



Goodwyn Mills Cawood

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Mr. Danny Roberts
City of Loganville
4303 Lawrenceville Rd
Loganville, GA 30052

March 3, 2026

RE: BID AWARD RECOMMENDATION
LOGANVILLE TODDLER PARK
FOR THE CITY COUNCIL OF LOGANVILLE, GA

Dear Mayor and Council Members,

As the design professional of record, we have reviewed the bids received at City Hall, at 2:00 p.m., local time on February 17, 2026 for construction of the referenced project.

Following our evaluation of the submissions and subsequent due diligence, we are writing to formally recommend that the City of Loganville award the contract to **Lagniappe Development** in the base bid amount of **\$681,014.41** before contingency.

While Lagniappe Development is relatively new to the role of General Contractor for dedicated park and playground facilities, our evaluation has confirmed that they possess the necessary resources and expertise to execute this project successfully based on the following factors:

- **Subcontractor Expertise:** Lagniappe has assembled a team of highly specialized subcontractors with extensive experience in playground safety surfacing, equipment installation, and municipal park standards.
- **Key Personnel:** The project management and site supervision staff assigned to this project have a proven track record of managing similar scopes of work under different umbrellas. We believe their individual professional histories provide the necessary oversight to ensure quality.

Based on these findings, we feel they are qualified to handle the job and recommend moving forward with their proposal. We believe this selection provides the City of Loganville with competitive value while ensuring the project's quality and safety standards are met. Please feel free to contact us if you have any questions or require additional documentation regarding this recommendation.

As a supplement to this recommendation, we have provided a potential scope reduction that would have a minor overall impact to the project and would result in potential savings of \$86,500 putting the overall cost of work at around \$594,500.

Sincerely,

GMC (GOODWYN MILLS CAWOOD, LLC)

Matt Mitchell, PLA, LEED AP
VP, Georgia Landscape Architecture



LOGANVILLE TODDLER PARK
GMC Project No. LATL240021
Bid Opening: Tuesday, February 17, 2026 at 2:00 PM EST



Contractor Name:	COMPLETE SITE	HASBUN	HEADLEY	LAGNIAPPE DEV.			
Base Bid	\$ 785,088.00	\$ 881,257.13	\$ 762,383.35	\$ 681,014.41	\$	\$	\$
Alternate 1	\$ 9,855.00	\$ 57,557.50	\$ 8,128.00	\$ 6,876.00	\$	\$	\$
Alternate 2A	\$ 62,460.00	\$ 6,712.50	\$ 18,700.00	\$ 32,441.40	\$	\$	\$
Alternate 2B	\$ 69,885.00	\$ 84,377.50	\$ 24,765.00	\$ 39,317.40	\$	\$	\$
Alternate 3A	\$ 129,960.00	\$ 13,537.50	\$ 40,340.00	\$ 64,314.90	\$	\$	\$
Alternate 3B	\$ 137,385.00	\$ 107,777.50	\$ 46,405.00	\$ 71,190.90	\$	\$	\$
Alternate 4	\$ (7,188.00)	\$ (16,388.48)	\$ (6,216.00)	\$ (2,361.45)	\$	\$	\$
Acknowledgment of Addendum	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Bid Form Supplements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Bid Bond	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Form of Qualification	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Non-collusion Affidavit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Immigration & Security Form	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Contractor Affidavit	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
*numbers have been adjusted to remove any included owner contingency							

LOGANVILLE TODDLER PARK V.E. OPTIONS

PRE-BID ESTIMATE:	\$ 617,173.00
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LOW BID:	\$681,014.41
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	DESCRIPTION	QTY	UNIT	DETAIL	UNIT COST	VE TOTAL
	RHAPSODY VIVO METALLOPHONE	-1	EA	8/L1.10	\$ 12,161.12	\$ (12,161.12)
	PARK SIGNAGE ENTRY ELEMENT	-1	EA	1/L1.13	\$ 17,400.00	\$ (17,400.00)
	WE-GO-ROUND, PERFORATED PANELS, 3 SEATS	-1	EA	7/L1.10	\$ 80,967.14	\$ (80,967.14)
	OMNI SPINNER	1	EA		\$ 24,000.00	\$ 24,000.00

POTENTIAL REDUCTION: \$ (86,528.26)
TOTAL AFTER DEDUCTIONS: \$ 594,486.15