



41 Perimeter Center East, Suite 250
 Dunwoody, Georgia 30346
 P (678) 382-6700 F (678) 382-6701
dunwoodyga.gov

MEMORANDUM

To: Mayor and City Council

From: Brent Walker, Parks and Recreation Manager

Date: December 9, 2013

Subject: **Contract Award for Brook Run Park Dog Park Construction**

ITEM DESCRIPTION

Staff released an Invitation to Bid (ITB) for the construction of the new Brook Run Park Dog Park. Old Mountain contracting Company is the apparent low bidder at \$290,983.

BACKGROUND

Brook Run Dog Park has been an active and popular amenity within Brook Run Park for the past 8 years. The dog park is enjoyed by many dogs and their owners for the natural beauty and shaded areas that it provides. Because of its popularity, the area that the current dog park resides is in need of extensive rehabilitation.

In June of 2011, the City adopted its Parks Master Plan, which based on many public meetings and design charettes, suggests relocating the dog park to a more central location within the park. The plan states:

The dog park needs to be relocated where there are areas of lawn and shade to reduce the negative impact of compaction of tree roots and erosion in the current dog park” and “The placement of the dog park on a wooded ridge top has resulted in erosion problems on the forest floor from the concentrated dog foot traffic. Areas that are not impacted by the dogs remain in a natural state.

In September of 2012, the City adopted the Tree Inventory and Assessment conducted by Arborguard Tree Specialists and incorporated it into the Comprehensive Land Use Plan. The assessment states:

The areas within the chain link fence and the location at the main entrance to the dog park is typified by extremely compacted and eroded soils. Due to the severe soil compaction these soils are droughty and a significant portion of any rainfall landing in the area simply runs off the soil surface leaving little to no water for usage by the trees. In many locations the buttress roots of large trees are being exposed as a result of soil erosion and damage to these roots is occurring from pedestrian traffic and chewing by dogs. Approximately 90 trees within the dog park and immediately around the perimeter of the park have been identified as being dead or in poor condition. These trees are recommended for removal. This high number of dead and poor condition trees is the direct result of such extremely poor, highly compacted soil conditions....Should the dog park be continuously to be used in this way, it can be expected that within 7 to 10 years, all trees in this area will be dead.



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Based on the Parks Plan and the Tree Assessment, the City hired Foresite Group Incorporated to design the new dog park in a way that would allow for maintenance and remediation and avoid the concerns that exist in the current dog park.

As part of the design process, the City met with the Brook Run Dog Park Association and hosted a meeting at the existing dog park. Based on the City's adopted plans and the feedback received the new dog park will consist of 1 small dog park area (.42 available acres) and 2 large dog park areas (1 available acre each). The trees within the off-leash area will have 4' fencing placed around them to protect the root zones from compaction and the tree canopy covers approximately 1.9 acres of the total 3.2 acres of off leash area. The design also allows for one of the large dog park areas to remain closed for maintenance and recovery while the other is active. For reference, the visual of the new dog park area is attached to this memorandum.

In November 2013 the City released an Invitation to Bid for construction of the new dog park. As a construction contract, state law dictates the award be made to the lowest qualified bidder. We received 7 bids and Old Mountain Contracting Company is the apparent low bidder at \$290,983. The following chart details the bids submitted by each vendor.

Vendor	Bid
Old Mountain	\$290,983
Ed Castro landscape	\$298,900
Precision Landscape Management	\$323,622
Tri Scapes Incorporated	\$327,930
Willow Construction Incorporated	\$358,800
Johnson Landscapes Incorporated	\$360,157.62
Multiplex LLC	\$493,000
Artlantic/PE Structures	Non-Responsive

After the bids were submitted, staff worked with the designer and with the apparent low bidder to determine some possible deductive options. Through that process staff was able to reduce the total cost of the project by \$35,000. The bid is now \$255,983. Of that total sum \$58,840 is for the construction of the restroom facility.

FUNDING

As part of the adopted FY 2013 Budget, the City Council allocated \$195,000 for the Brook Run Dog Park relocation. The additional funds for this project can be allocated from the contingency fund if Council chooses to fund the entire project

RECOMMENDATION

Staff recommends approving the contract with Old Mountain construction for \$255,983 plus a 10% contingency of \$25,600 and authorizing the Mayor and City Manager to execute all documents following review and approval by the City Attorney.



LOCATION MAP

- PARKING
- TRAILWAY
- BENCH
- RESTROOM LOCATION OPTION
- LEASHED DOG ENTRANCE AREA
- MAINTENANCE GATE
- PATHWAY
- YARD HYDRANT/FOUNTAIN LOCATION
- 4' FENCING
- 6' FENCING
- LAWN
- TREE CANOPY
- NEW REFORESTATION

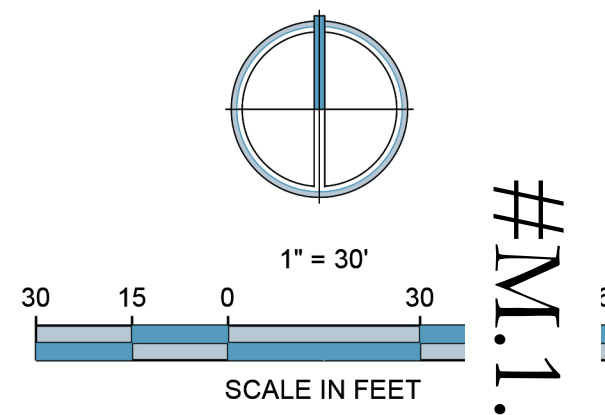


Dunwoody
Smart people - Smart city

FORESITE
group

BROOK RUN DOG PARK

DUNWOODY, GEORGIA



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DECEMBER 30, 2015