



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: STORMWATER AUTHORITY, AUGUST 19, 2026

AGENDA CATEGORY: REVIEW OF CURRENT PROJECTS

Item:	Sandalwood Community Improvements Project Update
Department:	Engineering
Date of Meeting:	Wednesday, August 19, 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 began on 1/5/2026. By 8/10/2026, the contractor completed phase 1 site erosion control, water main replacement and service line connections, fire hydrant installation, lake drainage, temporary bypass pipe installation at the dam, cofferdam installation, and demolition of the existing dam. The contractor is currently dredging the lake and continuing spillway construction. Turn lane construction on New Hope Road has started, with grading and stormwater utility already finished.

Proposed Schedule (submitted as 7/1/2026):

Part 1: Site Development Plans

- New Hope Road Turn Lane: 5/29/2026 – 8/14/2026 (Under progress)
- 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 (Completed)