



4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
dunwoodyga.gov | 678.382.6700

MEMORANDUM

To: Mayor and City Council

From: Brent Walker, Parks Director

Date: May 21, 2018

Subject: **Brook Run Park Design**

ITEM DESCRIPTION

Discussion of the Brook Run Park design concepts.

BACKGROUND

Lose and Associates will present the three concept options for the phase I development of Brook Run Park and present costs for each.



BROOK RUN PARK

BUDGET & DESIGN OPTIONS

ORIGINAL MASTER PLAN-2017

BROOK RUN PARK

Estimates:

\$5.1 million
(including design
and other fees)

Approximately
\$4.3 million net
for construction



EXPANDED PROGRAM

BROOK RUN PARK

Estimates:

\$8.6 million
(architect's
estimate)

\$9.3 million
approximate
(construction
manager's
working budget)



CURRENT MASTER PLAN PROGRAM

BROOK RUN PARK

Estimates:

**\$6.5 million
(architect's
estimate)**

**\$7.0 million
approximate
(construction
manager's
working budget)**



REDUCED MASTER PLAN PROGRAM

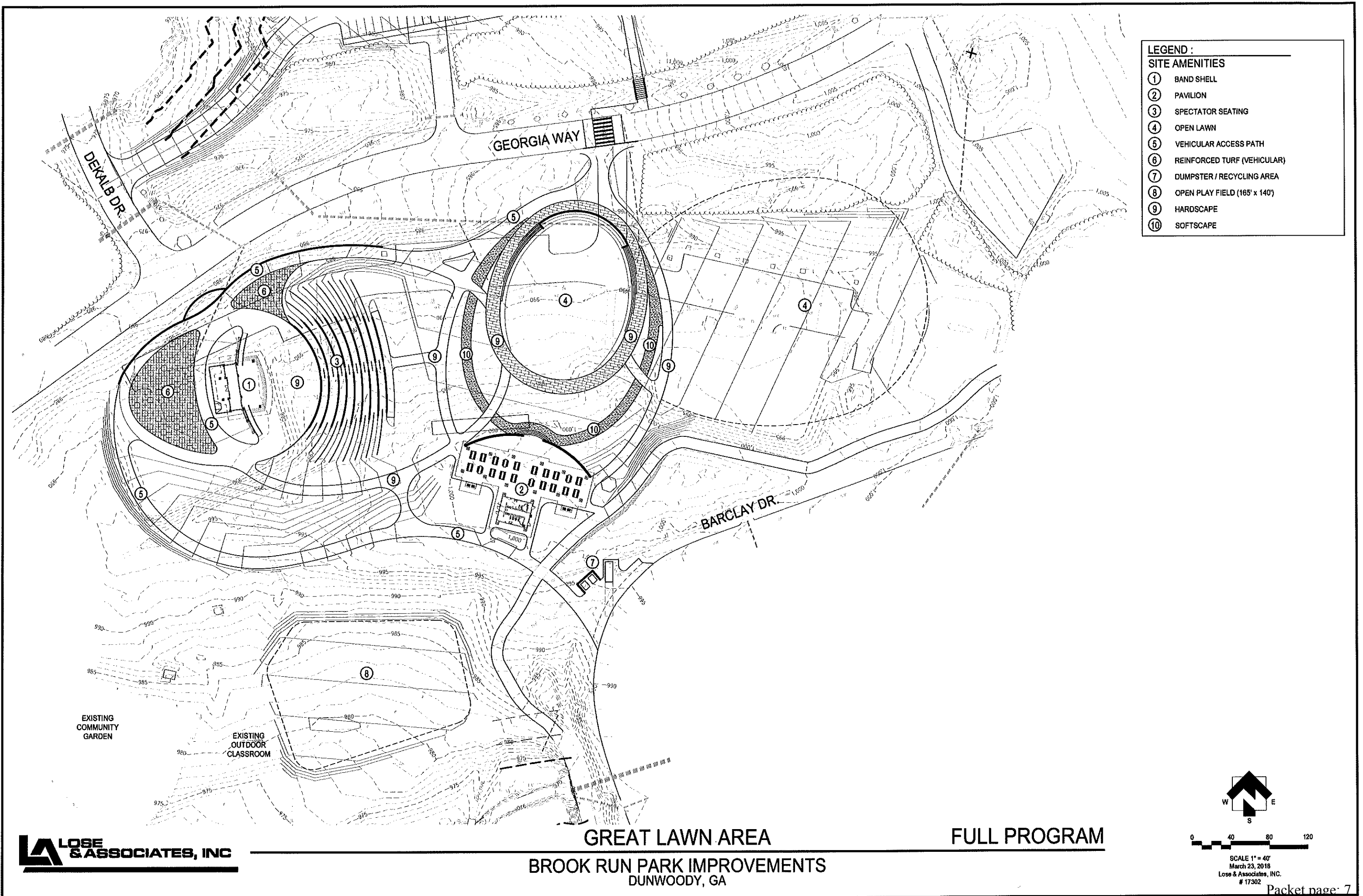
BROOK RUN PARK

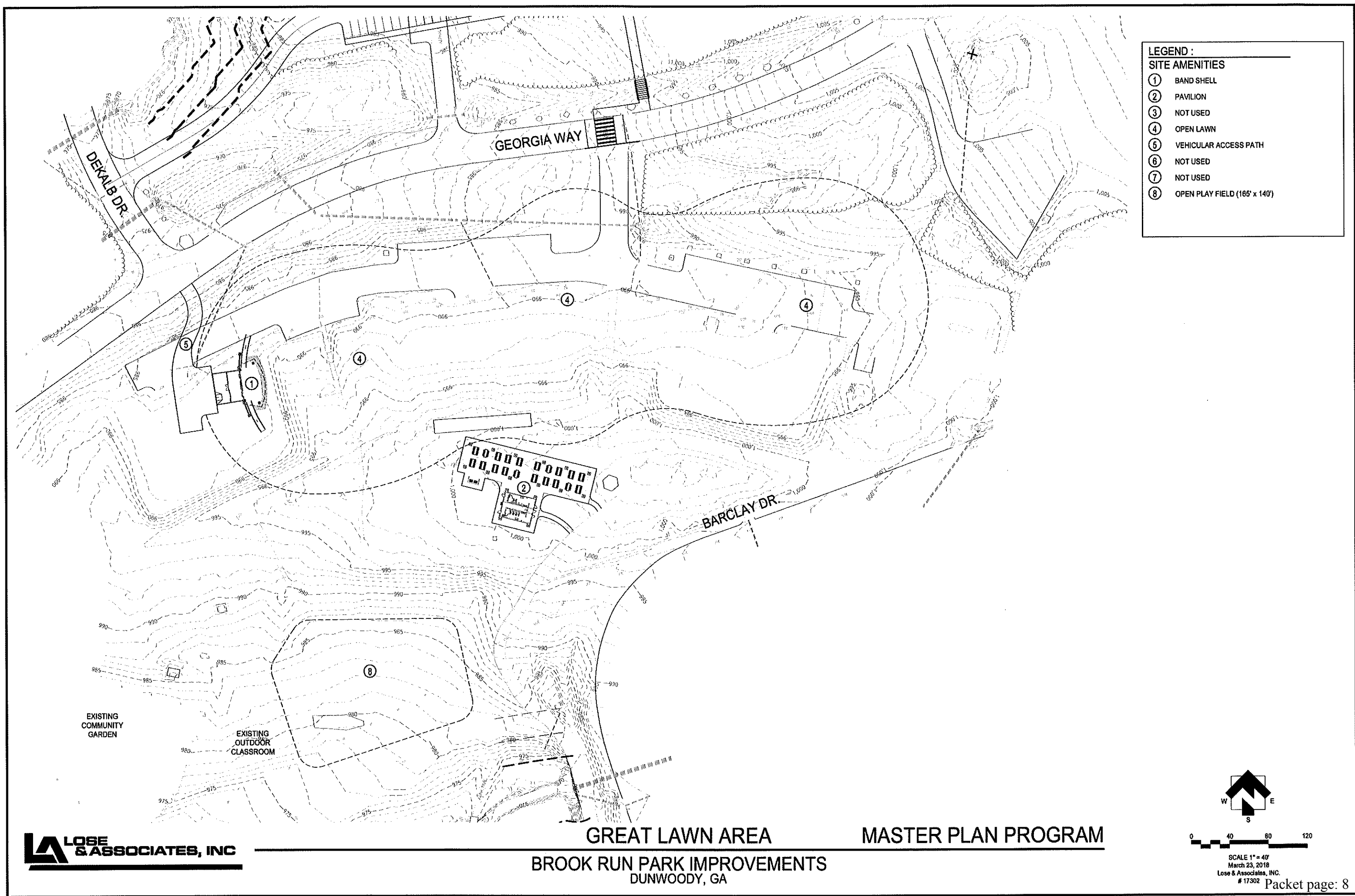
Estimates:

\$4.7 million
(architect's
estimate)

\$5.0 million
approximate
(construction
manager's
working budget)



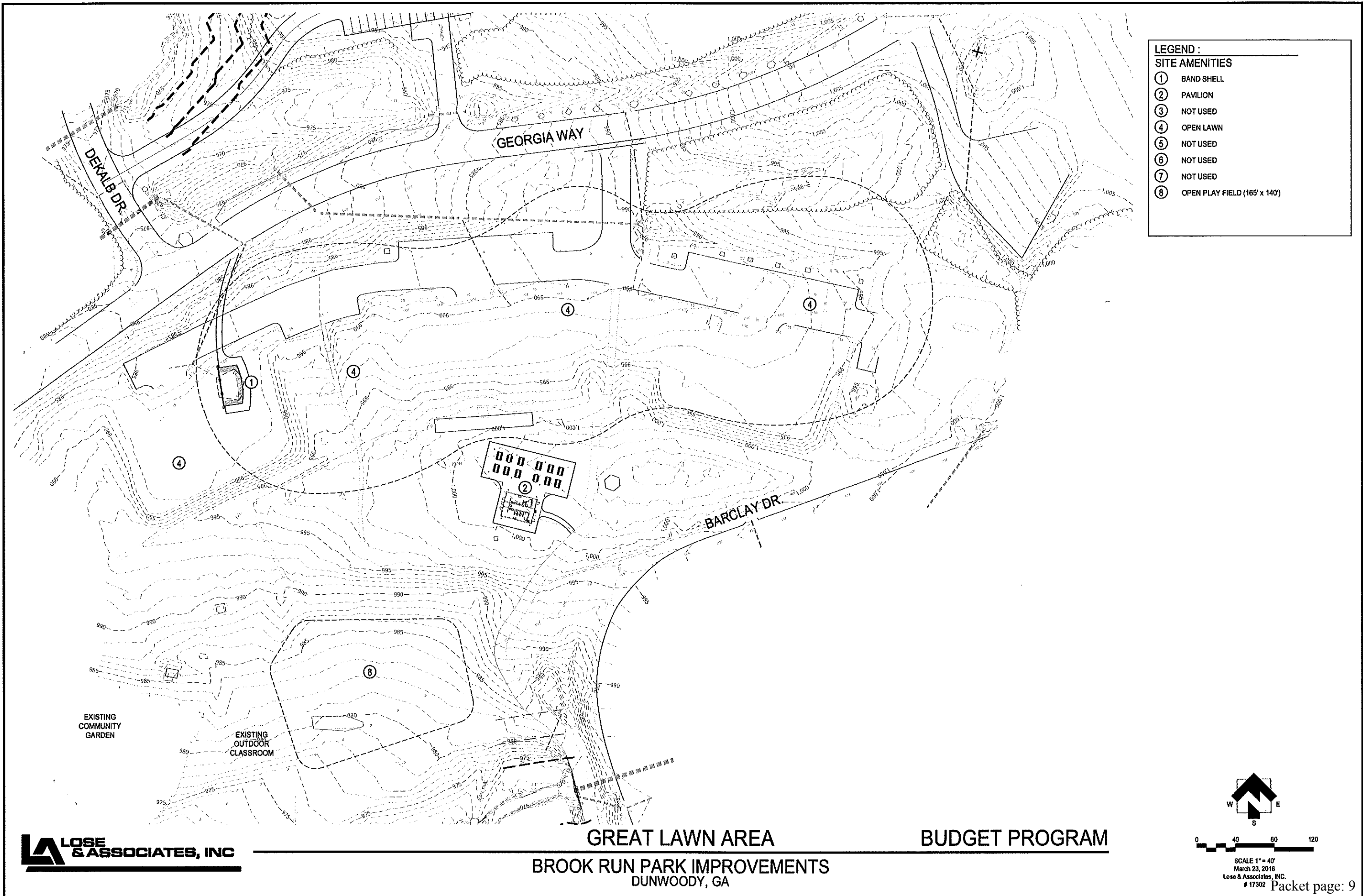




LEGEND :

SITE AMENITIES

- ① BAND SHELL
- ② PAVILION
- ③ NOT USED
- ④ OPEN LAWN
- ⑤ VEHICULAR ACCESS PATH
- ⑥ NOT USED
- ⑦ NOT USED
- ⑧ OPEN PLAY FIELD (185' x 140')



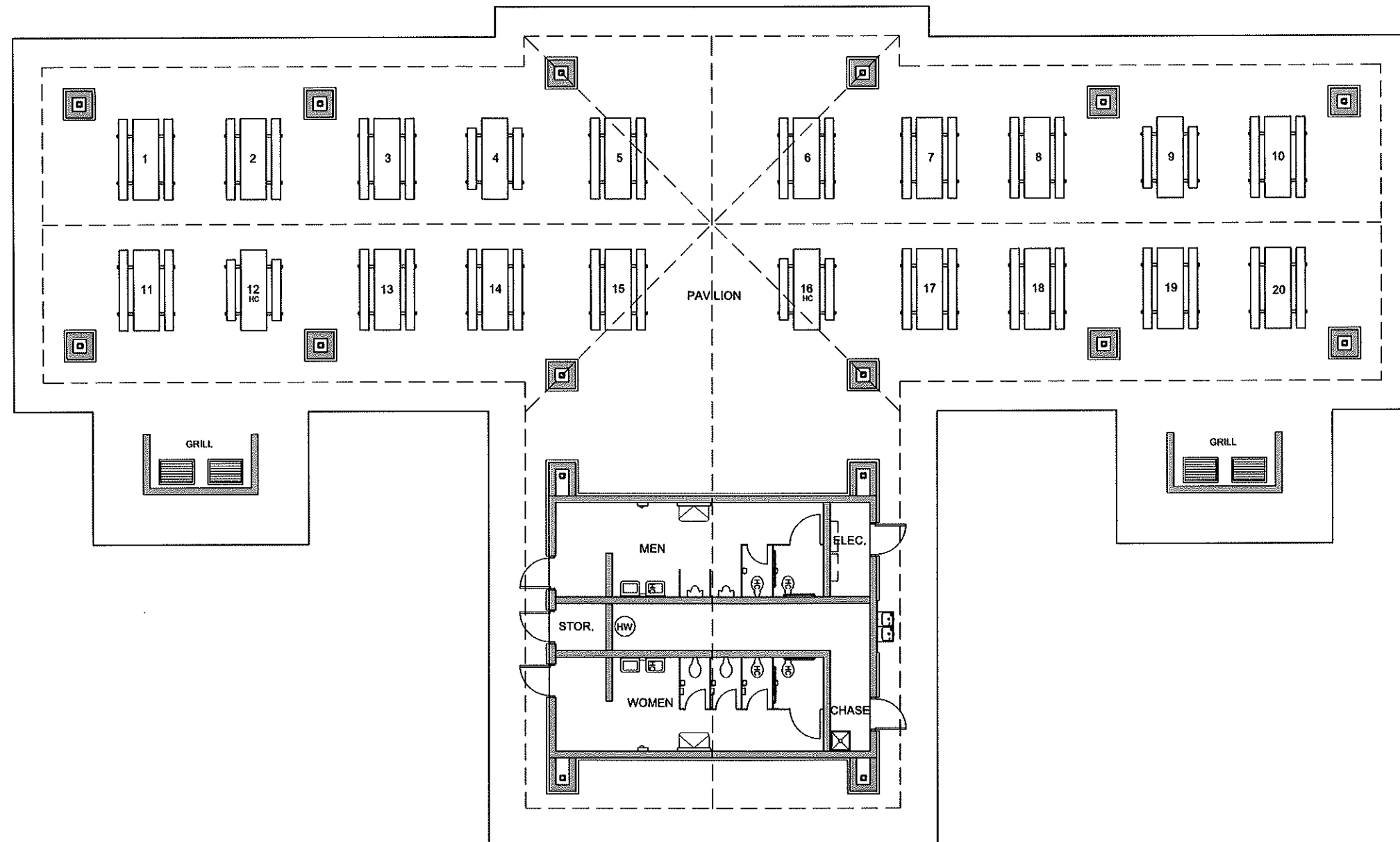
GREAT LAWN - PAVILION - RESTROOM

FULL PROGRAM

↓
APPROACH
FROM OPEN LAWN

APPROACH
FROM BAND SHELL
SPECTATOR SEATING →

←
APPROACH
FROM TRAIL



↑
APPROACH
FROM SIDEWALK

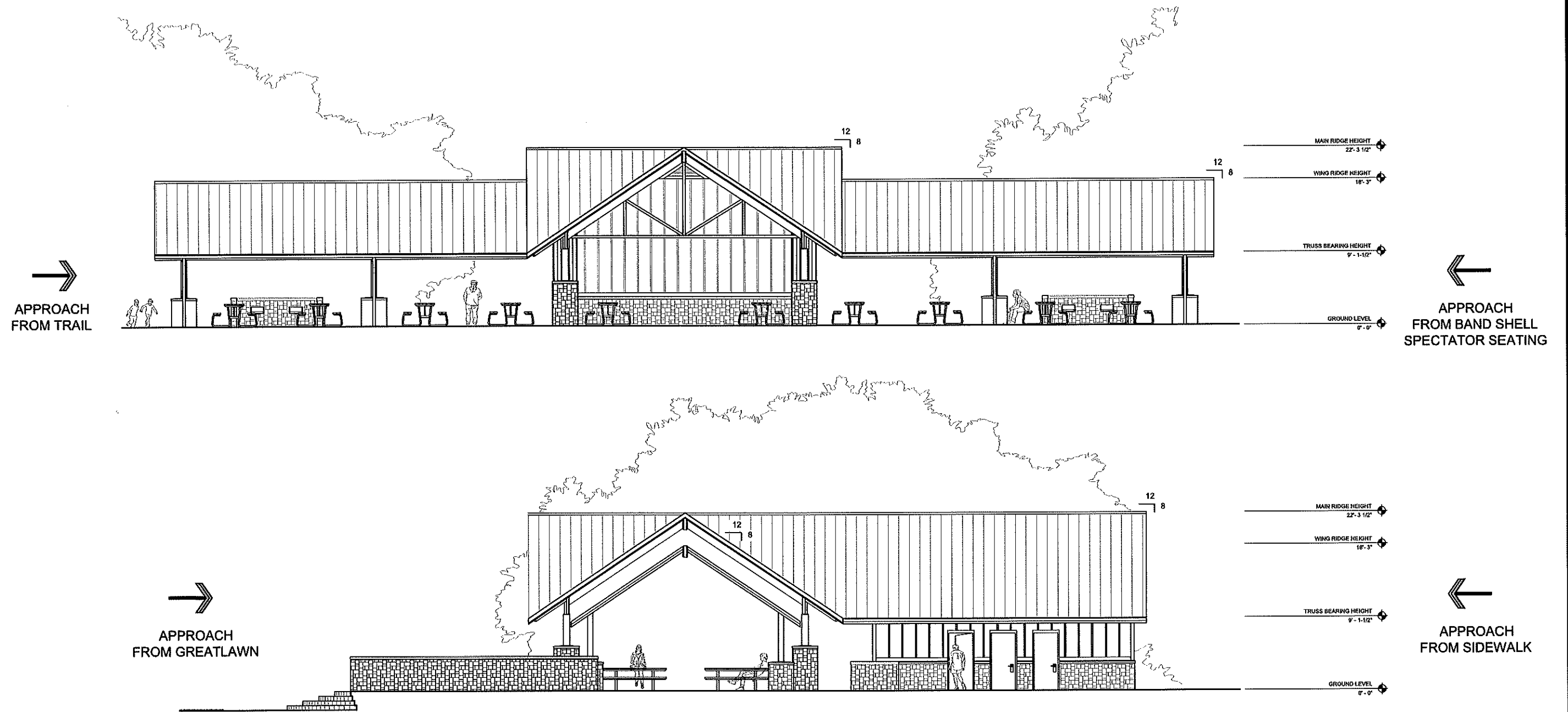
FLOOR PLAN

BROOK RUN PARK IMPROVEMENTS

DUNWOODY, GEORGIA

CONCEPT
REVIEW
APRIL 18, 2018

GREAT LAWN - PAVILION - RESTROOM FULL PROGRAM



ELEVATIONS

BROOK RUN PARK IMPROVEMENTS DUNWOODY, GEORGIA

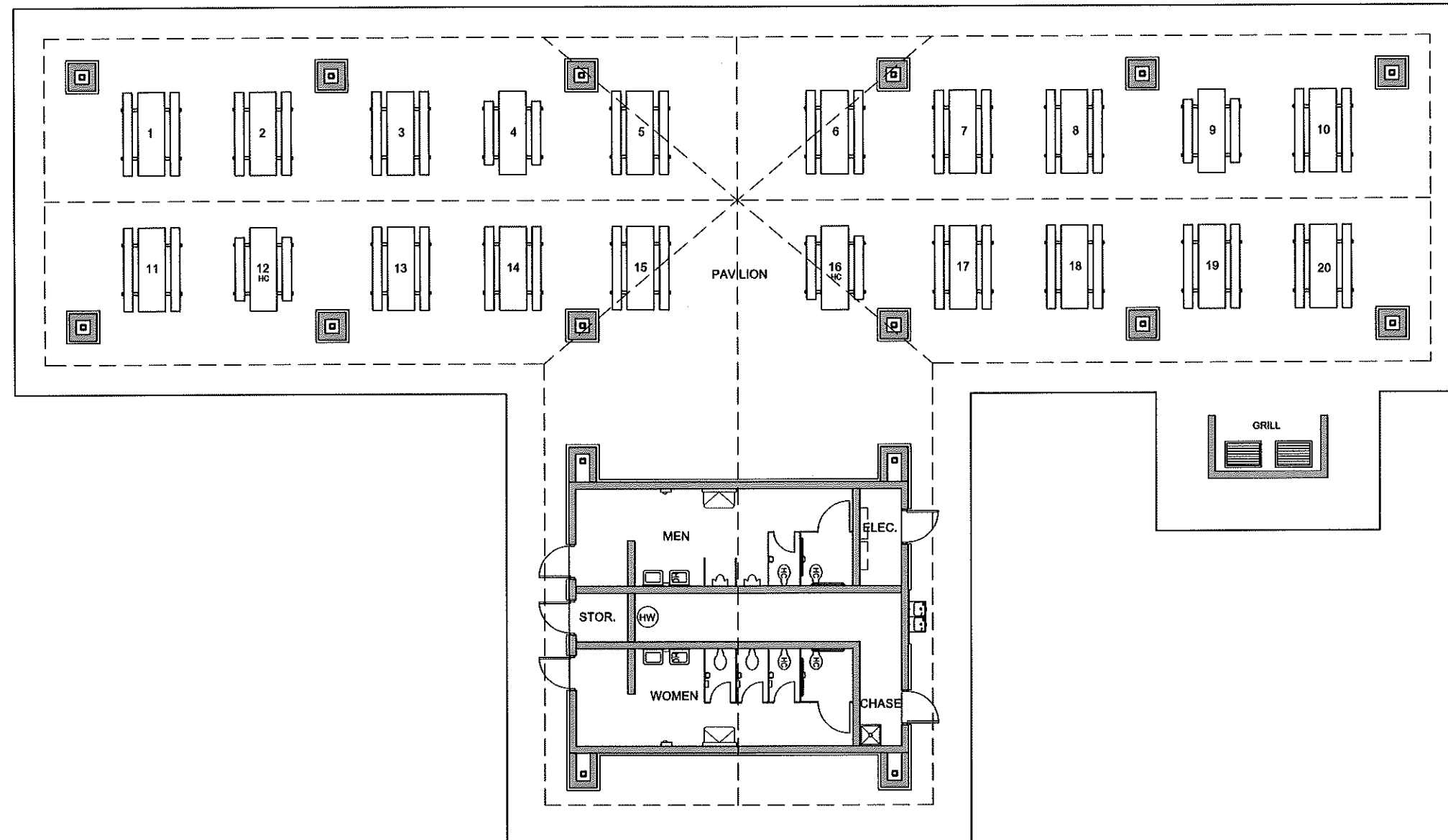
CONCEPT
REVIEW
MARCH 23, 2018

GREAT LAWN - PAVILION - RESTROOM MASTER PROGRAM

↓
APPROACH
FROM OPEN LAWN

APPROACH
FROM BAND SHELL
SPECTATOR SEATING
→

←
APPROACH
FROM TRAIL



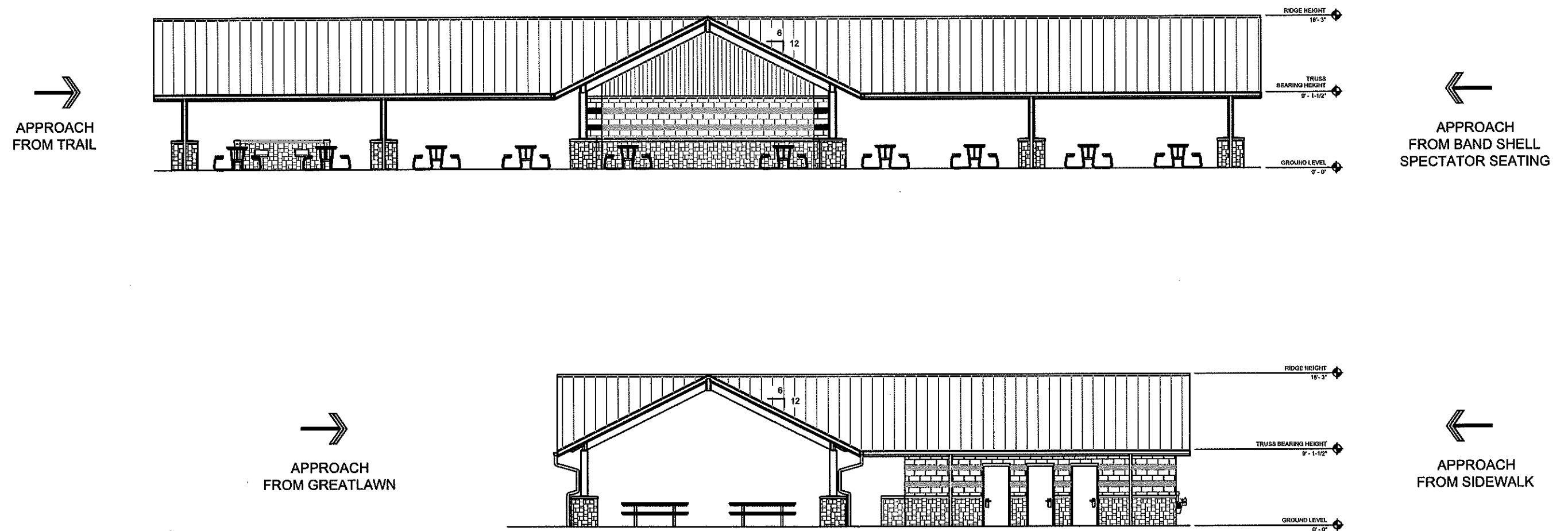
↑
APPROACH
FROM SIDEWALK

FLOOR PLAN

BROOK RUN PARK IMPROVEMENTS DUNWOODY, GEORGIA

CONCEPT
REVIEW
APRIL 18, 2018

GREAT LAWN - PAVILION - RESTROOM MASTER PROGRAM

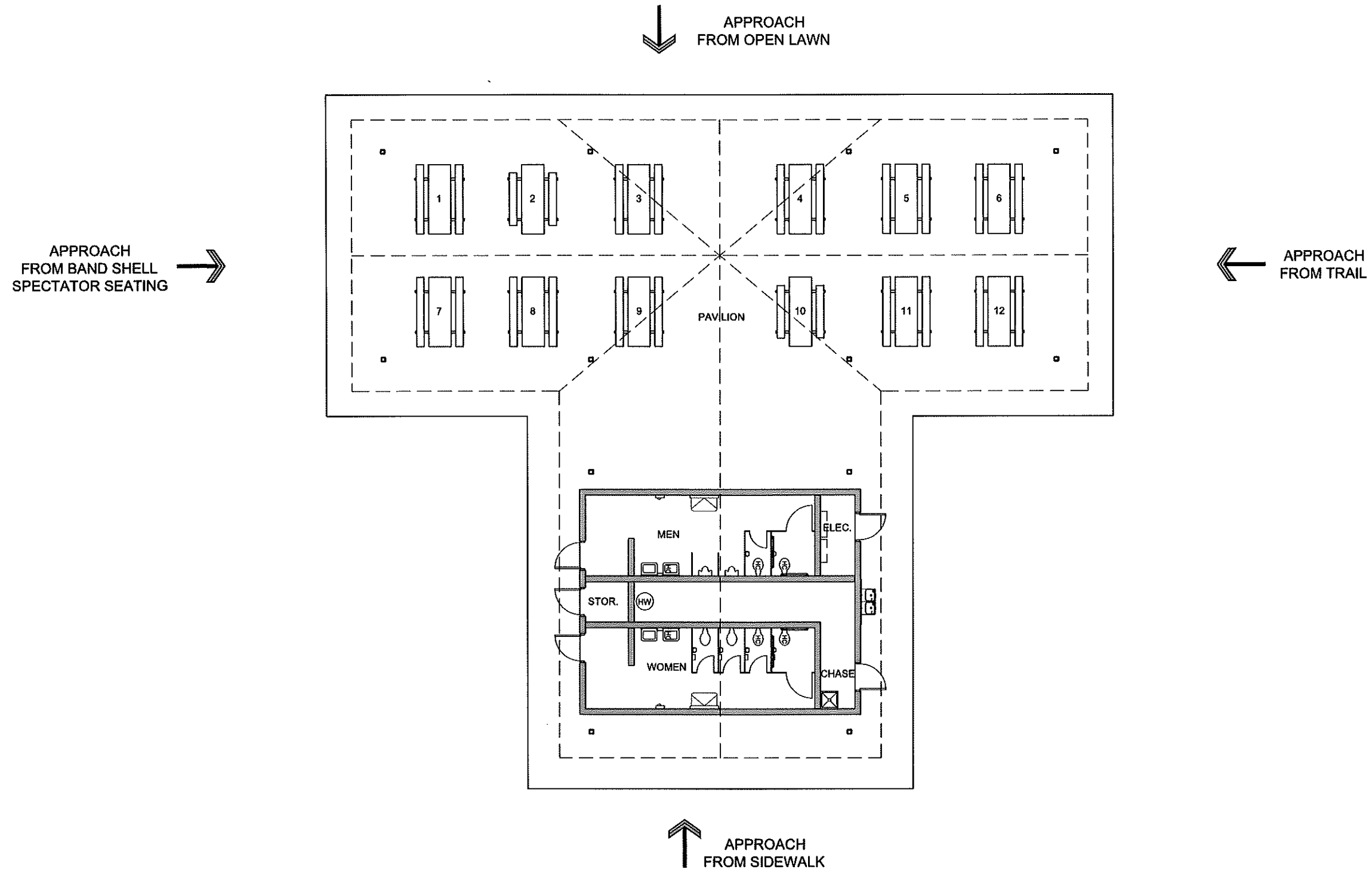


ELEVATIONS

BROOK RUN PARK IMPROVEMENTS DUNWOODY, GEORGIA

CONCEPT
REVIEW
MARCH 23, 2018

GREAT LAWN - PAVILION - RESTROOM BUDGET PROGRAM

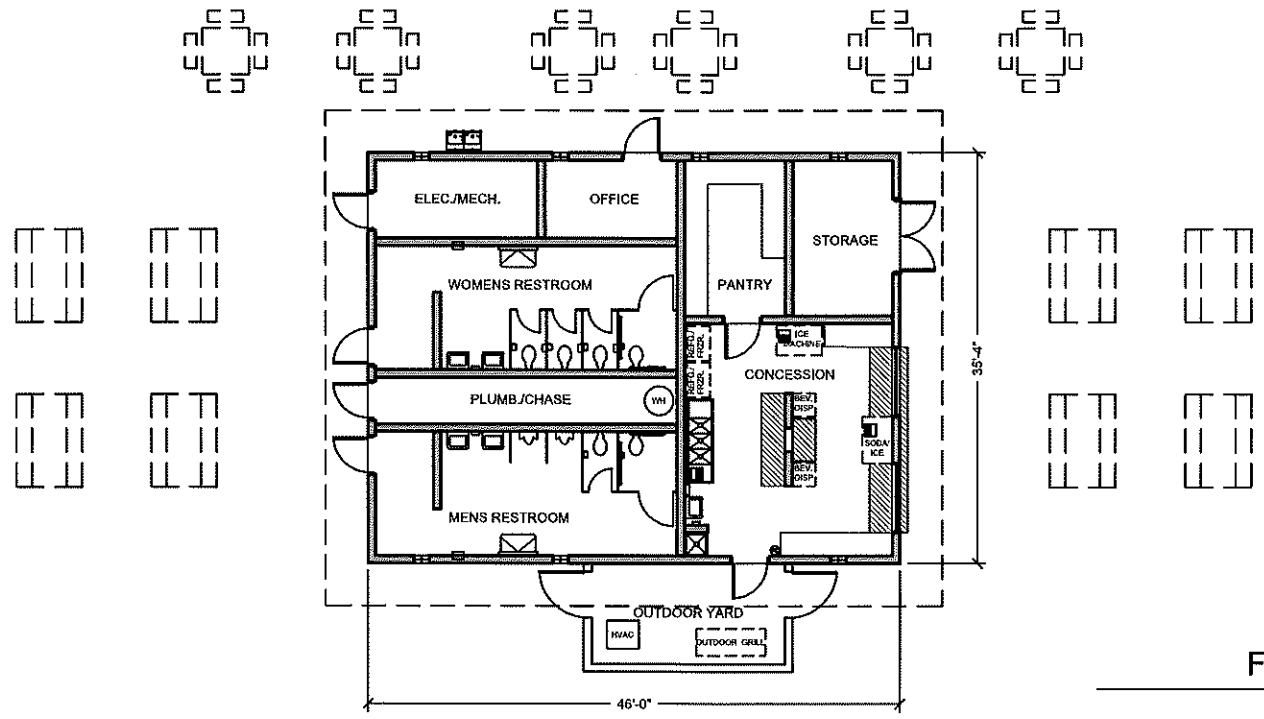


FLOOR PLAN

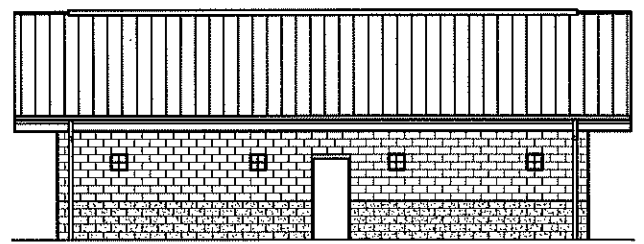
BROOK RUN PARK IMPROVEMENTS DUNWOODY, GEORGIA

CONCEPT
REVIEW
APRIL 18, 2018

MULTI-PURPOSE RESTROOM-CONCESSIONS - BUDGET



FLOOR PLAN



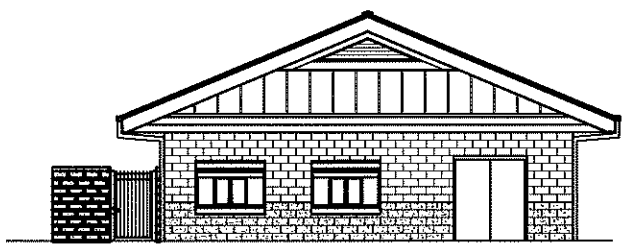
FRONT ELEVATION

ROOF RIDGE
ARCH ELEV. 19'-8"

T.O. CMU
ARCH ELEV. 9'-4"

AT WAINSCOT
ARCH ELEV. 3'-8"

AT GRADE
ARCH ELEV. 0'-0"



SIDE ELEVATION

ROOF RIDGE
ARCH ELEV. 19'-8"

T.O. CMU
ARCH ELEV. 9'-4"

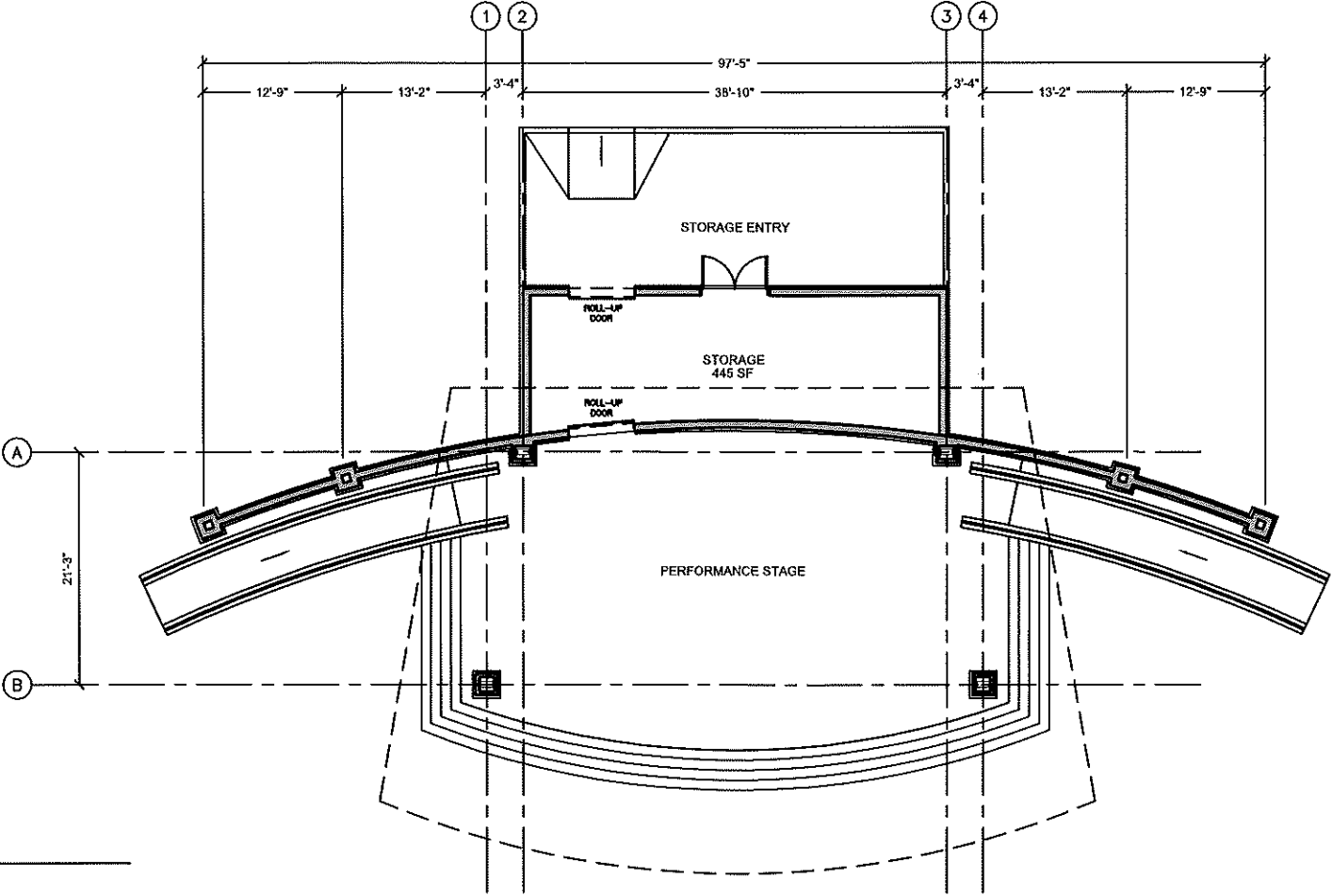
AT WAINSCOT
ARCH ELEV. 3'-8"

AT GRADE
ARCH ELEV. 0'-0"

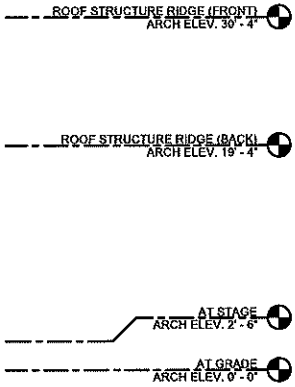
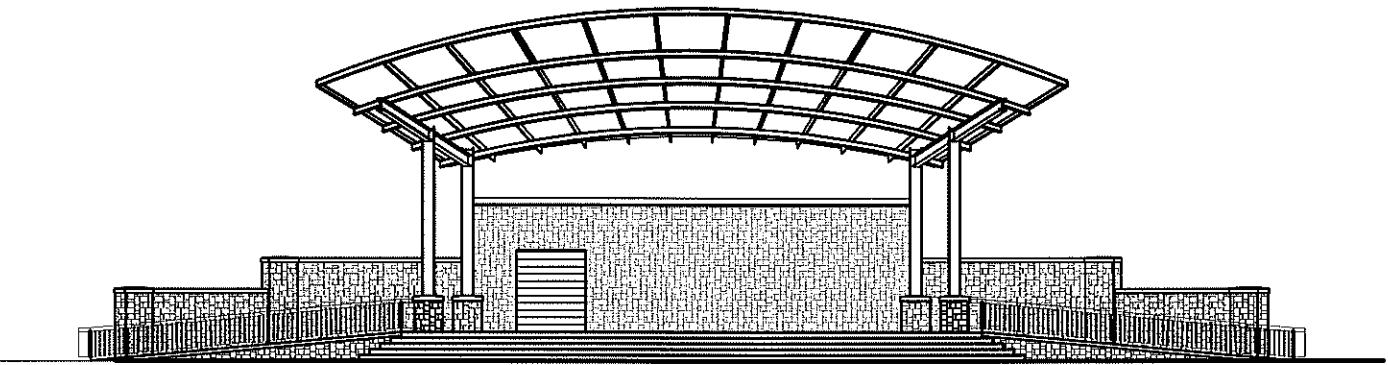
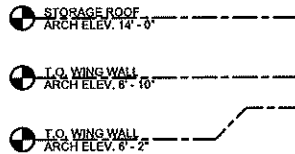
BROOK RUN PARK IMPROVEMENTS DUNWOODY, GEORGIA

CONCEPT
REVIEW
APRIL 18, 2018

GREAT LAWN BAND SHELL - FULL PROGRAM



FLOOR PLAN

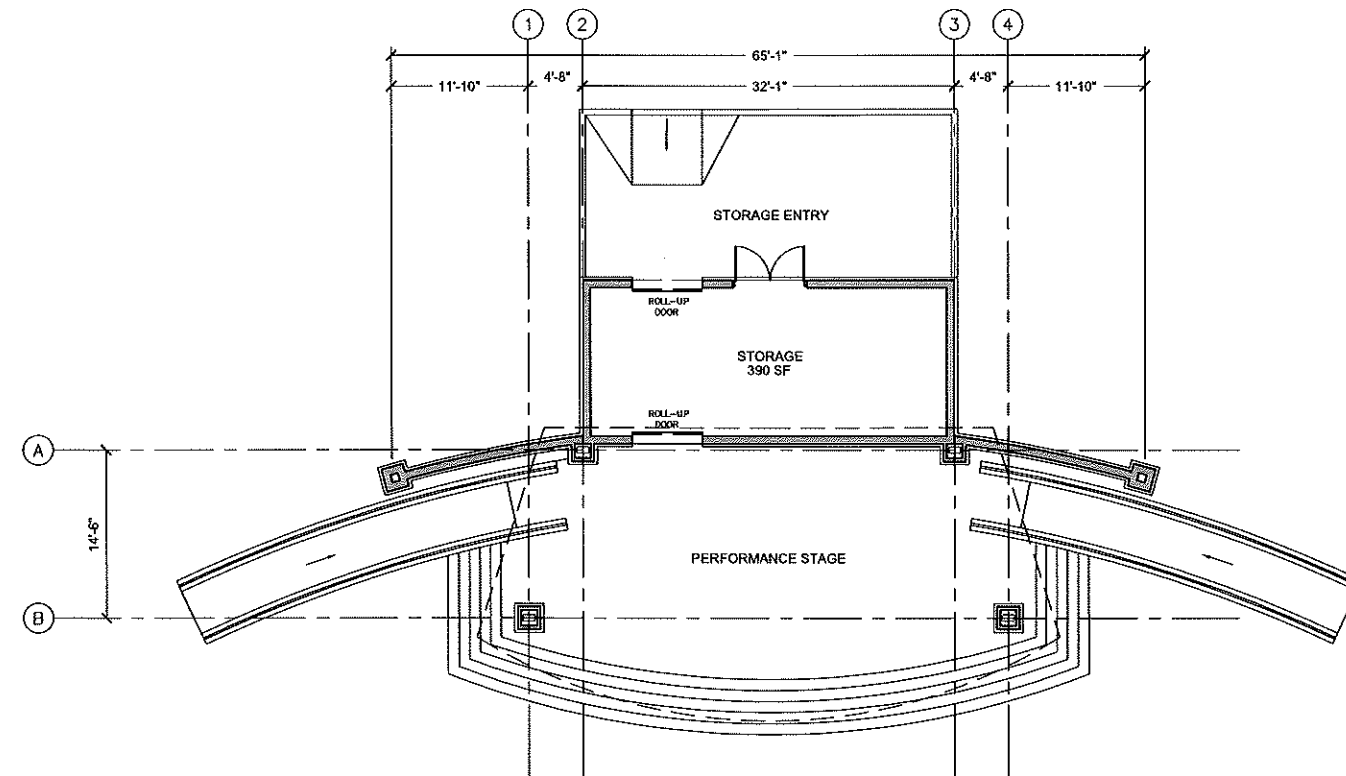


FRONT ELEVATION

BROOK RUN PARK IMPROVEMENTS DUNWOODY, GEORGIA

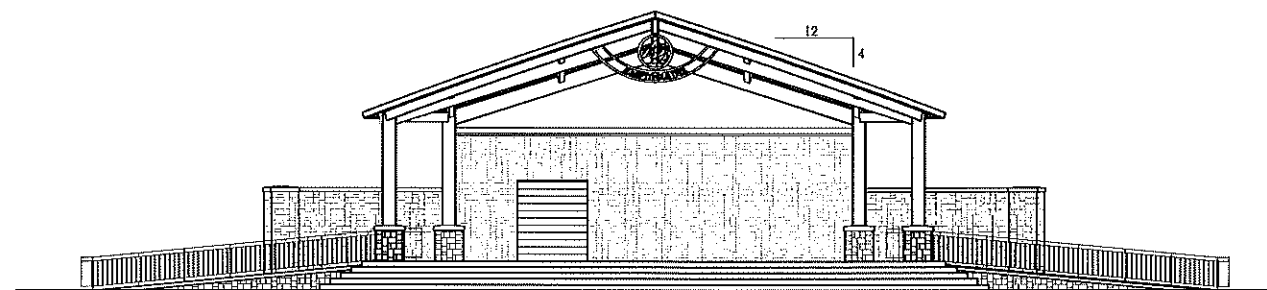
CONCEPT
REVIEW
APRIL 18, 2018

GREAT LAWN BAND SHELL - MASTERPLAN



FLOOR PLAN

- STORAGE ROOF
ARCH ELEV. 14'-0"
- T.O. WING WALL
ARCH ELEV. 8'-10"



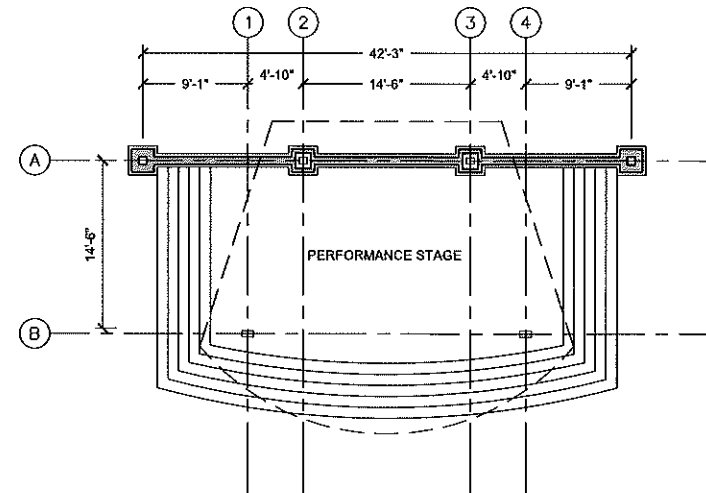
FRONT ELEVATION

- ROOF STRUCTURE RIDGE (FRONT)
ARCH ELEV. 25'-4"
- ROOF STRUCTURE RIDGE (BACK)
ARCH ELEV. 19'-0"
- AT STAGE
ARCH ELEV. 2'-6"
- AT GRADE
ARCH ELEV. 0'-0"

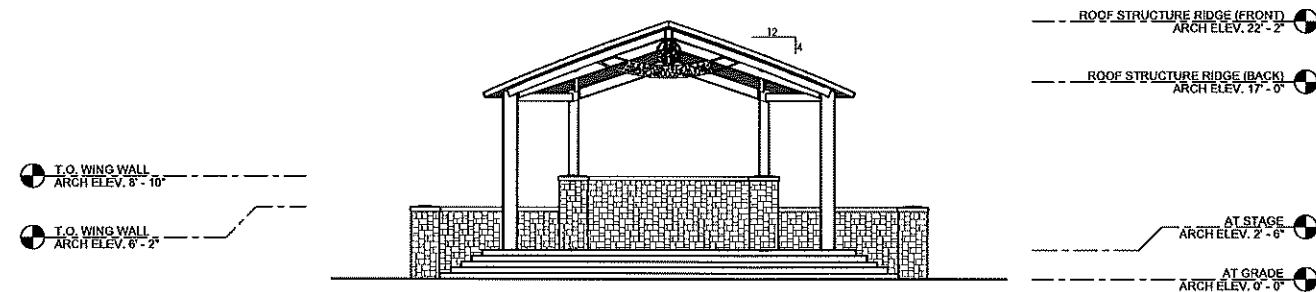
BROOK RUN PARK IMPROVEMENTS DUNWOODY, GEORGIA

CONCEPT
REVIEW
APRIL 18, 2018

GREAT LAWN BAND SHELL - BUDGET



FLOOR PLAN



FRONT ELEVATION

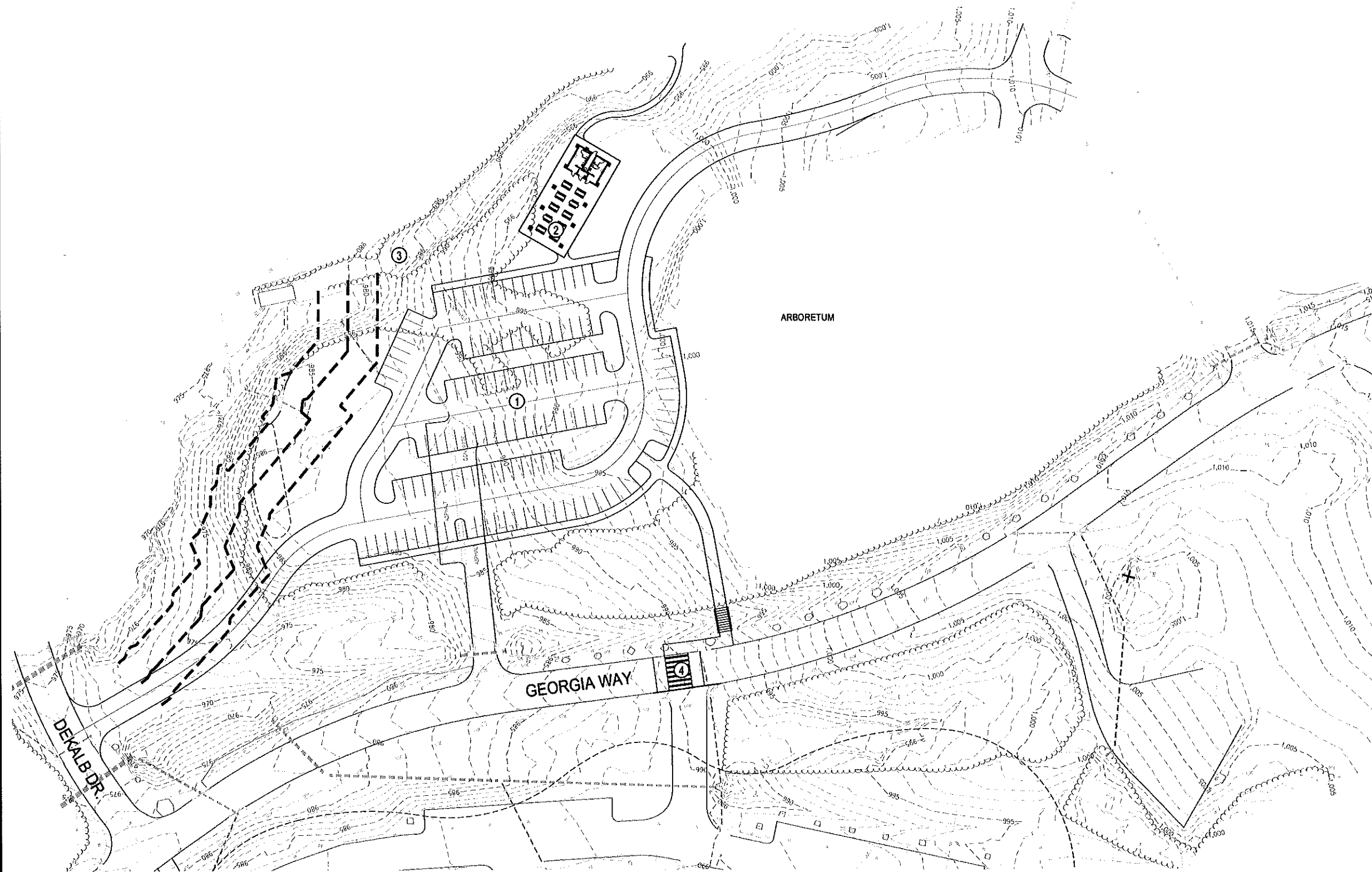
BROOK RUN PARK IMPROVEMENTS DUNWOODY, GEORGIA

CONCEPT
REVIEW
APRIL 18, 2018



- LEGEND :
- SITE AMENITIES
- ① PARKING LOT (165 +/- SPACES)
 - ② PAVILION W/ RESTROOMS
 - ③ EXISTING TRAIL
 - ④ RAISED CROSSWALK



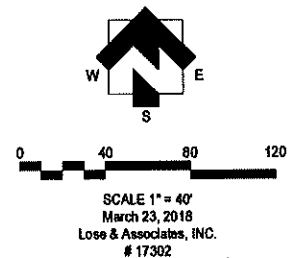


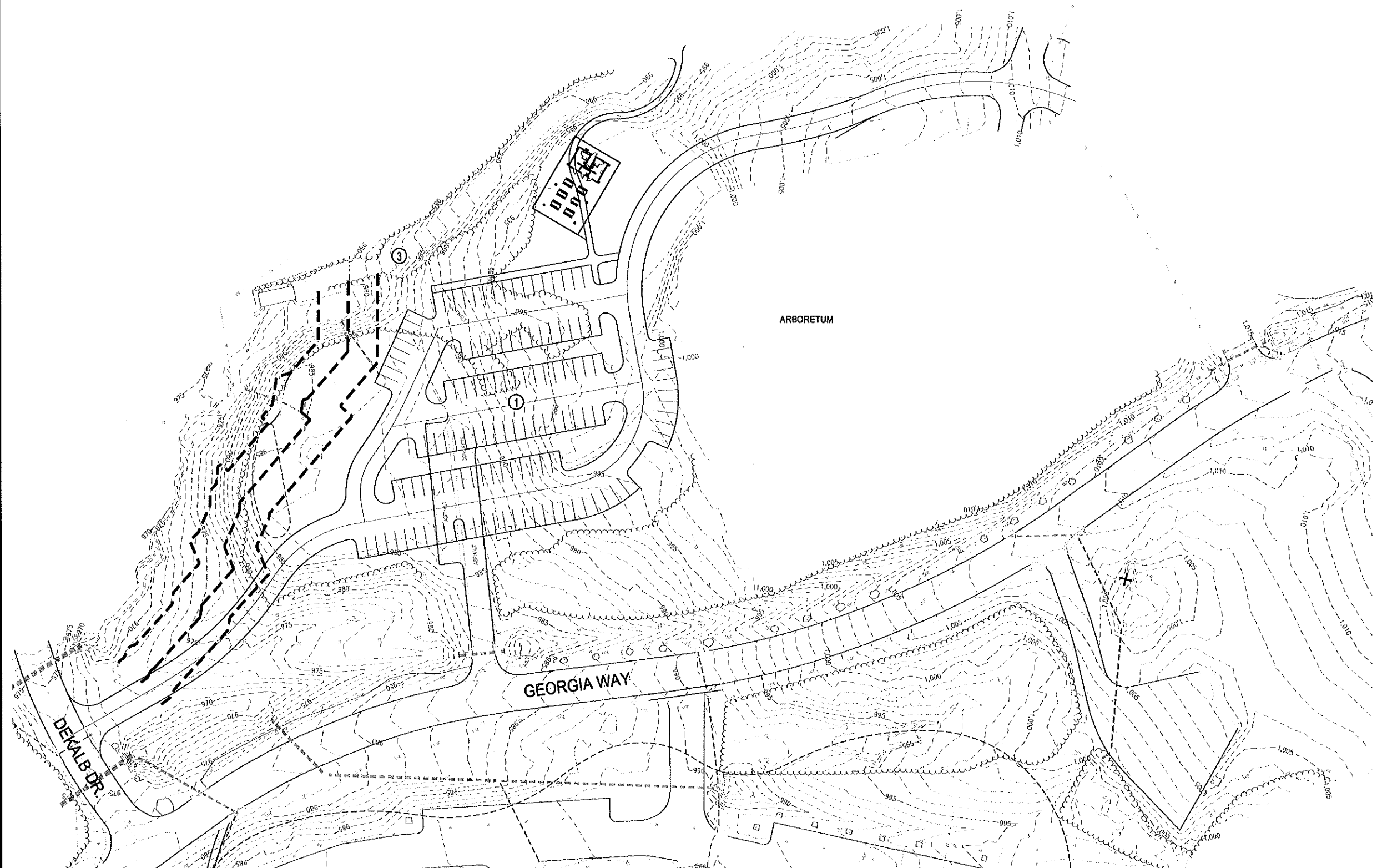
- LEGEND :**
- SITE AMENITIES**
- ① PARKING LOT (123 SPACES)
 - ② PAVILION W/ RESTROOMS
 - ③ EXISTING TRAIL
 - ④ RAISED CROSSWALK

LOSE & ASSOCIATES, INC

PARKING / PICNIC AREA **MASTER PLAN PROGRAM**

BROOK RUN PARK IMPROVEMENTS
DUNWOODY, GA





LEGEND :

SITE AMENITIES

- ① PARKING LOT (123 SPACES)
- ② NOT USED
- ③ EXISTING TRAIL

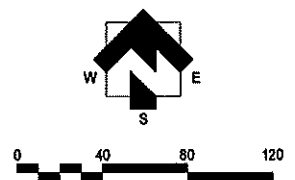


PARKING / PICNIC AREA

BUDGET PROGRAM

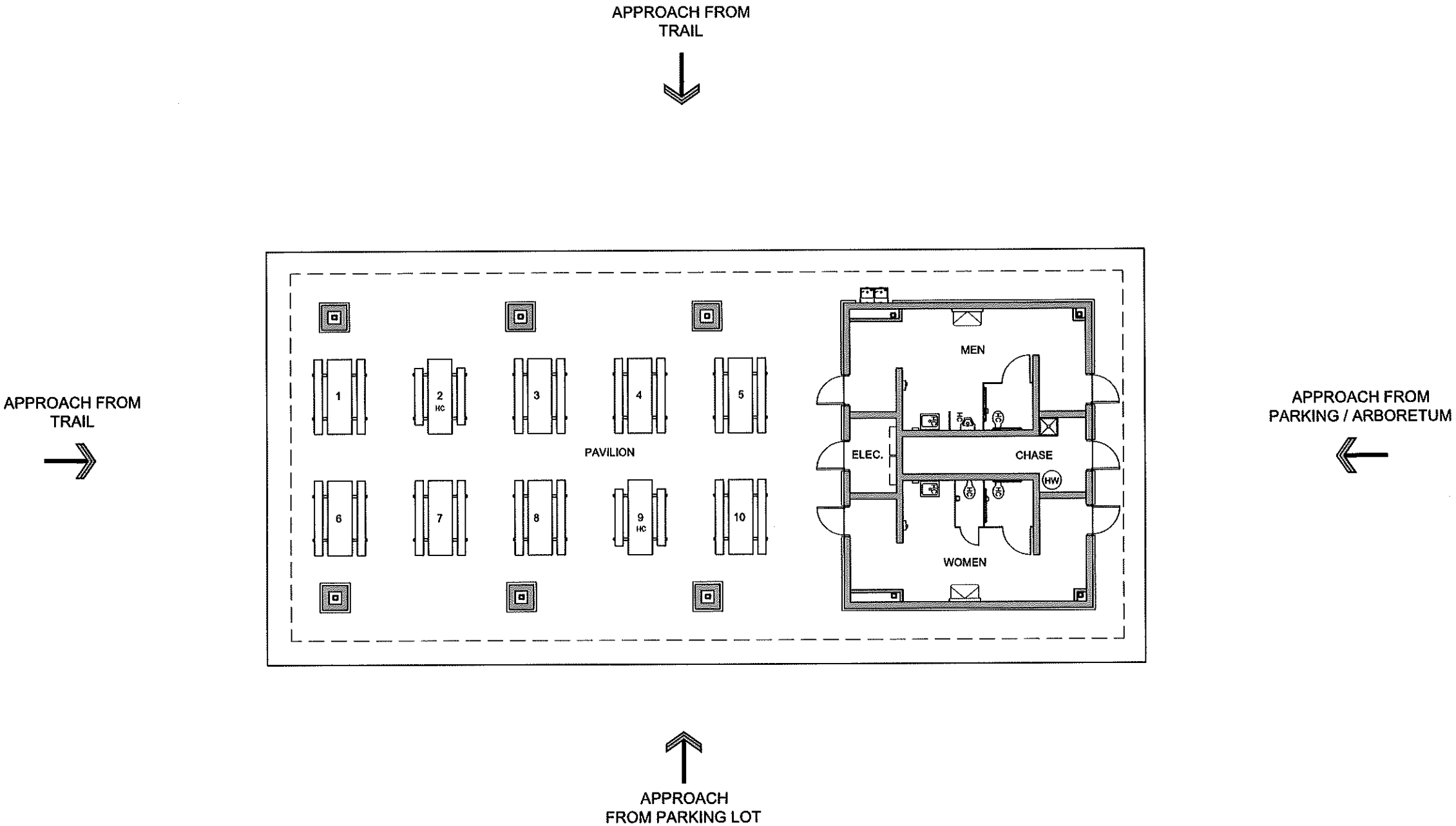
BROOK RUN PARK IMPROVEMENTS

DUNWOODY, GA



SCALE 1" = 40'
March 23, 2018
Lose & Associates, INC.
17302 Packet page:...

PICNIC PAVILION - FULL PROGRAM

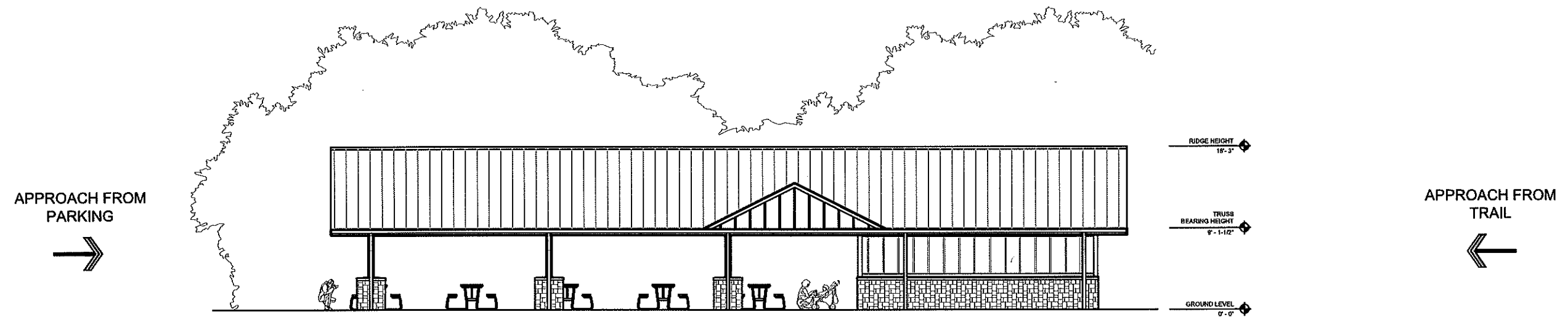


FLOOR PLAN

BROOK RUN PARK IMPROVEMENTS
DUNWOODY, GEORGIA

CONCEPT
REVIEW
APRIL 18, 2018

PICNIC PAVILION FULL PROGRAM

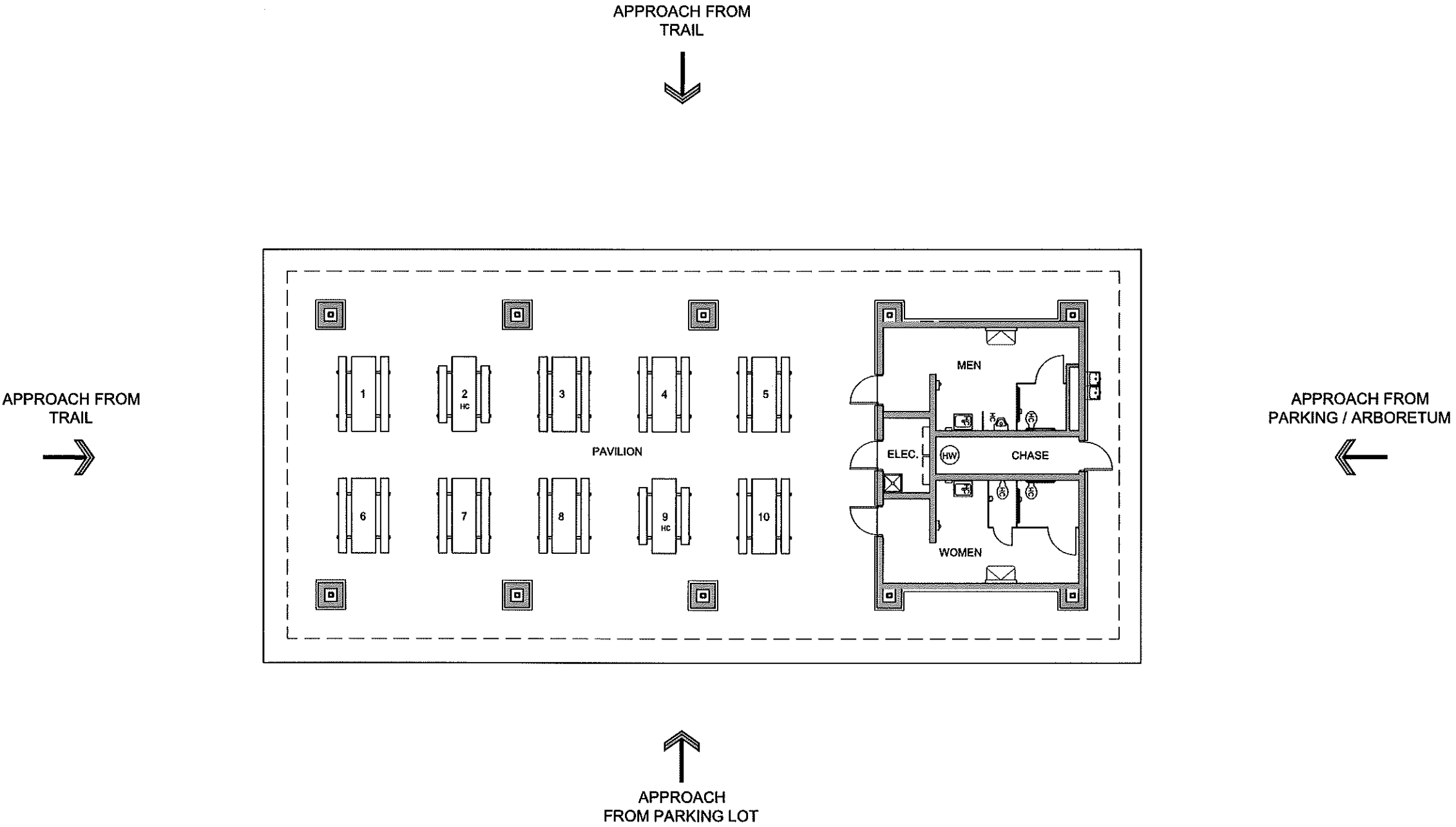


ELEVATIONS

BROOK RUN PARK IMPROVEMENTS DUNWOODY, GEORGIA

CONCEPT
REVIEW
APRIL 18, 2018

PICNIC PAVILION - MASTER PROGRAM



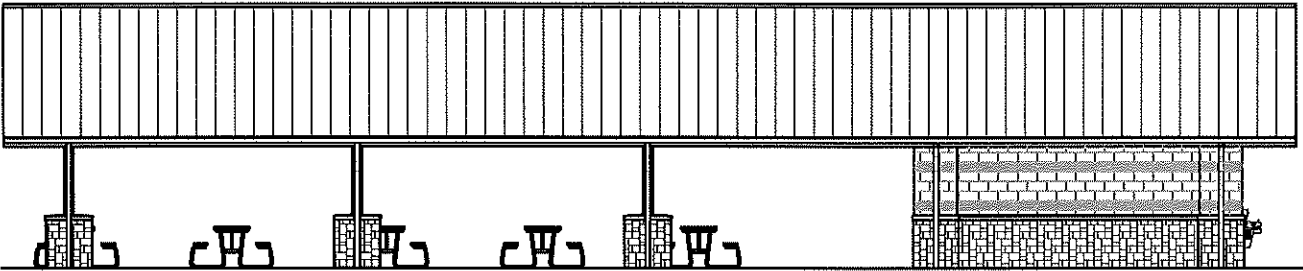
FLOOR PLAN

BROOK RUN PARK IMPROVEMENTS DUNWOODY, GEORGIA

CONCEPT
REVIEW
APRIL 18, 2018

PICNIC PAVILION
MASTER PROGRAM

APPROACH FROM
PARKING



RIDGE HEIGHT
18'-3"

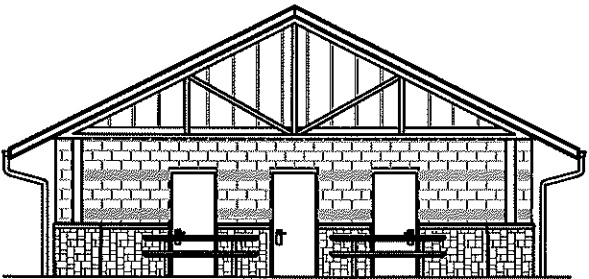
TRUSS
BEARING HEIGHT
9'-1-1/2"

GROUND LEVEL
0'-0"

APPROACH FROM
TRAIL



APPROACH FROM
TRAIL



RIDGE HEIGHT
18'-3"

TRUSS
BEARING HEIGHT
9'-1-1/2"

GROUND LEVEL
0'-0"

APPROACH FROM
PARKING / ARBORETUM

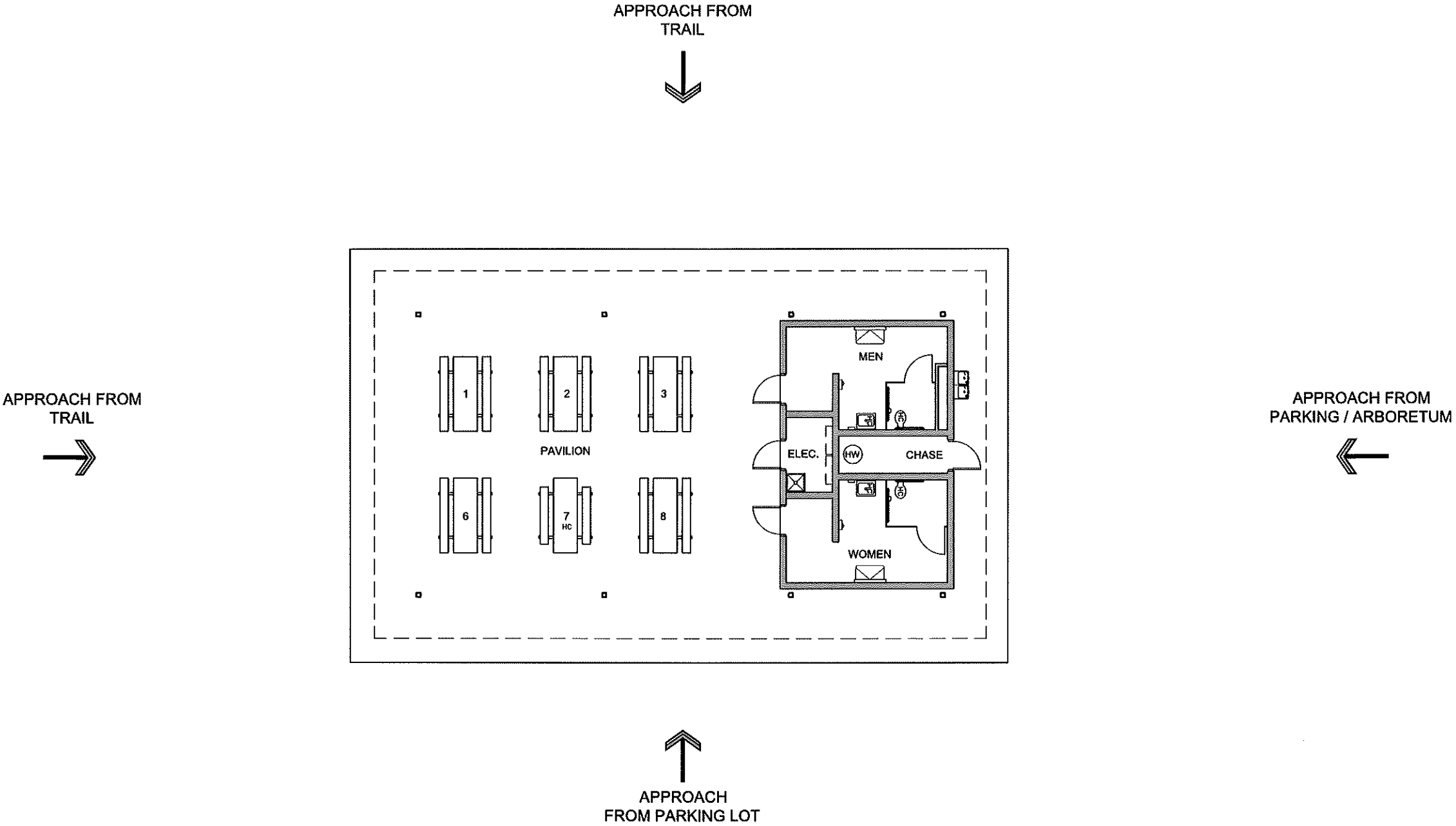


ELEVATIONS

BROOK RUN PARK IMPROVEMENTS
DUNWOODY, GEORGIA

CONCEPT
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APRIL 18, 2018

PICNIC PAVILION - BUDGET PROGRAM - A

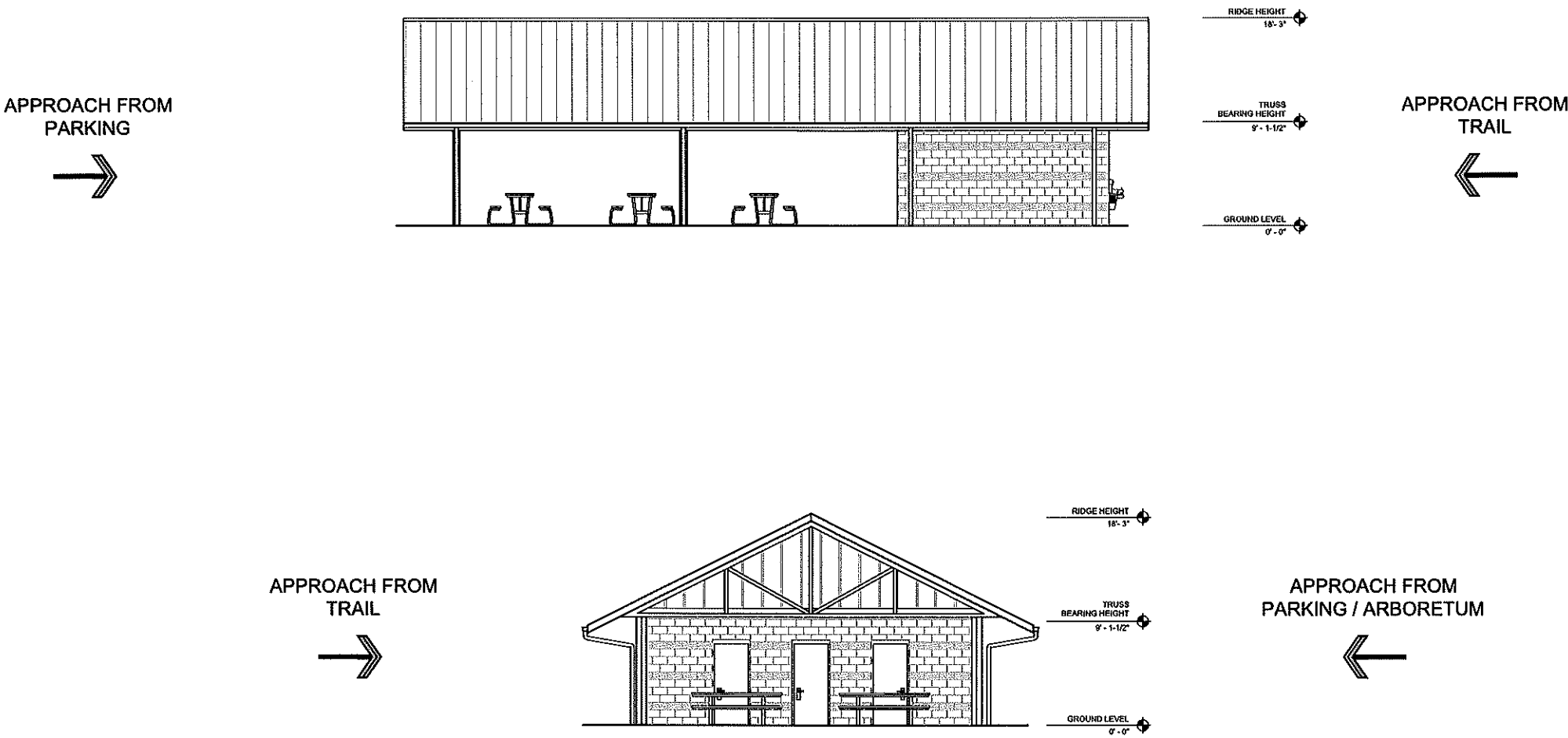


FLOOR PLAN

BROOK RUN PARK IMPROVEMENTS
DUNWOODY, GEORGIA

CONCEPT
REVIEW
APRIL 18, 2018

PICNIC PAVILION
BUDGET PROGRAM

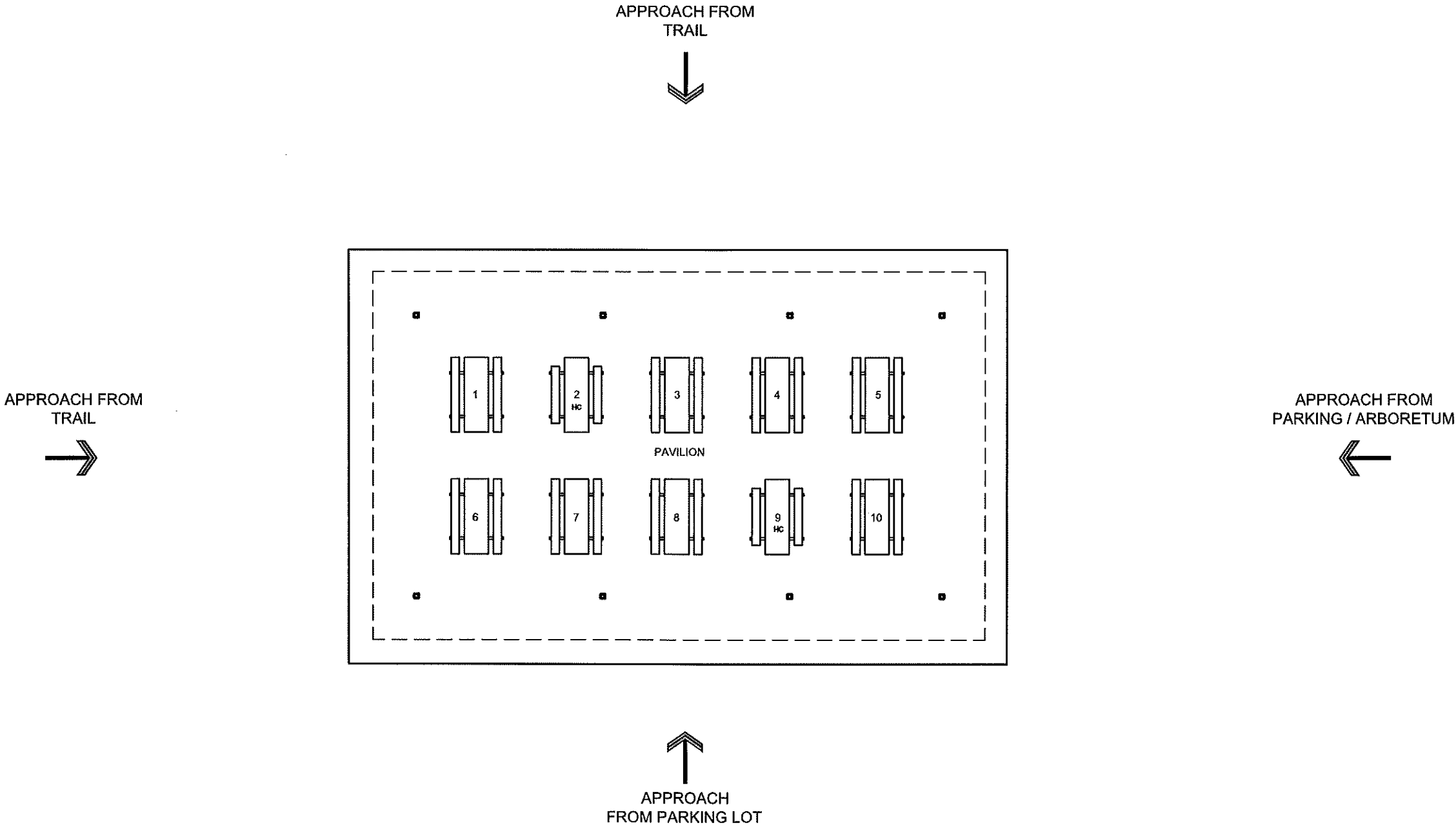


ELEVATIONS

BROOK RUN PARK IMPROVEMENTS
DUNWOODY, GEORGIA

CONCEPT
REVIEW
APRIL 18, 2018

PICNIC PAVILION - BUDGET PROGRAM - B



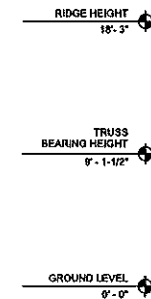
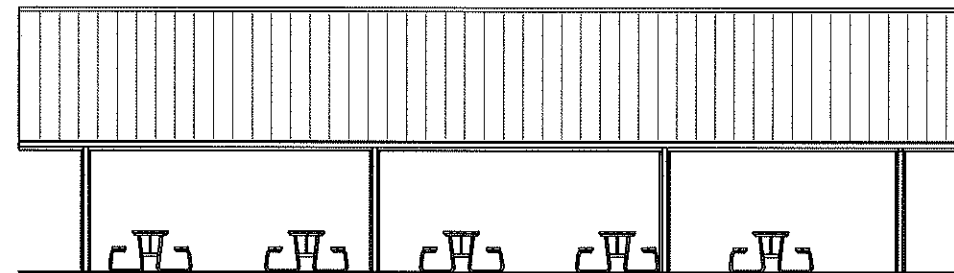
FLOOR PLAN

BROOK RUN PARK IMPROVEMENTS
DUNWOODY, GEORGIA

CONCEPT
REVIEW
APRIL 18, 2018

PICNIC PAVILION - NO RESTROOM

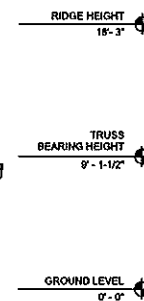
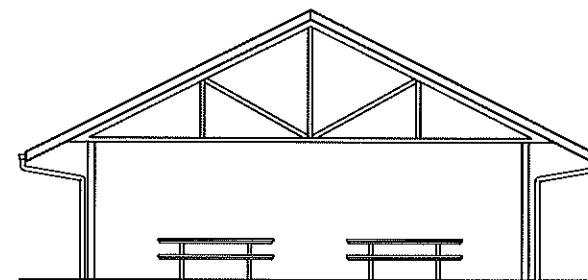
APPROACH FROM
PARKING



APPROACH FROM
TRAIL



APPROACH FROM
TRAIL



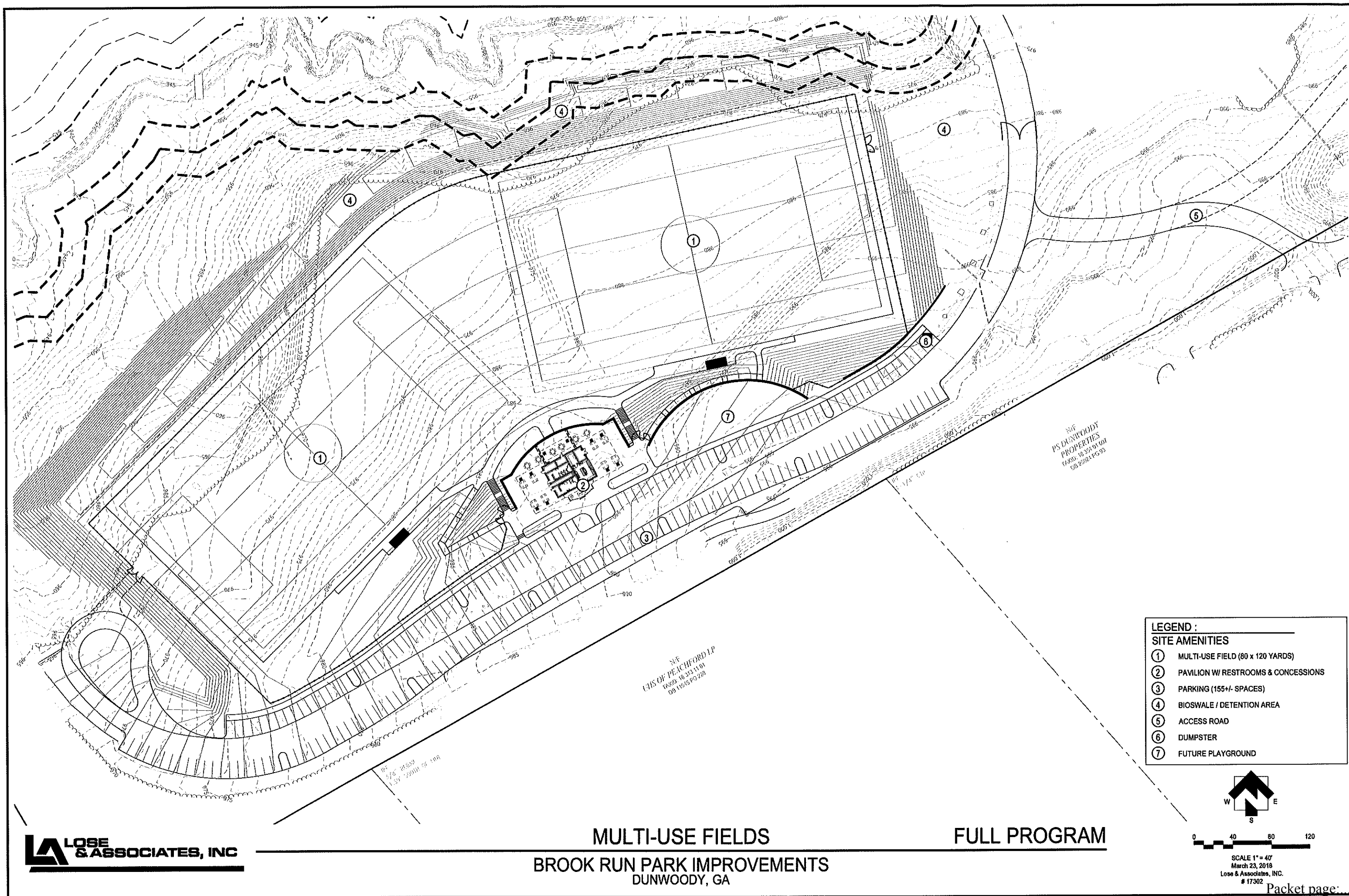
APPROACH FROM
PARKING / ARBORETUM



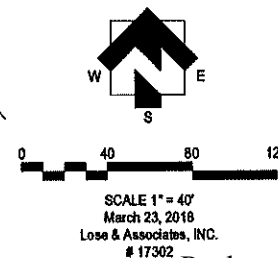
ELEVATIONS

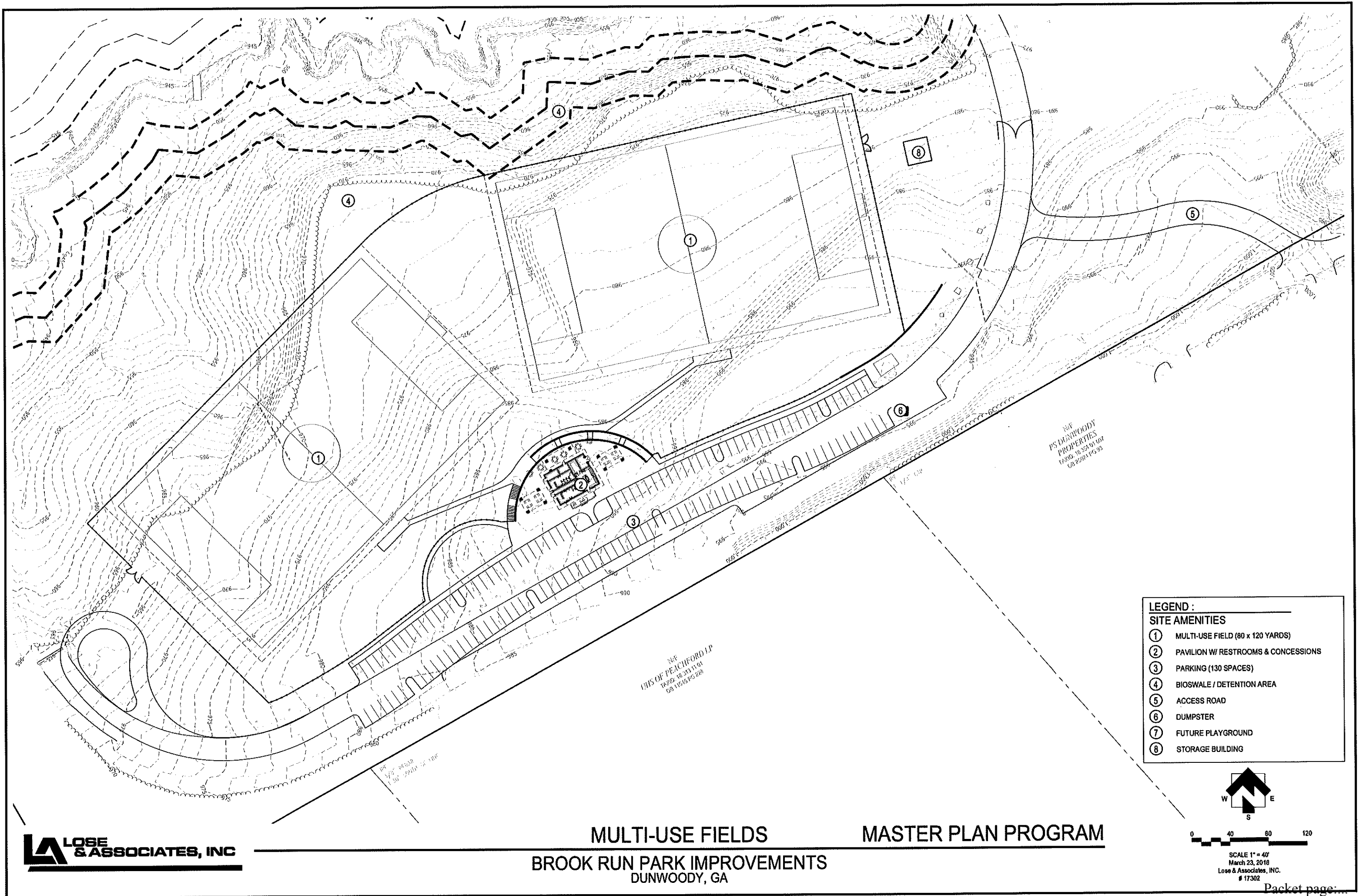
BROOK RUN PARK IMPROVEMENTS DUNWOODY, GEORGIA

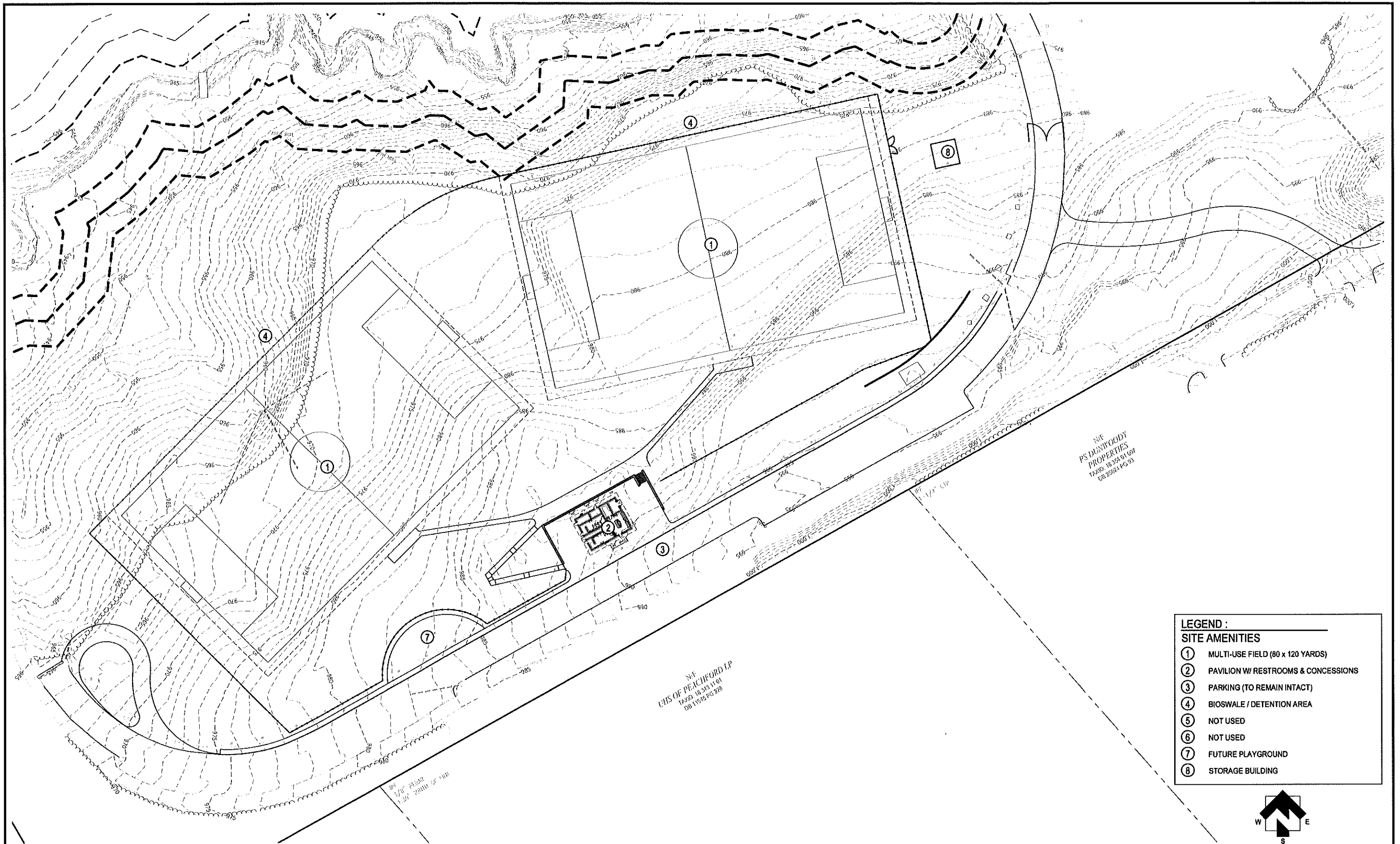
CONCEPT
REVIEW
APRIL 18, 2018



- LEGEND :**
SITE AMENITIES
- ① MULTI-USE FIELD (80 x 120 YARDS)
 - ② PAVILION W/ RESTROOMS & CONCESSIONS
 - ③ PARKING (155+ SPACES)
 - ④ BIOSWALE / DETENTION AREA
 - ⑤ ACCESS ROAD
 - ⑥ DUMPSTER
 - ⑦ FUTURE PLAYGROUND



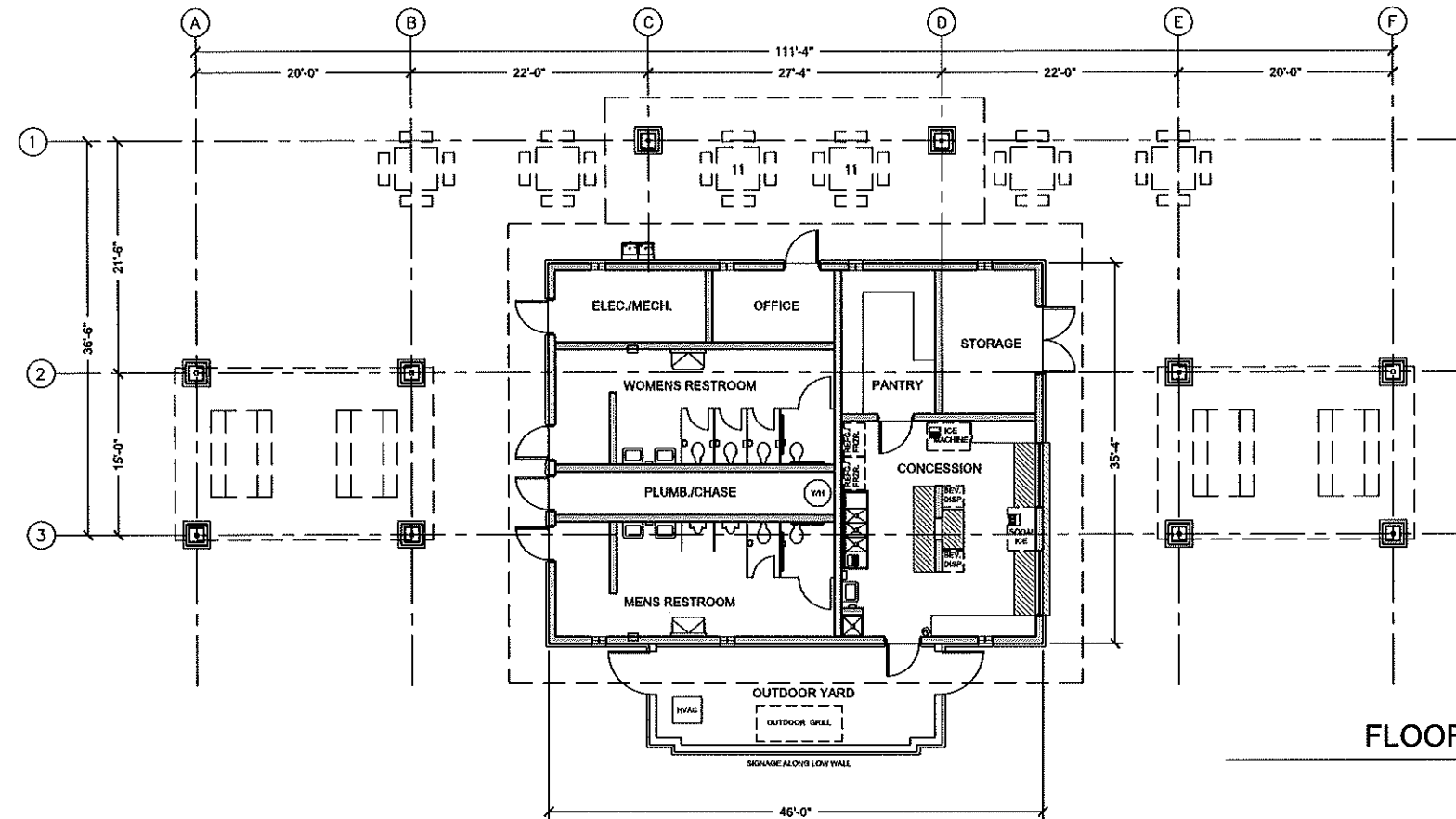




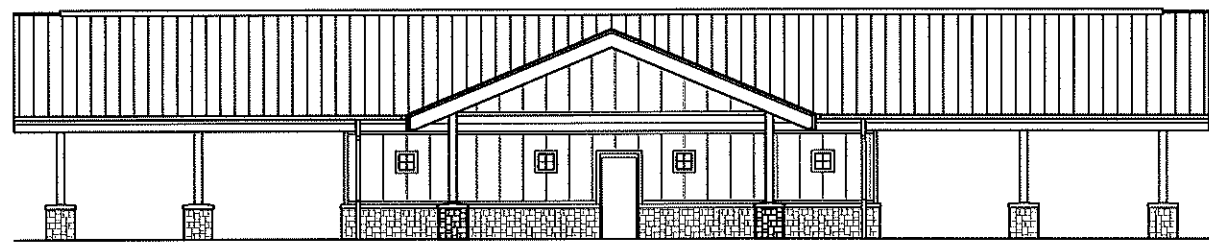
LEGEND :	
SITE AMENITIES	
①	MULTI-USE FIELD (80 x 120 YARDS)
②	PAVILION W/ RESTROOMS & CONCESSIONS
③	PARKING (TO REMAIN INTACT)
④	BIOSWALE / DETENTION AREA
⑤	NOT USED
⑥	NOT USED
⑦	FUTURE PLAYGROUND
⑧	STORAGE BUILDING



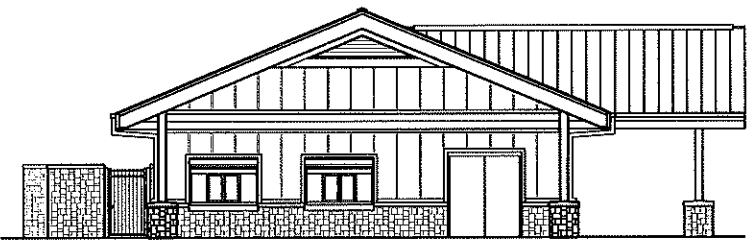
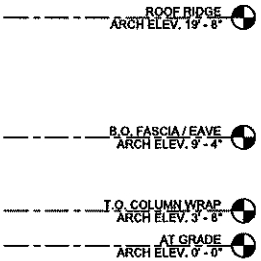
MULTI-PURPOSE RESTROOM-CONCESSIONS - FULL PROGRAM



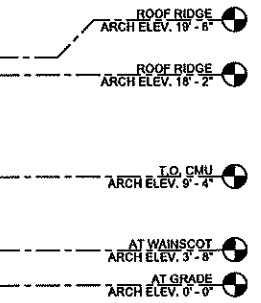
FLOOR PLAN



FRONT ELEVATION



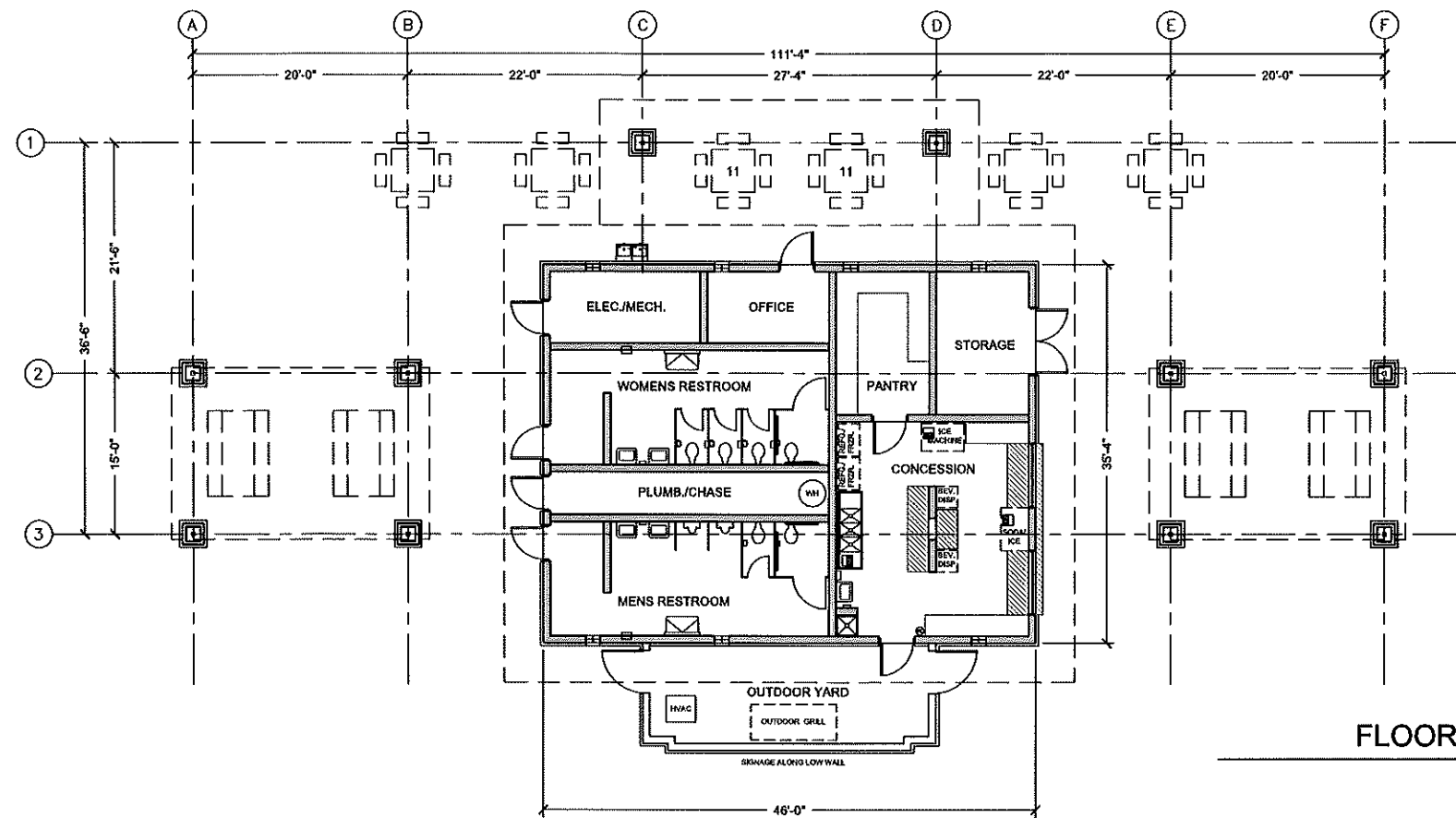
SIDE ELEVATION



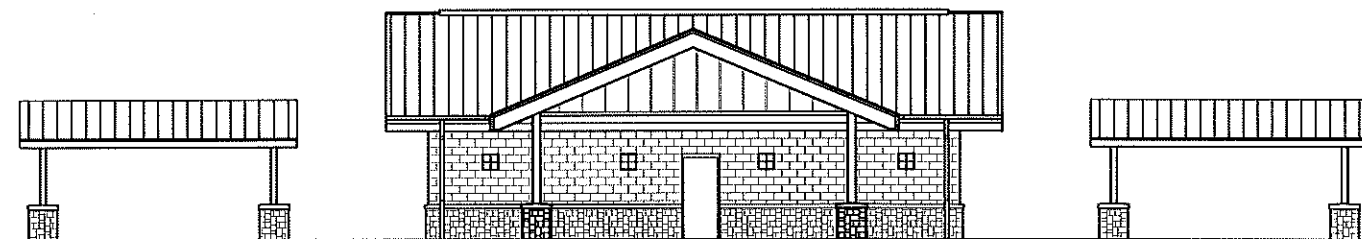
BROOK RUN PARK IMPROVEMENTS DUNWOODY, GEORGIA

CONCEPT
REVIEW
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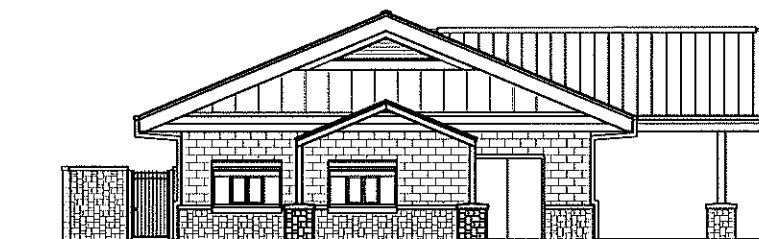
MULTI-PURPOSE RESTROOM-CONCESSIONS - MASTERPLAN



FLOOR PLAN



FRONT ELEVATION

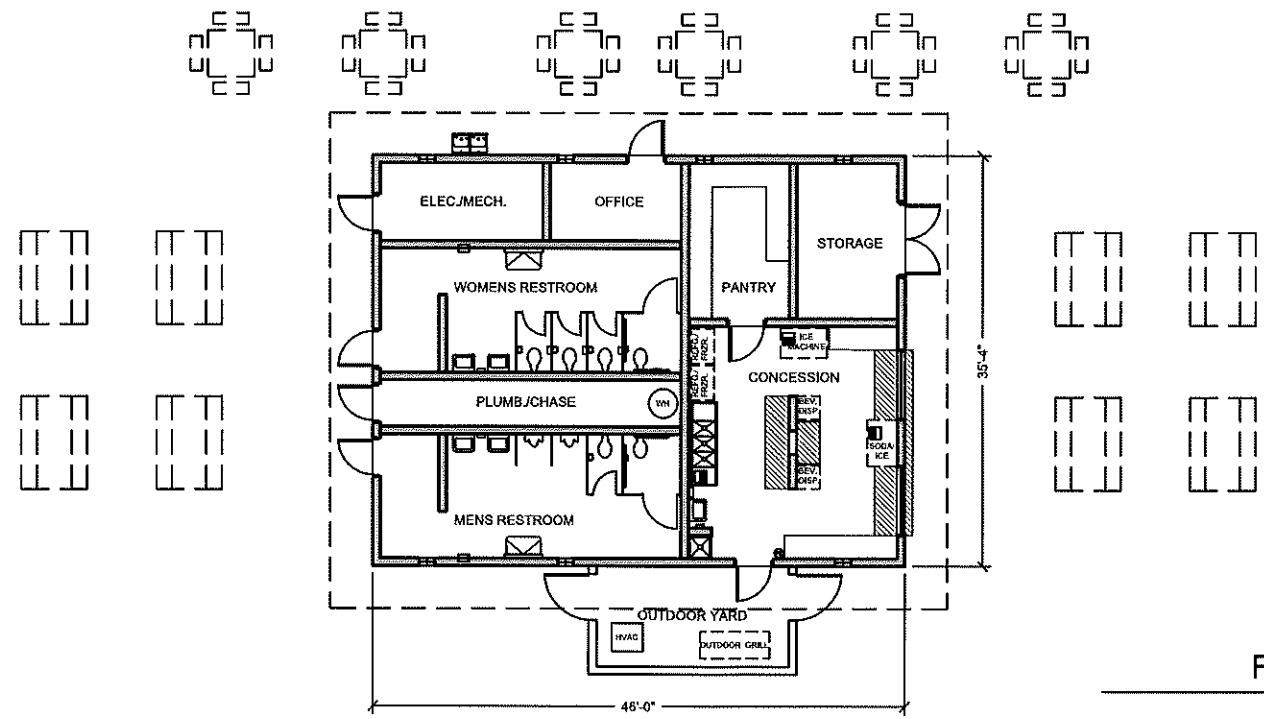


SIDE ELEVATION

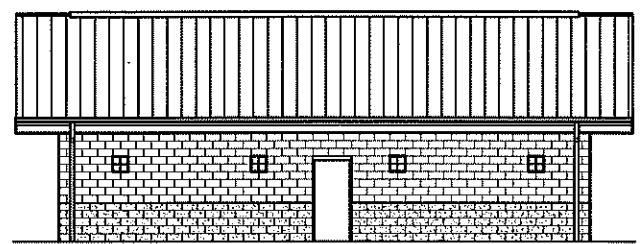
BROOK RUN PARK IMPROVEMENTS DUNWOODY, GEORGIA

CONCEPT
REVIEW
APRIL 18, 2018

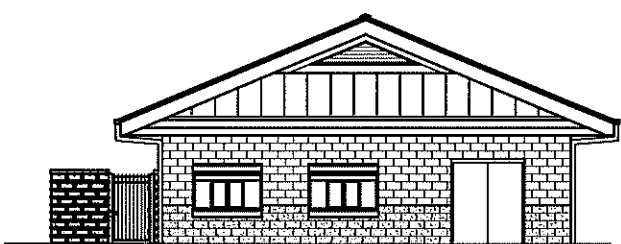
MULTI-PURPOSE RESTROOM-CONCESSIONS - BUDGET



FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION

BROOK RUN PARK IMPROVEMENTS DUNWOODY, GEORGIA

CONCEPT
REVIEW
APRIL 18, 2018

Brook Run Park (Full Program)

Concept Design Opinion of Probable Costs 4-17-2018

Item			Excluded	
MULI-PURPOSE FIELDS				
Site Work (grading, sod, lighting, fence, pavement, storm, walls, furnishings, landscaping, etc)				\$2,440,150.00
Storage Building (under pavilion)	1	ls	\$140,000.00	\$140,000.00
Pavilion w/ restrooms & concessions	1	ls	\$562,000.00	\$562,000.00
			SUBTOTAL	\$3,142,150.00
SUBTOTAL W/ 18% CONTINGENCY				\$3,707,737.00

GREAT LAWN AREA				
Site Work (grading, sod, lighting, fence, pavement, storm, walls, furnishings, landscaping, etc)				\$1,554,275.00
Bandshell Building	1	ls	\$436,000.00	\$436,000.00
Large Pavilion	1	ls	\$640,000.00	\$640,000.00
			SUBTOTAL	\$2,630,275.00
SUBTOTAL W/ 18% CONTINGENCY				\$3,103,724.50

PARKING / PICNIC AREA				
Site Work (grading, sod, lighting, fence, pavement, storm, walls, furnishings, landscaping, etc)				\$925,425.00
Pavilion & restroom building	1	ls	\$415,000.00	\$415,000.00
			SUBTOTAL	\$1,340,425.00
SUBTOTAL W/ 18% CONTINGENCY				\$1,581,701.50

DISC GOLF				
18 hole disc golf course (budget)	1	ls	\$175,000.00	\$175,000.00

TOTAL COST RANGE:

PROJECT SUBTOTAL (w/o contingency)	\$7,287,850.00
PROJECT WITH 18% CONTINGENCY	\$8,599,663.00

Brook Run Park (Master Plan Program)

Concept Design Opinion of Probable Costs 4-17-2018

Item			Excluded	
MULTI-PURPOSE FIELDS				
Site Work (grading, sod, lighting, fence, pavement, storm, walls, furnishings, landscaping, etc)				\$ 1,991,175.00
Storage Building				\$ 115,000.00
Pavilion w/ restrooms & concessions				\$ 488,000.00
			SUBTOTAL	\$2,594,175.00
SUBTOTAL W/ 18% CONTINGENCY				\$3,061,126.50

GREAT LAWN AREA				
Site Work (grading, sod, lighting, fence, pavement, storm, walls, furnishings, landscaping, etc)				\$ 778,675.00
Bandshell Building				\$ 284,000.00
Large Pavilion				\$ 544,000.00
			SUBTOTAL	\$1,606,675.00
SUBTOTAL W/ 18% CONTINGENCY				\$1,895,876.50

PARKING / PICNIC AREA				
Site Work (grading, sod, lighting, fence, pavement, storm, walls, furnishings, landscaping, etc)				\$ 856,425.00
Pavilion & restroom building				\$ 345,000.00
			SUBTOTAL	\$1,201,425.00
SUBTOTAL W/ 18% CONTINGENCY				\$1,417,681.50

DISC GOLF				
18 hole disc golf course (budget)				\$ 125,000.00

TOTAL COST RANGE:

PROJECT SUBTOTAL (w/o contingency)	\$5,527,275.00
PROJECT WITH 18% CONTINGENCY	\$6,522,184.50

Brook Run Park (Budget Program)

Concept Design Opinion of Probable Costs 4-17-2018

Item			Excluded	
MULI-PURPOSE FIELDS				
Site Work (grading, sod, lighting, fence, pavement, storm, walls, furnishings, landscaping, etc)				\$ 1,541,550.00
Storage Building			\$ 115,000.00	
Pavilion w/ restrooms & concessions				\$ 387,000.00
			SUBTOTAL	\$1,928,550.00
SUBTOTAL W/ 18% CONTINGENCY				\$2,275,689.00

GREAT LAWN AREA				
Site Work (grading, sod, lighting, fence, pavement, storm, walls, furnishings, landscaping, etc)				\$ 697,775.00
Bandshell Building				\$ 132,000.00
Large Pavilion				\$ 415,000.00
			SUBTOTAL	\$1,244,775.00
SUBTOTAL W/ 18% CONTINGENCY				\$1,468,834.50

PARKING / PICNIC AREA				
Site Work (grading, sod, lighting, fence, pavement, storm, walls, furnishings, landscaping, etc)				\$ 722,925.00
Pavilion & restroom building - EXCLUDED			\$ 245,000.00	
Pavilion building Only - No restroom - EXCLUDED			\$ 142,000.00	
			SUBTOTAL	\$722,925.00
SUBTOTAL W/ 18% CONTINGENCY				\$853,051.50

DISC GOLF				
18 hole disc golf course (budget)				\$ 100,000.00

TOTAL COST RANGE:

PROJECT SUBTOTAL (w/o contingency)	\$3,996,250.00
PROJECT WITH 18% CONTINGENCY	\$4,715,575.00