



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: STORMWATER AUTHORITY, MAY 20, 2026
AGENDA CATEGORY: REVIEW OF CURRENT PROJECTS

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| Item: | Sandalwood Community Improvements Project Update |
| Department: | Engineering |
| Date of Meeting: | Wednesday, May 20, 2026 |
| Fiscal Impact: | \$0 |
| Presented By: | Eranildo Lustosa Alves Junior, City Engineer |
| Action Requested: | None |

Summary: The Sandalwood Community Improvement Project includes lake dredging, dam reconstruction, storm pipe replacement, water main replacement, curb and gutter reconstruction, milling and resurfacing of affected roadways, site improvements such as a turn lane, and associated site restoration.

Background:

Contractor: North Georgia Concrete, Inc.
Contract amount \$8,919,501.00 (County \$1,892,159.00 & City \$7,027,342.00)
Timeline: 450 Calendar Days

Summary Progress:

Construction start-up 1/5/2026. As of 5/13/2026, the contractor has completed phase 1 of site erosion control, performed water main replacement, installed fire hydrants, drained the lake, installed temporary bypass pipes at the dam, and installed the cofferdam. Currently, the contractor is initiating connections of the water service lines to the main, lake dredging, demolition of the existing dam, and grading for the proposed dam.

Proposed Schedule (submitted as 5/13/2026):

Part 1: Site Development Plans

- New Hope Road Turn Lane: 5/29/2026 – 8/14/2026
- Amenity area and dumpster enclosure: 10/1/2026 – 1/27/2027
- New mailbox/kiosk area: 10/20/2026 – 3/2/2027
- Paving: 11/16/2026 – 1/21/2027

Part 2: Lake Dredging

- Lake dredging: 5/11/2026 – 9/7/2026 (Under progress)

Part 3: Dam Rehabilitation and Pedestrian Bridge

- Lake drain & bypass pipes: 1/12/2026 – 4/1/2026 (Completed)
- Spillway construction: 4/2/2026 – 10/22/2026 (Under progress)
- Pedestrian bridge: 10/14/2026 – 10/22/2026
- Lake maintenance (refill): 10/23/2026 – 12/4/2026

Part 4: Water Main Replacement

- Install 8” water line: 1/5/2026 – 4/6/2026 (Completed)
- Service tie-ins: 4/14/2026 – 6/2/2026 (Under progress)