



41 Perimeter Center East, Suite 250  
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dunwoodyga.gov

## **MEMORANDUM**

**To:** Mayor and City Council

**From:** Brent Walker, Parks and Recreation Manager

**Date:** June 9, 2014

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

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### **ITEM DESCRIPTION**

Approval of contract with Optech Inc. for Brook Run Park Dog Park Construction.

### **BACKGROUND**

Brook Run Dog Park has been an active and popular amenity within Brook Run Park for the past eight years. It 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 at is in need of extensive rehabilitation.

In June of 2011 the City adopted its Parks Master Plan, which through many public meetings and design charettes, recommends 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".

Also 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 these assessments, City staff hired Forsite 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. The new dog park will consist of one small dog park area (.42 available acres) and two large dog park areas (one 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. It also allows for a large open space for dog play and also a shaded area for the hotter summer months. In this plan the distance from the dog park to the closest neighbor's home along Peeler Road is approximately 400 feet

In 2013, City Council allocated \$195,000 in the Parks Capital Budget for the Brook Run Dog Park relocation. At that time staff solicited a bid for the construction of the new amenity but unfortunately the lowest bid was over the budgeted amount. Council asked staff to reevaluate the project to see if there were cost saving measures that could bring the project within budget.

Staff has also looked at other areas within Brook Run Park for a potential dog park location. Based on several factors such as size, topography and the desire for shade, staff feel that the proposed location in the master plan is the most viable option for the new dog park.

We also considered the current area of the dog park and the proposal from the dog park association to move the fence lines of the park further way from the neighboring homes. If the dog park were moved north east approximately 150' from its current location it would provide for an approximately 400' buffer to the neighborhood to the west.

Staff has also evaluated the plan proposed by the Brook Run Dog Park Association. While the plan has been well thought out and the city appreciates all the time and effort the dog park association has invested, staff has concerns about the survivability of the trees as reported in the Arboguard report, the long term maintenance, and cost associated with keeping the park in its current location.

After further discussion staff decided to rebid the project to ensure that we had done our due diligence in soliciting quotes.

Staff released an Invitation to Bid (ITB) for the construction of the new Brook Run Park Dog Park. P.E. Structures and Associates was the sole bidder at an amount that far exceeded the budgeted amount Council approved for this project. Staff recommends rejecting this bid based on budget constraints.

Prior to the solicitation of ITB 14-06, Staff had solicited an informal quote from Optech Inc., our current parks maintenance provider, to see if they could construct the park within budget. Their original quote for the construction of the restroom facility and the dog park amenity was within the project budget but at this time that quote must be verified as a viable amount for the project cost. Staff will return at the end of this month with a quote amount from Optech that is within the \$195,000 budget for the project and will request Council to authorize a single-source agreement with Optech Inc. to construct the park (as allowed under the City's Purchasing Policy).





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## **RECOMMENDATION**

Staff recommends approving a contract with Optech Inc. through a sole-source agreement once their bid amount has been verified to fall within the budgeted amount for this project and authorizing the Mayor and City Manager to execute all documents.





LOCATION MAP

P

PARKING

T

TRAILWAY

BENCH

R/R

RESTROOM LOCATION  
OPTION

LEASHED DOG ENTRANCE  
AREA

MAINTENANCE GATE

-25-

PATHWAY

YARD HYDRANT/FOUNTAIN  
LOCATION

4' FENCING

6' FENCING

LAWN

TREE CANOPY

NEW REFORESTATION



BROOK RUN DOG PARK

DUNWOODY, GEORGIA