify finalist(s) in writing of the date/time for the interview session in accordance with the schedule below and provide any interview instructions or requirements.

Scoring

Upon completion of the evaluation and, if applicable, the interview process by the Owner’s Selection Committee, the firms will be scored via pre-determined weighting for each of the criteria. The decision will be made based on GCs, Fee, and quality and thoroughness of schematic budget.

RFP Schedule

The following Schedule of Events represents the Owner’s best estimate of the schedule that will be followed. All times indicated are prevailing times in Atlanta, GA. The Project Manager reserves the right to adjust the schedule as the Owner and/or the Project Manager deem necessary.

| Estimated Schedule of Events | Projected Date | Projected Time |
|--|------------------------|-----------------------|
| a. RFQ/RFP issue date | 8/14/24 | C.O.B |
| b. Mandatory Owner & Contractor Site Walk & Pre-Proposal Meeting (Subcontractors Welcome) | 8/26/24 | 2:00 PM |
| c. Request for Information Questions due from Contractors to Owner Project Manager | 8/30/24 | 12:00 PM |
| c. Issue responses to questions/requests for clarifications (this will include issuance of any Addenda) | 9/10/24 | C.O.B. |
| d. Deadline for submission of RFP response | 9/20/24 | 2:00PM |
| e. Proposal review | 9/23/24–9/27/24 | N/A |
| f. GC Selection | 9/30/24 | C.O.B. |

As noted above, the site walk to review existing conditions is mandatory. Firms that do not participate in the site walk are subject to disqualification. All documents to be submitted by the proposer (including written questions, requests for clarification and final statements of qualifications and proposals) shall be submitted via e-mail to



4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
dunwoodyga.gov | 678-382-6700

John Gates
john.gates@dunwoodyga.gov
City of Dunwoody (Purchasing Manager)

Acknowledgment of Addenda

Proposer will acknowledge all documents provided. Addenda may be issued in response to changes in the Request for Proposal. It is the responsibility of the responder to ensure awareness of all addenda issued for this solicitation as part of the response to the RFP.

Preferred Vendors and Building Rules

The following subcontractors are required for the property.

Low Voltage - TBD

All contractors will need to be badged and/or clearly identified. During off hours, all noise ordinances must be adhered to. Security of the project site will be the contractor's responsibility during construction.

VI. ATTACHMENTS

EXHIBIT B – Bid Form

EXHIBIT C – Schematic drawings and narratives dated 08/08/2024

EXHIBIT D – NOVA Geotechnical report dated To be provided as Addendum

EXHIBIT B
Brook Run Park – Maintenance Facility Building and Grounds Project
 Atlanta, GA

Note: CSI Cost Divisions Will Pre-Fill From SubCategory Tab **
 Total SQFT:

| CSI - 48 Division | | Project Price | Project Price Per SQFT |
|-------------------------------------|--|---------------|------------------------|
| COSTS | | | |
| Division 0 | Professional Services | \$0 | \$0.00 |
| Division 1 | General Requirements | \$0 | \$0.00 |
| Division 2 | Existing Conditions | \$0 | \$0.00 |
| Division 3 | Concrete | \$0 | \$0.00 |
| Division 4 | Masonry | \$0 | \$0.00 |
| Division 5 | Metals | \$0 | \$0.00 |
| Division 6 | Wood / Plastics | \$0 | #DIV/0! |
| Division 7 | Thermal & Moisture Protection | \$0 | \$0.00 |
| Division 8 | Doors and Windows | \$0 | \$0.00 |
| Division 9 | Finishes | \$0 | \$0.00 |
| Division 10 | Specialties | \$0 | \$0.00 |
| Division 21 | Fire Protection Sprinkler System | \$0 | \$0.00 |
| Division 22 | Plumbing | \$0 | \$0.00 |
| Division 23 | Heating Ventilating and Air Conditioning | \$0 | \$0.00 |
| Division 26 | Electrical | \$0 | \$0.00 |
| Division 27 | Communications | \$0 | \$0.00 |
| Division 28 | Fire Alarm | \$0 | \$0.00 |
| Division 31-33 | Site / Civil | \$0 | \$0.00 |
| | Construction Costs Subtotal | \$0 | \$0.00 |
| | ALLOWANCES | \$0 | \$0.00 |
| | ALTERNATES | \$0 | \$0.00 |
| CONSTRUCTION COSTS SUBTOTAL: | | \$0 | \$ - |

| CONTINGENCY, INSURANCE & FEE | | | |
|---|-----------------------------------|------------|---|
| | Contractor - Contingency (%) | % | <input type="text" value="\$0"/> \$0.00 |
| 01100 | Insurance - General Liability (%) | 0.00% | <input type="text" value="\$0"/> \$0.00 |
| 01150 | Insurance - Builders Risk (%) | 0.00% | <input type="text" value="\$0"/> \$0.00 |
| | OH&P - Fee (%) | 0.00% | <input type="text" value="\$0"/> \$0.00 |
| CONTINGENCY, INSURANCE & FEE SUBTOTAL: | | \$0 | \$ - |

| | | |
|---------------------------------------|------------|---------------|
| PROJECT CONSTRUCTION TOTAL BID | \$0 | \$0.00 |
|---------------------------------------|------------|---------------|

For all Change Orders - Proposed Fee (including Overhead & Profit)
 (expressed as a percentage of all subcontracted and self performed costs): _____ 0 %

Please state the limitation on mark-ups that you would contractually impose upon the
 subcontractor/supplier communities for their overhead and profit: _____ 0 %

Exclusions and Clarifications:
[List Exclusions and Clarifications here](#)

EXHIBIT B

Brook Run Park – Maintenance Facility Building and Grounds Project

Atlanta, GA

Please provide any additional pertinent line items within each division or omit any that are N/A:

| Total SQ FT: | | | Budget | Project Price Per SQFT |
|-------------------|--|-------|--------|------------------------|
| | | 8,320 | | |
| Division 0 | Professional Services | | | |
| | Design Agency | | | \$0.00 |
| | Third Party Testing Agency | | | \$0.00 |
| | Professional Services Subtotal: | | \$0 | \$0.00 |
| Division 1 | General Conditions | | | |
| | Project Executive | | | \$0.00 |
| | Project Administrative/Finance Support | | | \$0.00 |
| | Project Manager | | | \$0.00 |
| | Assistant Project Manager | | | \$0.00 |
| | Project Manager Intern - if using | | | \$0.00 |
| | Project Management - Expenses | | | \$0.00 |
| | Preconstruction Services | | | \$0.00 |
| | Superintendent | | | \$0.00 |
| | Superintendent - Expenses/Perdiem | | | \$0.00 |
| | Assistant Superintendent | | | \$0.00 |
| | Jobsite Trailers | | | \$0.00 |
| Division 1 | General Requirements | | | |
| | Rental - Misc. Equipment | | | \$0.00 |
| | Rental - Temporary Restroom/Handwash | | | \$0.00 |
| | Temporary Utilities Site/Building | | | \$0.00 |
| | Temporary provisions for phased sequencing | | | \$0.00 |
| | Temporary weather provisions | | | \$0.00 |
| | Small Tools | | | \$0.00 |
| | Job Signage | | | \$0.00 |
| | First Aid Supplies | | | \$0.00 |
| | Job Photos | | | \$0.00 |
| | Drawings and Prints | | | \$0.00 |
| | General Labor | | | \$0.00 |
| | Final Cleaning | | | \$0.00 |
| | Project Site Cleanup/Street Sweeping | | | \$0.00 |
| | Dumpsters | | | \$0.00 |
| | Field Provisions Subtotal: | | \$0 | \$0.00 |
| Division 2 | Existing Condition | | | |
| | Exterior Demolition | | | \$0.00 |
| | Interior Demolition | | | \$0.00 |
| | Subtotal: | | \$0 | \$0.00 |
| Division 3 | Concrete | | | |
| | Selective Demolition for Concrete | | | \$0.00 |
| | CIP Concrete | | | \$0.00 |
| | MISC CIP Concrete (Pour backs) | | | \$0.00 |
| | Subtotal: | | \$0 | \$0.00 |
| Division 4 | Masonry | | | |
| | CMU / Brick | | | \$0.00 |
| | Subtotal: | | \$0 | \$0.00 |
| Division 5 | Structural Steel | | | |
| | Structural Steel | | | \$0.00 |

| | | | | |
|-----------------------|--|-----------|-----|--------|
| | Misc. Metals | | | \$0.00 |
| | | Subtotal: | \$0 | \$0.00 |
| Division 6 | Woods / Plastics | | | |
| | Misc. Carpentry | | | \$0.00 |
| | Framing | | \$0 | \$0.00 |
| | | Subtotal: | \$0 | \$0.00 |
| Division 7 | Thermal & Moisture Protection | | | |
| | Waterproofing | | | \$0.00 |
| | Roofing | | | \$0.00 |
| | Metal Panels | | | \$0.00 |
| | | Subtotal: | \$0 | \$0.00 |
| Division 8 | Doors and Windows | | | |
| | Storefront / Curtainwall | | | \$0.00 |
| | Interior Doors | | | \$0.00 |
| | Place Holder | | | \$0.00 |
| | | Subtotal: | \$0 | \$0.00 |
| Division 9 | Finishes | | | |
| | Interior Framing/Insulation Drywall | | | \$0.00 |
| | Exterior Framing/Insulation Drywall | | | \$0.00 |
| | Acoustical Ceilings | | | \$0.00 |
| | Wall Covering | | | \$0.00 |
| | Painting | | | \$0.00 |
| | Millwork | | | \$0.00 |
| | Flooring | | | \$0.00 |
| | Place Holder | | | \$0.00 |
| | | Subtotal: | \$0 | \$0.00 |
| Division 10 | Specialties | | | |
| | Signage | | | \$0.00 |
| | Bathroom Accessories | | | \$0.00 |
| | Fire Extinguishers | | | \$0.00 |
| | Misc. | | | \$0.00 |
| | | Subtotal: | \$0 | \$0.00 |
| Division 21 | Fire Protection | | | |
| | Interior Fire Protection | | | \$0.00 |
| | Exterior Fire Protection | | | \$0.00 |
| | | Subtotal: | \$0 | \$0.00 |
| Division 22 | Plumbing | | | |
| | Plumbing | | | \$0.00 |
| | | Subtotal: | \$0 | \$0.00 |
| Division 23 | Heating Ventilating And Air Conditioning | | | |
| | HVAC Systems | | | \$0.00 |
| | | Subtotal: | \$0 | \$0.00 |
| Division 26 | Electrical | | | |
| | Exterior Electrical | | | \$0.00 |
| | Interior Electrical | | | \$0.00 |
| | | Subtotal: | \$0 | \$0.00 |
| Division 27 | Communications | | | |
| | Structured Cabling/AV/LV | | | \$0.00 |
| | | Subtotal: | \$0 | \$0.00 |
| Division 28 | Controlled Access, Security, and Fire Alarm | | | |
| | Fire Alarm and Security | | | \$0.00 |
| | | Subtotal: | \$0 | \$0.00 |
| Division 31-33 | Site, Civil, Exterior Improvement | | | |
| | Site Demo and Grading | | | |

| | | | |
|---|---|---------------|---------------|
| Underground Utilities | | | |
| Asphalt Base, Binder, Top Coat, Striping and Signage | | | |
| Ammenities | | | \$0.00 |
| Subtotal: | | \$0 | \$0.00 |
| Costs Subtotal: | | \$0.00 | \$0.00 |
| Permits and Fees | | | |
| Building Permit | | | \$0.00 |
| Tap Fees | | | \$0.00 |
| GC Payment & Performance Bond | | | \$0.00 |
| Subtotal: | | \$0 | \$0.00 |
| ALTERNATES | | | |
| Place Holder | | | |
| Place Holder | | | |
| Place Holder | | | \$0.00 |
| Subtotal: | | \$0 | \$0.00 |
| Costs with Alternates, Permits and Impact Fees | | \$0 | \$0.00 |
| CONTRACTOR INSURANCE & FEE | | | |
| Contractor - Proposed Contingency (%) | % | | \$0.00 |
| Insurance - General Liability | % | | \$0.00 |
| Insurance - Builders Risk | % | | \$0.00 |
| OH&P + Fee | % | | \$0.00 |
| Contingency, Insurance & Fee Subtotal: | | \$0 | \$0.00 |
| PROJECT CONSTRUCTION TOTAL BID: | | \$0 | \$0.00 |



City of Dunwoody Maintenance Facility at Brook Run Park

SCHEMATIC NARRATIVE

(Aug 9, 2024)

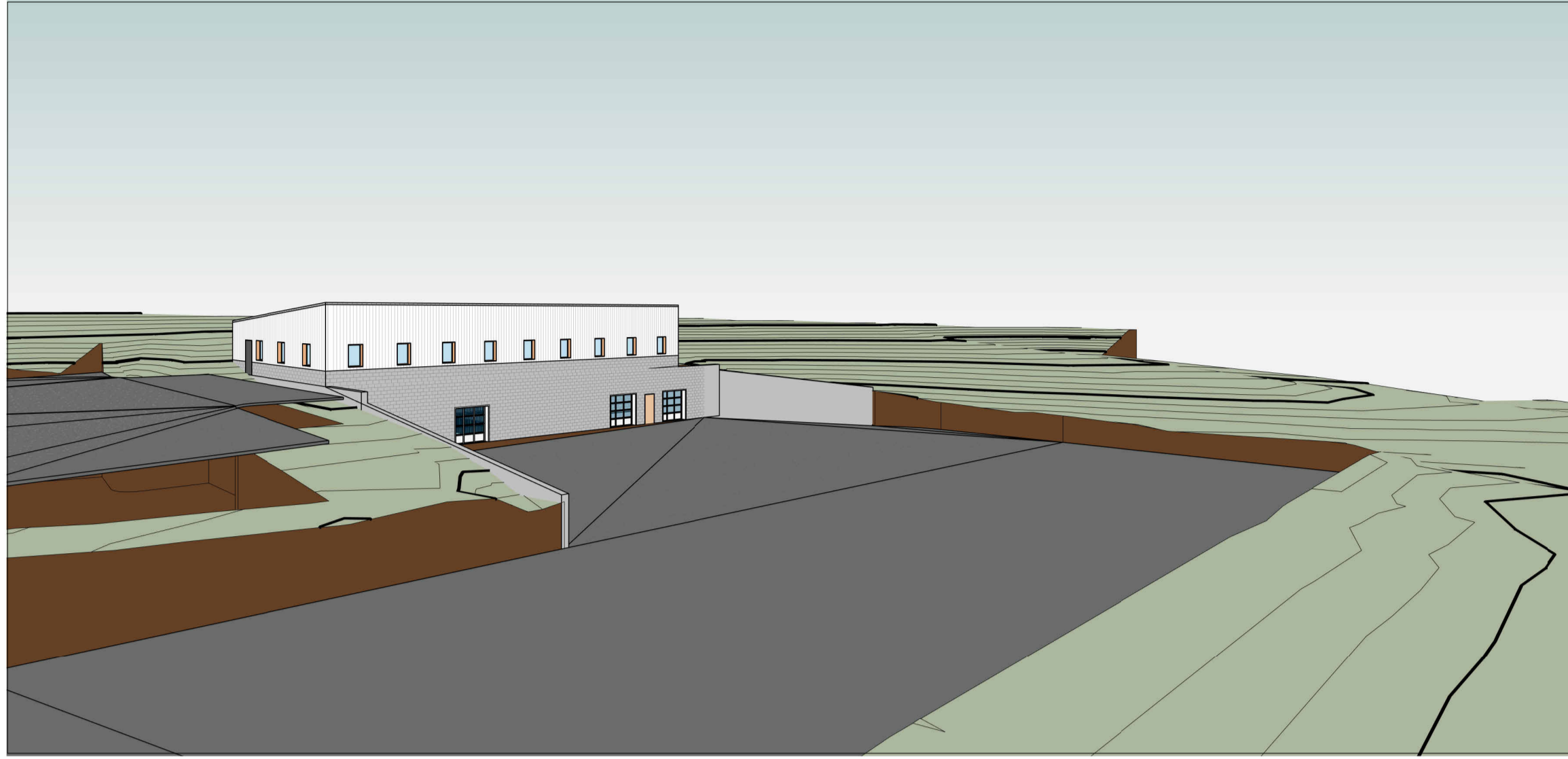
The project consists of the construction of a new maintenance compound for the City of Dunwoody in Brook Run Park to replace outdated facilities. The existing building was built in the mid-1960's and is a combination of concrete and steel construction with brick veneer. The building sits near the middle of the 1.25-acre site with asphalt, concrete pads, and gravel making up most of the horizontal site surface.

The new building is approximately 8,300 total square-feet on two floors. The two-story structure is buried into the slope, so it appears to be one story from Peeler Road and the park entry drive but has both floors visible facing the lower-level service area. Parking for cars and personal vehicles occurs at the upper level while the lower level has parking for large equipment, dumpsters, and material storage bins. The lower level of the building provides space for dry material, drive-in equipment storage, and maintenance of small-scale and hand tools. The upper level provides office and support spaces for the maintenance staff.

It is anticipated the lower level of the new building will have concrete retaining wall foundations on 3 sides and 12" load-bearing split-face ACMU on the 4th side facing the service area. The lower-level interior walls will be CMU with the vendor storage areas defined by chain-link fencing partitions. The elevated floor will be concrete on metal deck bearing on bar joists resting on the concrete foundation walls and 12" ACMU.

The upper floor will be a single-story pre-engineered metal building (PEMB) structure spanning the short distance with columns bearing on the foundation or ACMU walls with piers possibly at column locations. The walls will be metal stud infill with gypsum board on the interior, insulation, exterior sheathing, and 4" ACMU split-face wainscot with metal panel above by PEMB manufacturer. The roof will be a single slope standing seam roof that is part of the PEMB package. The office areas and breakroom will receive daylight utilizing standard insulated window units or insulated fiberglass units (Kalwall) from the PEMB supplier. The upper level will have lay-in acoustical ceilings with limited amounts of drywall ceilings or soffits.

HVAC systems will be a combination of split-system and ductless-split system units to condition all of the upper level, the lower-level restroom, and the lower-level tool room; heat for the units will be electric. The remaining areas on the lower level will be heated and ventilated with additional ventilation provided for the drive-in storage area. All lighting will be LED with fixtures appropriate for office use on the upper level and utilitarian uses on the lower level. An emergency generator, either natural gas or diesel, is desired if budget allows but the infrastructure for future installation will be provided at a minimum. Plumbing fixtures will be durable, low-maintenance products. It is being verified what level of fire protection will be required in the drive-in storage room and tool room due to the nature of the equipment inside.



(SCHEMATIC RENDERING FOR VISUALIZATION PURPOSES ONLY - NOT FOR CONSTRUCTION)

CITY OF DUNWOODY

BROOK RUN PARK MAINTENANCE FACILITY

DUNWOODY, GEORGIA

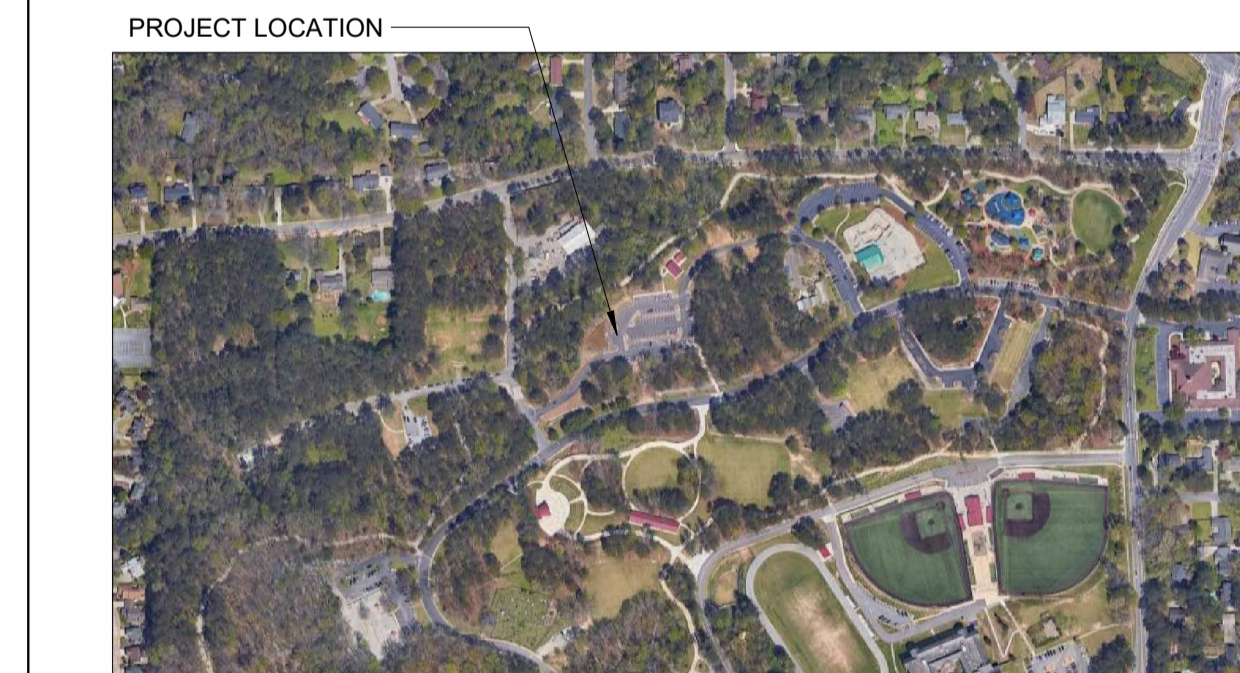
DRAWING INDEX

| | REV 1 | REV 2 | REV 3 | REV 4 | REV 5 |
|---------------------------|-------|-------|-------|-------|-------|
| 1. GENERAL | | | | | |
| G-001 COVER | | | | | |
| 2. CIVIL | | | | | |
| C-050 EXISTING CONDITIONS | | | | | |
| C-200 SITE STAKING PLAN | | | | | |
| C-300 SITE GRADING PLAN | | | | | |
| 5. ARCHITECTURAL | | | | | |
| A-101 FLOOR PLANS | | | | | |
| A-901 3D VIEWS | | | | | |

PROJECT TEAM

| | |
|---|---|
| <p>OWNER OWNER NAME ADDRESS CITY, STATE ZIP (XXX) XXX-XXXX CONTACT: NAME example@email.com</p> | <p>STRUCTURAL ENGINEER ENGINEER NAME ADDRESS CITY, STATE ZIP (XXX) XXX-XXXX CONTACT: NAME example@email.com</p> |
| <p>ARCHITECT LDDBLUELINE 1640 POWERS FERRY RD, BUILDING 1, SUITE 100 MARIETTA, GA 30067 (770) 850-8494</p> | <p>CIVIL ENGINEER BREEDLOVE LAND PLANNING ADDRESS CITY, STATE ZIP (XXX) XXX-XXXX CONTACT: CARTER PEATMAN cpeatman@landplanning.net</p> |
| | <p>MEP ENGINEER ENGINEER NAME ADDRESS CITY, STATE ZIP (XXX) XXX-XXXX CONTACT: NAME example@email.com</p> |
| | <p>AVL ENGINEER ENGINEER NAME ADDRESS CITY, STATE ZIP (XXX) XXX-XXXX CONTACT: NAME example@email.com</p> |

VICINITY MAP



APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE (IBC)
 w/ GEORGIA AMENDMENTS (2020, 2022, 2024)
 2018 INTERNATIONAL FIRE CODE (IFC)
 w/ 2020 OCGA 120-3-3 AMENDMENT
 2018 INTERNATIONAL PLUMBING CODE (IPC)
 w/ GEORGIA AMENDMENTS (2020, 2022, 2023, 2024)
 2018 INTERNATIONAL MECHANICAL CODE (IMC)
 w/ GEORGIA AMENDMENTS (2020, 2024)
 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
 w/ GEORGIA AMENDMENTS (2020, 2022)
 2020 NATIONAL ELECTRIC CODE (NEC)
 w/ GEORGIA AMENDMENTS (2021)
 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 w/ GEORGIA AMENDMENTS (2020, 2022, 2023)
 2018 INTERNATIONAL SWIMMING POOL & SPA CODE (ISPSA)
 w/ GEORGIA AMENDMENTS (2020)
 2018 NFPA 101 LIFE SAFETY CODE
 w/ 2020 OCGA 120-3-3 AMENDMENT
 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

SYMBOL LEGEND

| | | | |
|---|---------------|---------------------|-----------|
| ① | DOOR TAG | LEVEL NAME 0'-0" | LEVEL |
| Ⓐ | WINDOW TAG | 1 A-101 | CALLOUT |
| ◇ | PARTITION TAG | 1 A-401 | ELEVATION |
| 1 | KEYNOTE | 1 A-101 | SECTION |
| ⊗ | GRID HEAD | | |
| △ | REVISION TAG | | |

CITY OF DUNWOODY
**NEW MAINTENANCE FACILITY
 AT BROOK RUN PARK**
 DUNWOODY, GEORGIA

NOT FOR CONSTRUCTION

<SELECT COPYRIGHT>

| REV | DATE | ISSUED FOR: |
|-----|------------|------------------|
| | 08/08/2024 | SCHEMATIC DESIGN |
| | | |
| | | |
| | | |

PROJECT NO.: 102303700
 DRAWN BY: XXX QC: XXX

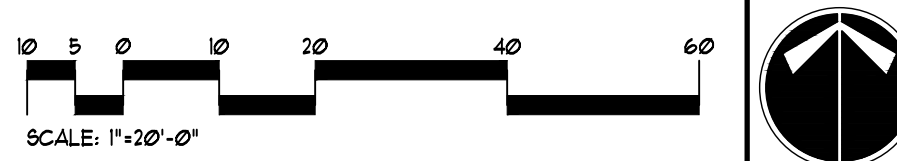
COVER
G-001



P:\103037\01 DNR Residence\Plat\DWG\DWG\01.dwg
 7/30/2024 4:43:57 PM

N/F
 CITY OF DUNWOODY
 DB 22098 PG 735
 PID: 18 354 01 005

GRAPHIC SCALE & ORIENTATION



DO NOT BREAK OR DUPLICATE

- DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION.
- READ THE SPECIFICATIONS. THIS SET OF DRAWINGS AND SPECIFICATIONS DEFINE PROJECT SCOPE AND CONTRACT REQUIREMENTS. INDIVIDUAL SHEETS SEPARATED FROM THE SET MAY NOT ADEQUATELY REFLECT ALL INFORMATION NEEDED TO SUITABLY COVER CERTAIN ITEMS. DO NOT SEPARATE THIS SET OF DRAWINGS INTO INDIVIDUAL SHEETS.

UTILITY LOCATION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE SERVICES OF A PRIVATE UTILITY LOCATOR FIRM DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES.
- CONTRACTOR SHALL IMMEDIATELY REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER.
- THE UTILITIES SHOWN ARE SCHEMATIC AND FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR, FROM HIS/HER OPERATIONS SHALL BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND BACKFILLED BY LOCAL UTILITIES, SUCH AS POWER, GAS, TELEPHONE, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS NECESSARY, IF SETTLEMENT OCCURS.

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EXISTING CONDITIONS

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CITY OF DUNWOODY
**NEW MAINTENANCE FACILITY
 AT BROOK RUN PARK**
 DUNWOODY, GEORGIA

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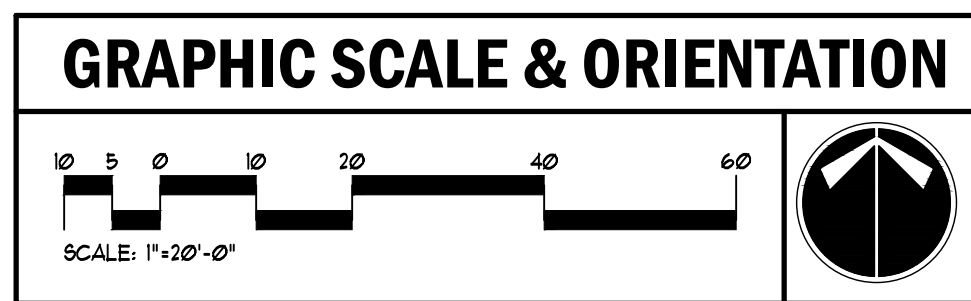
MAINTENANCE FACILITY
 TOP FEE: 1099.66
 BOTTOM FEE: 1087.00

PAVING LEGEND

| | |
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| | CONCRETE WALK |
| | MEDIUM DUTY ASPHALT PAVING |
| | PERMEABLE PAVING |
| | HEAVY DUTY CONCRETE PAVING |

UTILITY LOCATION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE TO SECURE THE SERVICES OF A PRIVATE UTILITY LOCATOR FIRM DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES.
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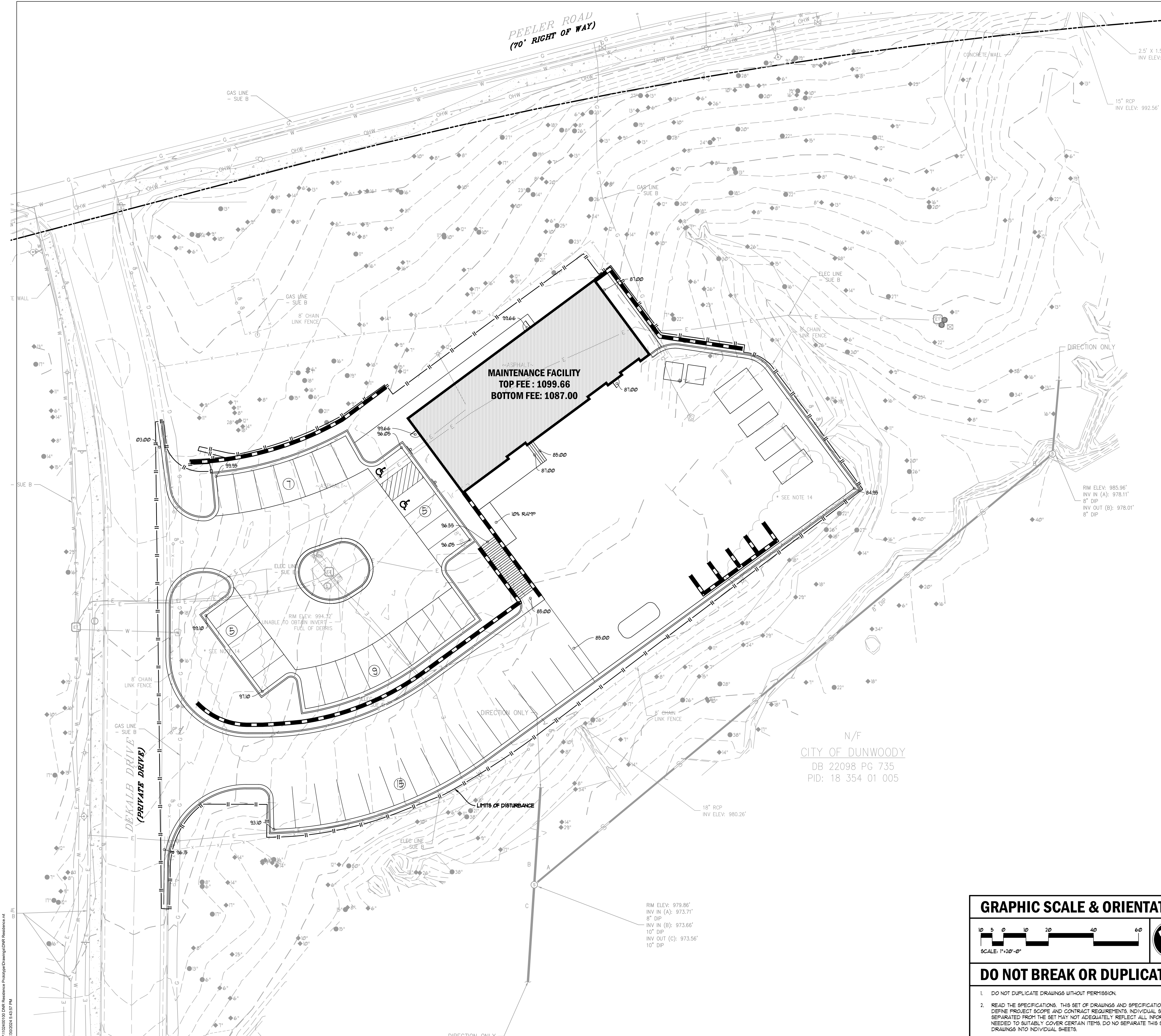
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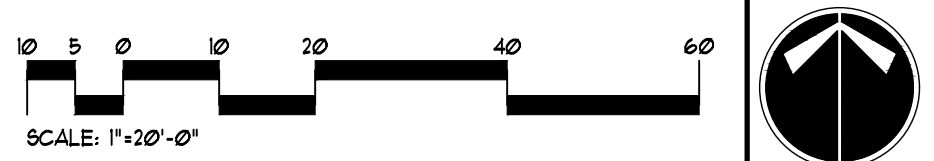
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GRAPHIC SCALE & ORIENTATION



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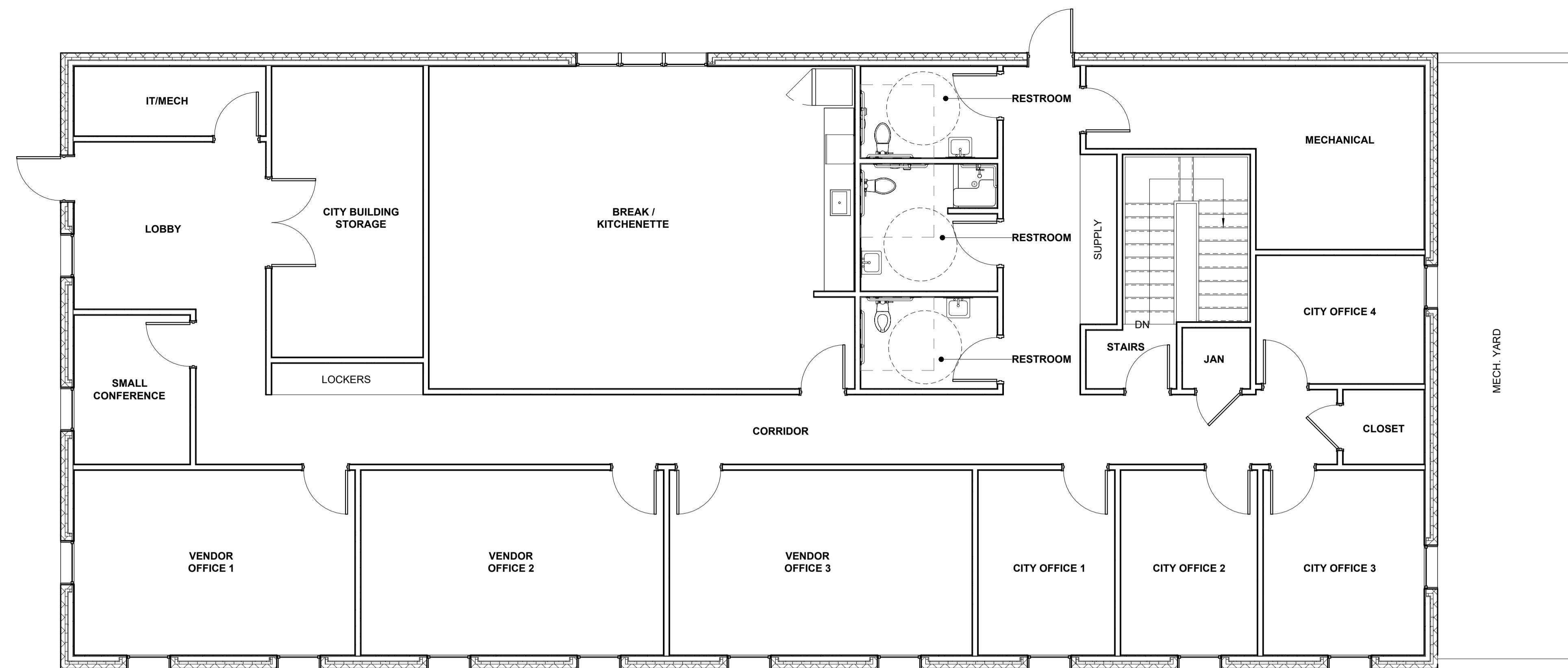
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SITE GRADING PLAN

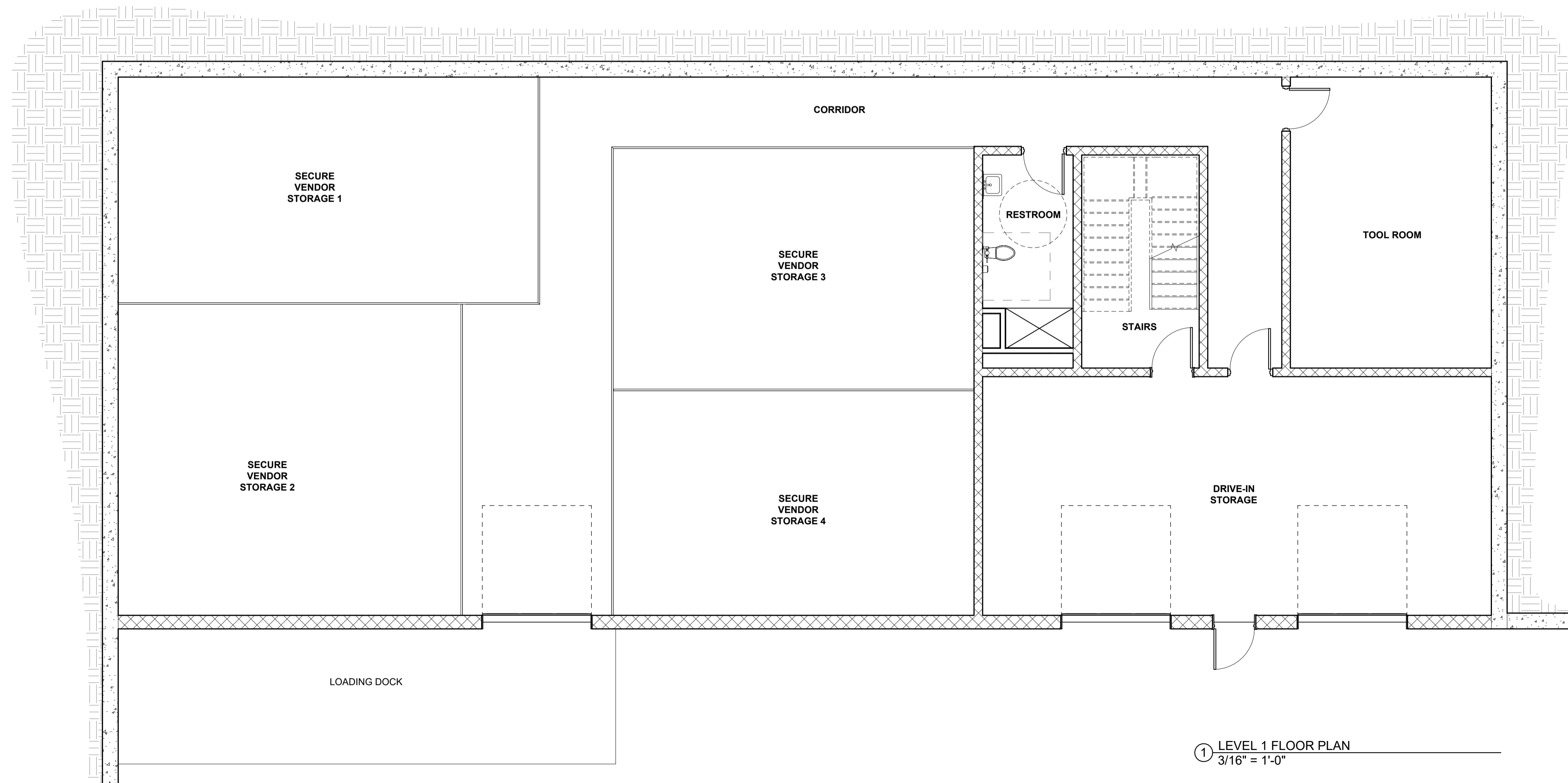
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② LEVEL 2 FLOOR PLAN
3/16" = 1'-0"



① LEVEL 1 FLOOR PLAN
3/16" = 1'-0"

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