

## TRANSMITTAL LETTER

*Please overview the project request including (or attaching) evidence of the support of the governing authority of the organization/group. You are welcome to use your own letterhead.*

March 7, 2014

City of Dunwoody  
Facilities Improvement Partnership Program  
41 Perimeter Center East, Suite 250  
Dunwoody, GA 30346

Dear Selection Committee,

On behalf of the Board of Dunwoody Senior Baseball (DSB), I am pleased to submit this project request to the City of Dunwoody to replace the Lower Field dome with netting and a support structure.

Since I came to the park in 1998, I, along with virtually every player and coach, have wanted to remove the dome on the Lower Field. It is unsafe for participants and provides substandard playing characteristics for baseball. This project will offer the following benefits:

- Improve safety of play by eliminating foul balls that rebound down from the dome.
- Improve safety by doing a better job of containing foul balls that might hit cars and spectators.
- Improve playing characteristics of the field by allowing catcher to field foul balls.
- Improve safety by installing a warning track along fence line.
- Mitigate pending retaining wall failure behind home plate and prevent future yellow jacket issues caused by rotting timbers.
- Provide improved spectator viewing for games
- Make the field more attractive for tournaments and participants.

We realize that the City of Dunwoody will select its own vendors competitively to execute the major portions of this project. In order to provide credible cost estimates, we have solicited preliminary pricing data from two contractors that we have used in the past.

Our board fully realizes that this project represents a significant investment on the part of the City. DSB will also make considerable contributions both financially and by providing professional project management.

Should you have any questions regarding this request, please feel free to contact any of the following members of our board.

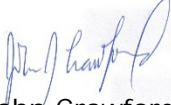
- Jay Markowitz, President, email: [jaymarkowitz007@gmail.com](mailto:jaymarkowitz007@gmail.com), cell: 404-433-2821.
- Ken Langley, VP Grounds, email: [kenlang@bellsouth.com](mailto:kenlang@bellsouth.com), cell: 404-202-4617.

Project Name: Dunwoody Park Lower Field Dome Replacement  
Organization/Group: Dunwoody Senior Baseball

- John Crawford, Exec VP/Treasurer, email: [john.crawford.atl@gmail.com](mailto:john.crawford.atl@gmail.com), cell: 678-358-5377.

We look forward to your review of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Crawford".

John Crawford  
Executive Vice President/Treasurer  
Dunwoody Senior Baseball

## APPLICANT AND PROJECT BASICS

### Applicant Information

Organization/Group:	<u>Dunwoody Senior Baseball</u>
Contact Name and Title:	<u>Ken Langley</u> <a href="#">Click here to</a>
Phone:	<u>enter text.</u> Cell: <u>404-202-4617</u> Email: <u>kenlang@bellsouth.net</u>

### Project Information

Project Name/Title:	<u>Dunwoody Park Lower Field Dome Replacement</u>
Project Category (check one):	<input type="checkbox"/> Interior Structural <input checked="" type="checkbox"/> Exterior Structural <input type="checkbox"/> Plumbing <input type="checkbox"/> Electrical <input type="checkbox"/> Landscaping/Grounds <input type="checkbox"/> Signage <input type="checkbox"/> Other: <a href="#">Click here to enter text.</a>
Remove existing dome backstop and replace with new net/wall structure. Add spectator area behind home plate and warning track along fence.	

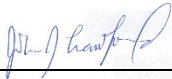
### Project Timeframe and Integration

Estimated number of months to accomplish project:	<u>2.5 months</u>
Do you believe it is reasonable that the project could be completed by December 31, 2014:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

### Signature

*I hereby agree and understand the City of Dunwoody reserves the right to determine the award of the grant funds in its sole discretion. The availability of funds is subject to annual budgetary decision made by the City Council. The City cannot guarantee the availability of future funds nor obligate future City Councils to provide funds for future projects.*

*The City will directly administer all awarded project funds but will work directly with selected Park and Recreation Partner(s) for the implementation of the project(s).*

Name and Title of Authorized Official:	<u>John Crawford, Executive Vice President/Treasurer</u>
Signature of Authorized Official:	 Date: <u>03/07/2014</u>
Name and Title of Project Contact:	<u>Ken Langley, Vice President-Grounds</u>

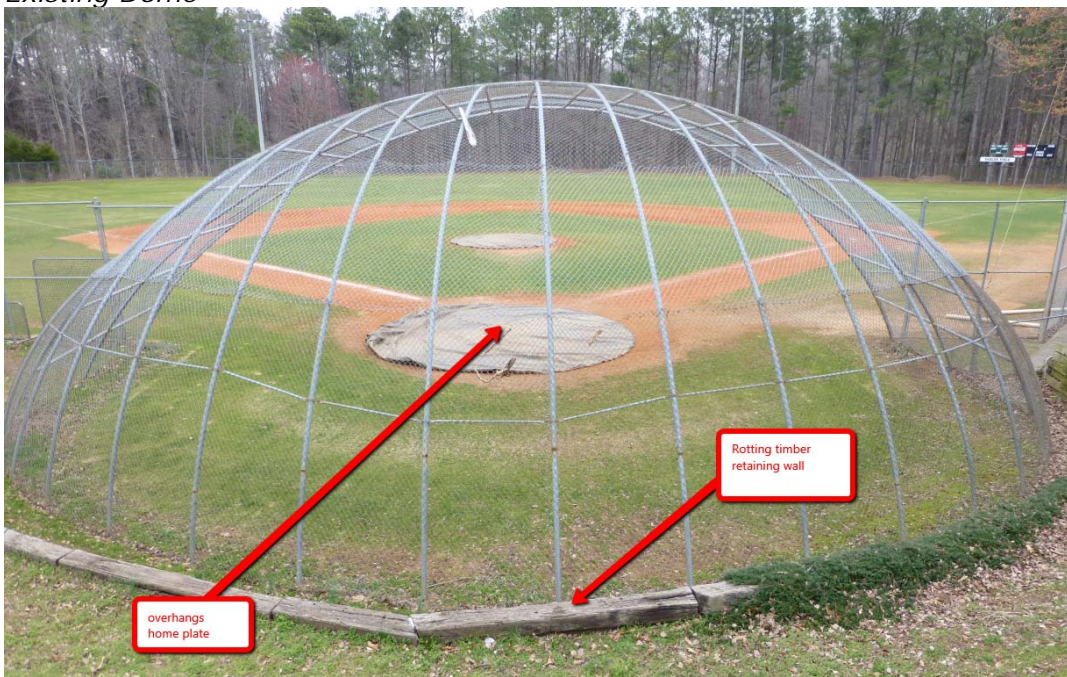
# SITE/LOCATION PLAN

Please indicate the project location in relationship to existing facilities.

Satellite View



Existing Dome



Project Name: Dunwoody Park Lower Field Dome Replacement  
Organization/Group: Dunwoody Senior Baseball  
*Side View*



Existing Retaining Wall



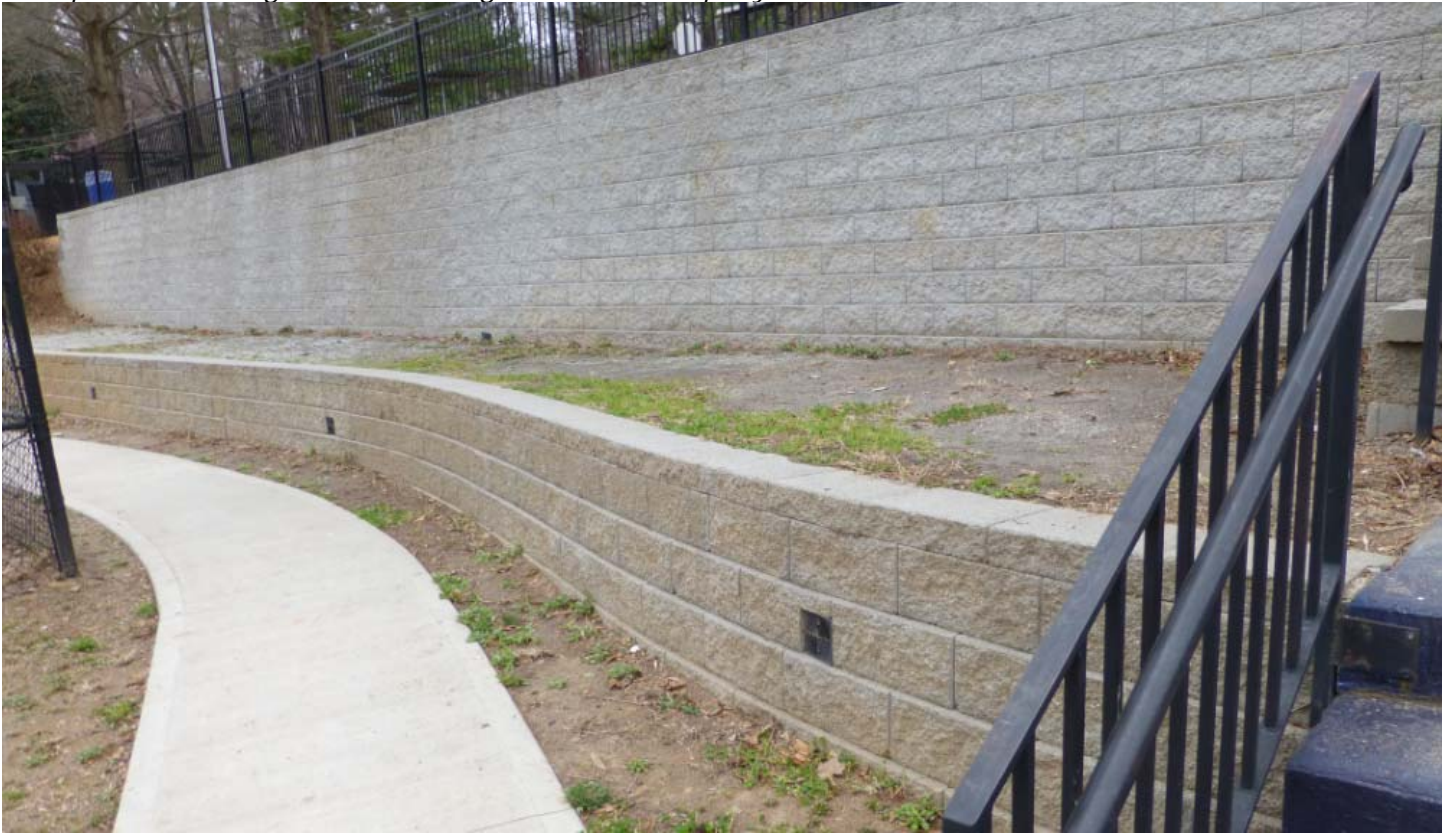
Project Name: Dunwoody Park Lower Field Dome Replacement  
Organization/Group: Dunwoody Senior Baseball  
Dunwoody Park Upper Field: Proper Netting/Backstop For A Field



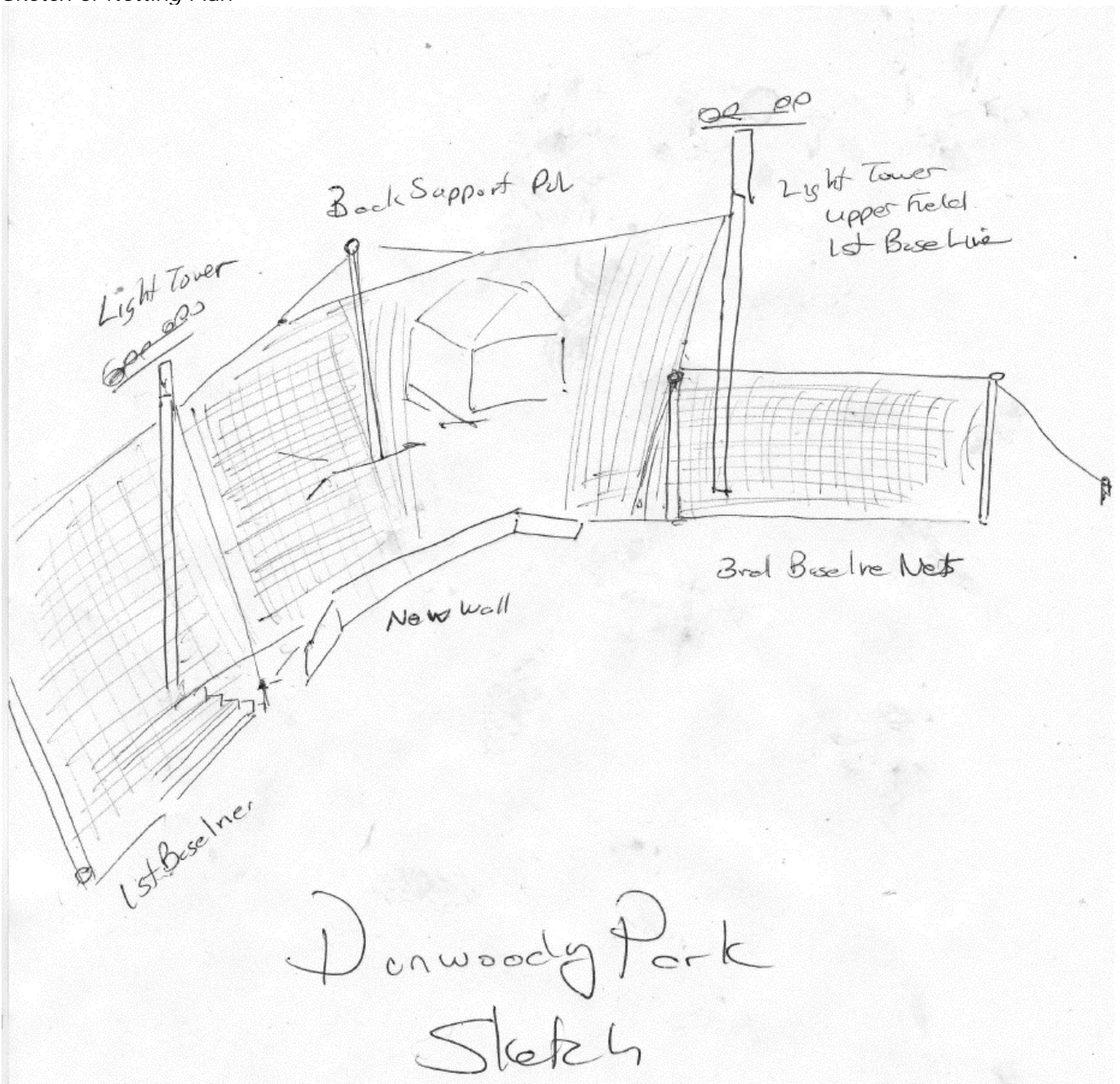
*Proposed New Fence Line*



Project Name: Dunwoody Park Lower Field Dome Replacement  
Organization/Group: Dunwoody Senior Baseball  
*Sample Interlocking Block Retaining Wall-From Murphey Candler*



Project Name: Dunwoody Park Lower Field Dome Replacement  
Organization/Group: Dunwoody Senior Baseball  
Sketch of Netting Plan





## **NARRATIVE DESCRIPTION**

*Please describe how the funds will be used, and what specific work will be completed. If this project is a phase of a larger project or an integral part of any other projects, please note that as part of your description.*

**Virtually every player and coach who plays on the Dunwoody Park Lower field comes away thinking it is a beautiful field. However, it is very common to ask if we could get rid of the dome because of its negative impact on the play of the game. This project resolves this issue by removing the dome and replacing it with netting of comparable height to the Upper Field.**

**The existing dome allows foul balls to rebound back down on a batter, catcher, or umpire. It also precludes the catcher from making a play on a foul pop up, which is a fundamental part of the game. The project will also do a better job of containing foul balls that are hit down the right field side that can hit cars or spectators.**

**Finally, the project will address a pending problem behind the dome where we have a retaining wall built with railroad timbers that are rotting. This wall could fail at some point and serves as a haven for yellow jackets in warm weather.**

**The funds will be used for removal of the chain link dome backstop and replacing it with a new backstop/netting/wall solution.**

### **Construction Components**

**Starting at the point where the existing fencing along the 1<sup>st</sup> and 3<sup>rd</sup> base lines angles in and connects to the dome, the existing fencing will be removed. The dome and 38 year old railroad tie retaining wall will also be removed.**

**The new backstop solution will start with a modular block wall approximately 4 feet tall constructed with fabric support, 57 stone backup and a drain connected to the existing 10" drain pipe. An 8 foot wide concrete sidewalk will be poured at the top elevation of the wall. A small wall approximately 2 feet tall will be installed on the upper side of the concrete pad. This allows an enhanced viewing experience for fans. We anticipate planting the hillside to prevent erosion and add beauty. On top of the wall will sit a section of 6 to 8 foot high chain link. We feel in a recreation setting the bottom 6 feet needs to be chain link for impact protection.**

**Above the chain link will sit a netting system. Due to the configuration of the existing lighting poles, a floating cable system will need to be installed. It is similar to what exist at Ted Turner Stadium and other baseball venues. A cable will be attached at the "b" light poles. A large pull back pole will be set on the top of the hill near the scorers stand as a major support. Support cables will also be attached to the "a" poles. The netting heights will be 65 feet at the backstop, 60 feet along 1<sup>st</sup> and 40 feet along 3<sup>rd</sup>. This should be sufficient to protect vehicles in the parking lot. To finish off the project a warning track will be installed on the field similar to the one on the upper field.**

### **Long Term Facilities Improvement Plan**

**For our long term master plan our priority has been to first make the playing surfaces safe, durable and maintainable. Our future plans include the following:**

- 1. Level the playing surfaces and install field drainage. Completed summer 2013.**
- 2. Remove the dome and enhance spectator areas. Proposed 2014.**
- 3. Rebuild dugouts. For the Upper Field this includes new structures. For the Lower Field this replacing the railroad tie wall, enlarging both dugouts, and adding a small tool area. The steel structure is rusting and we will need to repair a post this year, but the structure is failing.**
- 4. Add more seating for the Lower Field behind home plate**
- 5. Extend netting for Upper Field to add protection for cars**
- 6. Add ADA ramps, add an ADA rest room, relocate large tool storage**

## PROJECT BUDGET

Total Project Cost:	<u>\$96,900</u>
Total City Funds Requested:	\$ 73,400

*Please include information detailing the cost of the project. As part of your project budget, include enough detail to justify the proposed cost of the project. You may attach additional pages if needed.*

No	Cost Element	Est Cost	Request	DSB	Notes
1	Existing Dome Demolition	2,000		2,000	
2	Netting & Support Structure	38,400	38,400		See Attachment A
3	Wall Structure	24,600	24,600		See Attachment B
4	Fencing	5,400	5,400		
5	Warning Track	3,200		3,200	Similar to Upper Field
6	Sod, Seeding & Playing Surface Repair	2,300		2,300	
7	Field Rental-Alternate Field	1,000		1,000	Rent field at Dunwoody HS
8	Design, engineering, project management	12,000		12,000	80 hours @ \$150/hour
9	Contingency	8,000	5,000	3,000	10.5% of Items 1-6
	Totals	96,900	73,400	23,500	

## PROJECT JUSTIFICATION

*Please explain how the proposed project meets the three selection criteria listed. You may attach additional pages if needed or use separate pages to answer these questions.*

### **Master Plan Alignment**

1. Describe the scope of the proposed project and how well it responds to the citizens identified needs in the City's Parks, Recreation, and Open Space Master Plan. Please reference the section(s) of the plan that identify the needs.

**The published Master Plan for the baseball fields within the City is unclear. The plan calls for moving the fields from Dunwoody Park to a new location. The plan does not identify this site other than to say it will not be Brook Run. Since voters have rejected spending significant dollars on an alternative site, the de facto plan for baseball within the city is to continue to play at Dunwoody Park and make our facilities the best they can be.**

**This project will greatly improve the playing quality of our Lower Field and solve safety issues that have existed since the park was built in the 1970's. The Lower Field, with its dome, falls well below the playing characteristics of fields where 13-18 year olds play at other parks in the metropolitan area.**

**Part of the project will be to replace rotting wood timbers that form the retention wall behind the existing dome. These timbers must be replaced at some point in the future in any case. These timbers, are also a haven for yellow jackets when the weather warms up.**

### **Relationship to Existing Programs and Users**

2. Describe the proposed project in relation to the programs/recreational opportunities your group/organization offers to the citizens of Dunwoody. Highlight how the proposed project will improve your ability to offer recreational opportunities to the community or to enhance the quality of programs or facilities offered.

**This project will improve the quality of play on our Lower Field and improve the safety of the field. This will allow DSB to attract teams to locally hosted tournaments and players to participate in our programs. Currently the Lower Field dome allows foul balls to come back down and hit a batter, catcher or umpire. The dome also takes the catcher out of the game by precluding him from making a play on a foul ball. The existing dome and netting also allow fouls to escape the field and hit cars and spectators.**

### **Leveraging of Other Funds**

Describe the degree to which the group/organization proposes that the City can use program funds to leverage greater private investments, public funds, organization funds, in-kind donations, or volunteer labor.

**Dunwoody Senior Baseball spent over \$60K last year on field improvements and maintenance. This has reduced our funds available for capital projects. For this project will provide a portion of the money spent on contractors and provide design, engineering, and project management by DSB's VP of Facilities, Ken Langley. Ken is a professional engineer and performs such duties professionally as part of his day job. Ken performed similar responsibilities in 2013 in executing the field renovation project. It was completed on time and within budget estimates. This project has been recognized by our players and coaches as a quantum improvement in our playing surface.**

# Attachment A:

## Netting & Support Structure Cost Estimate By South Cover



21 Oak Ridge Winder Ga 30680  
770 317 5714 PH  
770 586 9565 FX  
[www.southcover.net](http://www.southcover.net)

Lower Field  
Dunwoody Park  
3/1/14

3<sup>rd</sup> Base Protective Net  
Remove from base height add in additional from 3<sup>rd</sup> pole  
50' long 40'height  
Tie into floating backstop  
Steel poles 6" OD 40' height, 6depth in 3000psi concrete

Backstop  
Connect to two concrete towers 3"8" steel cable  
Stub anchors 6" OD at wall set of four  
Height of 65'  
Width of 70'  
1 Steel tower for backstay  
Set at 10' depth in 3000psi concrete

1<sup>st</sup> baseline  
Two Steel poles 60' height ,10' depth 3000psi concrete  
Connect to two steel towers 3"8" steel cable

Net  
#30 340lb test  
Rope border 5/16"  
Steel carabiner attachment

\$38,400

[bargun247@yahoo.com](mailto:bargun247@yahoo.com).

Regards,

Barry L. Gunn  
President





Example of a net system using suspended cables installed by South Cover.



# Attachment B:

## Wall Structure Cost Estimate By Baldwin Building Systems



March 5, 2014

**Dunwoody Senior Baseball**

Mr. John Crawford  
5321 Roberts Drive  
Dunwoody, GA. 30338

**RE: Lower Field Backstop Renovation**

John,

We appreciate the opportunity to submit a budget proposal for the project referenced above. While there are currently no formal plans for the proposed project, the following is a proposal based on our 25 + years of experience with similar projects. The scope of work is as follows;

**DEMOLITION:**

- Includes labor, materials and equipment to remove the existing railroad tie wall that extends from the first base stand to the third base stand.
- All railroad ties shall be removed from the job and properly disposed.
- The existing chain link backstop structure shall be removed and disposed by others.

**MODULAR BLOCK WALL CONSTRUCTION:**

- Includes labor, materials and equipment to construct continuous lower and upper engineered modular block walls.
- The lower wall shall be +/- 4' in height and serve as the base for the new backstop construction.
- The upper wall shall be +/- 2- in height and serve as a retaining barrier to the existing hill and shall be located on the back side of the new concrete walkway.
- All walls shall be designed to accept the required dead and hydrostatic loads.
- All walls shall include geo-grid reinforcing, if required.
- All walls shall include stone backfill and French Drain systems, as required.
- Also included is up to four tandem loads of compactable fill to be used as backfill in addition to the stone.

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[www.baldwinbldg.com](http://www.baldwinbldg.com)

5211 Forest Springs Drive ♦ Atlanta ♦ Ga. 30338  
770-416-1106 ♦ Fax 770-416-0229

### **CONCRETE WALKWAY:**

- Pricing includes labor, material and equipment to construct a continuous concrete walkway from the first base stands to the third base stands.
- The walkway shall be 8' wide, 4" thick and receive a fine broom finish
- Pricing includes code complying transition from both stands to the new walkway.
- All concrete shall be standard commercial 3000 p.s.i. mix.
- All concrete shall receive welded wire mesh or fibermesh reinforcing and control joints.

### **GENERAL ITEMS:**

- Necessary Supervision
- General Labor
- General clean up during and at the completion of our construction process.
- Worker Compensation and General Liability Insurance

### **CLARIFICATIONS:**

- The following items have not been included in our budgetary proposal.
- Demolition and removal of the existing backstop.
- New Chain link fencing and/or netting for the backstop.
- Civil or Architectural Plans
- Permitting or costs associated with a permit.
- Repair and/or replacement of turf or landscaping as a result of the construction process.

### **COST:**

Based on the information received to date and as described in the foregoing, we have estimated a budget cost of Twenty-four Thousand Six Hundred Dollars (\$24,600.00).

If you have any questions or need further clarification to the budget estimate, please contact me at your earliest convenience.

Kindest regards,

Douglas C. Baldwin  
Baldwin Building Systems, Inc.