



City Council Meeting - Final

June 17, 2024

7:00 PM

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- C. CHOR2024-004** Approval of a change order in the amount of \$50,000 to the contract for the ADA upgrade and public restroom renovation at the Smyrna Public Library by Carter Construction Partners, Inc. (405 North Perry Street, Suite 5 Lawrenceville, GA 30046) and managed by TSW Design (1447 Peachtree St NE Ste 850, Atlanta, GA 30309) and amend the FY 2024 ARPA fund budget to increase the library restroom project budget by \$50,000.00 and authorize the Mayor to sign and execute all related documents.



City of Smyrna

Issue Sheet

A Max Bacon
City Hall
2800 King Street
Smyrna, GA 30080

File Number: CHOR2024-004

Agenda Date: 6/17/2024

In Control: City Council

File Type: Change Order

Agenda Section:
Formal Business

Agenda Number: C.

Department: Library Services

Agenda Title:

Approval of a change order in the amount of \$50,000 to the contract for the ADA upgrade and public restroom renovation at the Smyrna Public Library by Carter Construction Partners, Inc. (405 North Perry Street, Suite 5 Lawrenceville, GA 30046) and managed by TSW Design (1447 Peachtree St NE Ste 850, Atlanta, GA 30309) and amend the FY 2024 ARPA fund budget to increase the library restroom project budget by \$50,000.00 and authorize the Mayor to sign and execute all related documents.

Ward 3 Councilmember - Travis Lindley

ISSUE AND BACKGROUND:

The City of Smyrna awarded the library renovation contract to Carter Construction Partners on November 6, 2023. Before construction began, city staff, TSW, and Carter Construction determined that an additional steel support beam would be needed for the project. The additional requested funds are for this support beam. The scope of the bathroom project includes the men's, women's, and toddler restrooms on the first floor and the men's and women's restrooms on the second floor.

RECOMMENDATION / REQUESTED ACTION:

Purchasing and Library staff recommend approval of a change order in the amount of \$50,000 to the contract for the ADA upgrade and public restroom renovation at the Smyrna Public Library by Carter Construction Partners, Inc. (405 North Perry Street, Suite 5 Lawrenceville, GA 30046) and managed by TSW Design (1447 Peachtree St NE Ste 850, Atlanta, GA 30309) and amend the FY 2024 ARPA fund budget to increase the library restroom project budget by \$50,000.00 and authorize the Mayor to sign and execute all related documents.

CARTER
CONSTRUCTION PARTNERS, INC.
North Perry Street, Suite 5
Lawrenceville, Ga 30046

Attn: Smryna Library Restroom Renovation

Re: Proposal
100 Village Green Cir
Smyrna, Ga 30080

Date 5/21/2024

Mary Moore - Library Director,

Thank you for the opportunity to prepare estimated pricing for the referenced project.

Carter Construction Partners, Inc. is pleased to provide updated pricing for the above referenced project in the amount of: \$349,749.00

These costs are based on drawings prepared by: Released for Construction 100% Set
Date 3/29/2024 Revision 1

Attached, you will find:
Summary Cost Sheet

If you have any questions, please feel free to call 404-239-2020 Ext. 1.

Respectfully,

Allen Carter, President
Carter Construction Partners, Inc.
405 N Perry St.
Lawrenceville, Ga 30046
Office: 404-239-2020 Ext. 1
Cell: 404-271-4421
www.carter-cp.com

Revised Proposal: Carter Construction Partners, Inc.				
	Date: 05-21-2024			Notes
Line	Division		Cost	
1	2	Demolition	\$ 10,200.00	
2	3	Concrete	\$ 7,900.00	
3	4	Masonry	\$ -	
4	5	Metals/Steel	\$ 37,200.00	
5	6	Rough Carpentry		
6	6	Finish Carpentry	\$ 4,500.00	
7	6	Casework	\$ -	
8	7	Waterproofing	\$ -	
9	7	Insulation	\$ -	
10	7	Sheet Metal	\$ -	
11	8	Doors, Frames, Hardware	\$ 11,000.00	
12	9	Gyp Bpard, & Framing	\$ 18,000.00	
13	9	Tile & Stone	\$ 34,000.00	
14	9	Flooring Other	\$ 25,000.00	
15	9	Painting	\$ 9,500.00	
16	10	Toliet Accessories	\$ 31,000.00	
17	10	Specialties Other		
18	11	Special Equipment		
19	11	Appliances		
20	13	Special Construction		
21	22	Plumbing and Hot Water	\$ 55,000.00	
22	21	Fire Protection	\$ 6,500.00	
23	23	HVAC	\$ 12,000.00	
24	26	Electrical	\$ 23,300.00	
25	29	Other	\$ 1,000.00	
26		Subtotal (Structures)	\$ 286,100.00	
30		General Requirements	\$ 7,500.00	
31		Subtotal (Lines 26 and 30)	\$ 293,600.00	
32		Builder's Overhead	\$ 14,500.00	
33		Builder's Profit	\$ 39,000.00	
34		Subtotal (Lines 32 and 33)	\$ 53,500.00	
35		Other Fees	\$ 1,000.00	
36		Bond Premium	\$ 1,649.00	
37		Total for all Improvements	\$ 349,749.00	