



4800 Ashford Dunwoody Road  
 Dunwoody, Georgia 30338  
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## **MEMORANDUM**

**To:** Mayor and City Council  
**From:** Brent Walker, Parks and Recreation Director  
**Date:** November 30th, 2020  
**Subject:** **Presentation of Park Concept at Perimeter Center East**

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### **ITEM DESCRIPTION**

CHA Consulting will present preliminary site design and cost estimates for the Park at Perimeter Center East.

### **BACKGROUND**

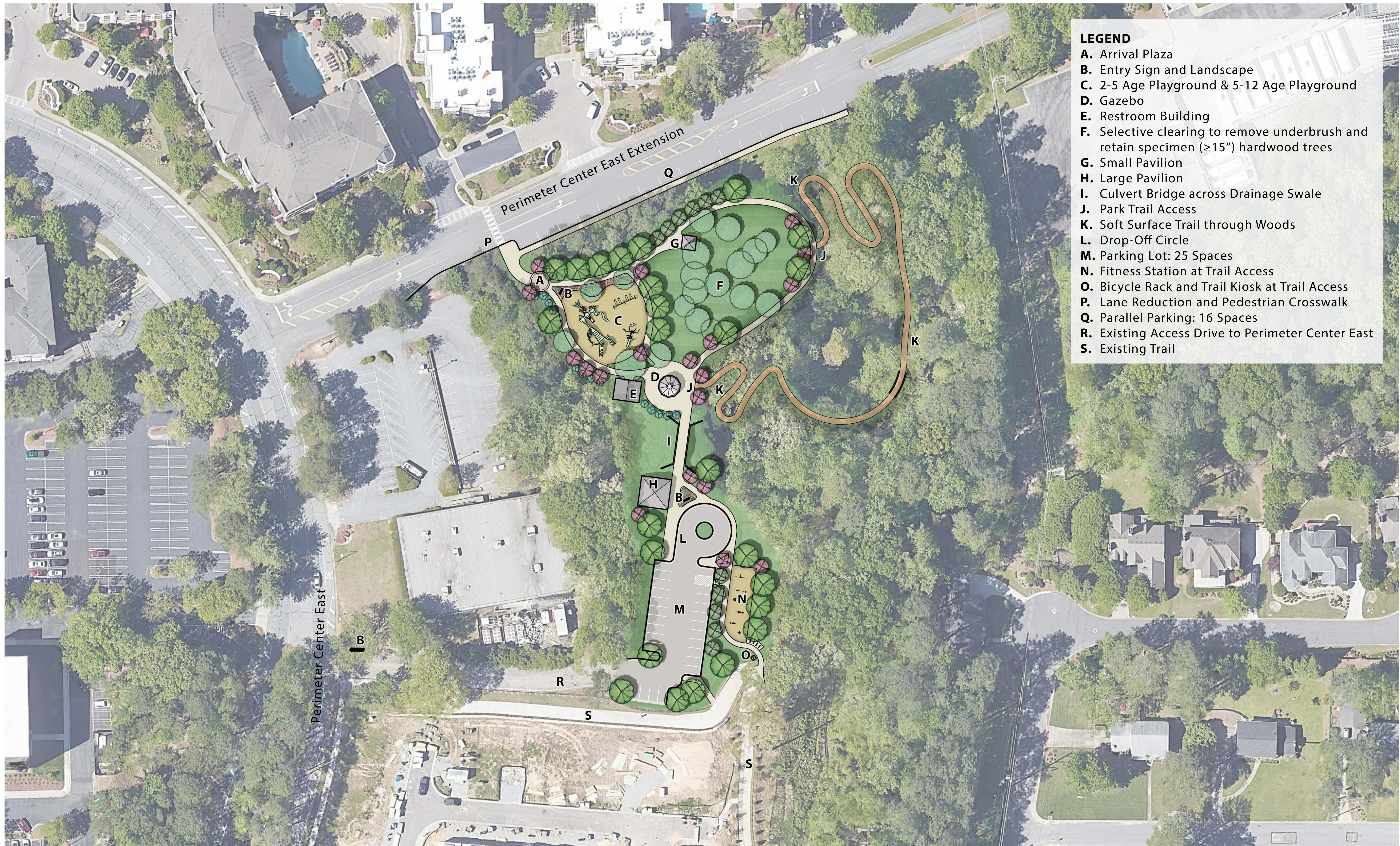
City Council approved a contract with CHA Consulting in April to design and develop construction documents for the park at Perimeter Center East. Preliminary site planning and probable costs have been completed. Hotel/Motel funds may be used for the construction of this park but as noted in the attached 2021-2025 Capital Fund Budget, no funds have been allocated for this project at this time. Staff now request guidance from Council to move the project into the construction document phase.

**Lynn Deutsch** Mayor  
**Eric Linton, ICMA-CM** City Manager  
**Sharon Lowery, CMC** City Clerk

**Pam Tallmadge** City Council Post 1  
**Jim Riticher** City Council Post 2  
**Tom Lambert** City Council Post 3

**Stacey Harris** City Council Post 4  
**Joe Seconder** City Council Post 5  
**John Heneghan** City Council Post 6

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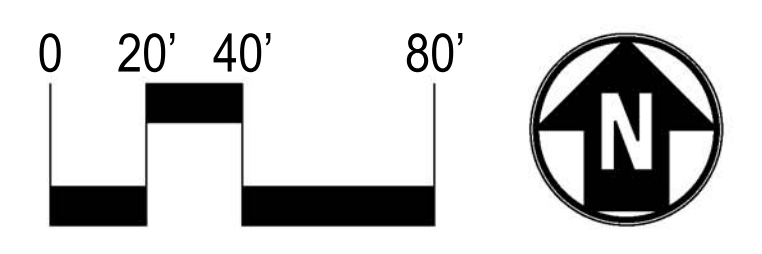


- LEGEND**
- A. Arrival Plaza
  - B. Entry Sign and Landscape
  - C. 2-5 Age Playground & 5-12 Age Playground
  - D. Gazebo
  - E. Restroom Building
  - F. Selective clearing to remove underbrush and retain specimen (≥15") hardwood trees
  - G. Small Pavilion
  - H. Large Pavilion
  - I. Culvert Bridge across Drainage Swale
  - J. Park Trail Access
  - K. Soft Surface Trail through Woods
  - L. Drop-Off Circle
  - M. Parking Lot: 25 Spaces
  - N. Fitness Station at Trail Access
  - O. Bicycle Rack and Trail Kiosk at Trail Access
  - P. Lane Reduction and Pedestrian Crosswalk
  - Q. Parallel Parking: 16 Spaces
  - R. Existing Access Drive to Perimeter Center East
  - S. Existing Trail



**Perimeter Center East Park**  
 Conceptual Site Master Plan

Dunwoody, Georgia  
 November 30, 2020





# City of Dunwoody Parks & Recreation

## PERIMETER CENTER EAST PARK IMPROVEMENTS

Master Plan Estimate - November 17, 2020

Item	Description	Quantity	Unit	Cost	Total
<b>General Conditions</b>					<b>\$40,000</b>
	Material Laydown and Storage Areas	1	LS	\$7,500	\$7,500
	Mobilization	1	LS	\$15,000	\$15,000
	Temporary Construction Entrance	1	LS	\$7,500	\$7,500
	Construction Fence	1	LS	\$10,000	\$10,000
<b>Earthwork/Removals</b>					<b>\$199,450</b>
	Clearing and Grubbing	1.5	ACRE	\$17,500	\$26,250
	Miscellaneous Demolition	1.0	LS	\$8,000	\$8,000
	Demo Existing Asphalt	10,900	SF	\$3	\$32,700
	Strip Topsoil	1,000	CY	\$8	\$8,000
	Erosion Control Measures	1	LS	\$15,000	\$15,000
	Stormwater Management	1	LS	\$30,000	\$30,000
	Mass Grading	1,500	CY	\$15	\$22,500
	Fine Grading	40,000	SF	\$0.80	\$32,000
	Roadway Curb Cut	1	LS	\$5,000	\$5,000
	Retaining Walls	400	SFF	\$50	\$20,000
<b>Utilities</b>					<b>\$197,050</b>
	4" Sanitary Sewer Pipe	100	LF	\$25	\$2,500
	Sanitary Sewer Structures	1	EA	\$2,500	\$2,500
	2" Domestic Water Service Line	475	LF	\$70	\$33,250
	Fire Hydrant	1	EA	\$3,000	\$3,000
	Storm Drainage Pipe	1	LS	\$20,000	\$20,000
	Storm Drainage Structures	1	LS	\$10,000	\$10,000
	Stormwater Management Area	1	LS	\$25,000	\$25,000
	Electric service	1	LS	\$15,000	\$15,000
	Roadway/Parking lot Lighting	1	LS	\$20,000	\$20,000
	Pedestrian Path Lighting	1	LS	\$25,000	\$25,000
	Irrigation Supply/General Irrigation	1	LS	\$30,000	\$30,000
	Drainage improvements- Culverts/Ret Walls	180	LF	\$60	\$10,800
<b>Site Work</b>					<b>\$227,660</b>
	Concrete sidewalks	12,760	SF	\$8	\$102,080
	Soft trails (Rock Dust)	5,170	SF	\$4	\$20,680
	Asphalt parking lot	10,650	SF	\$6	\$63,900
	Concrete Curb	790	LF	\$25	\$19,750
	Parking and roadway striping	1	LS	\$2,500	\$2,500
	Perimeter Fence (6' HT)	375	LF	\$50	\$18,750
<b>Site Amenities</b>					<b>\$471,770</b>
	Park signs	3	EA	\$10,000	\$30,000
	Trailhead kiosk	1	EA	\$5,000	\$5,000
	Bike racks	4	EA	\$400	\$1,600
	Picnic Tables	14	EA	\$1,800	\$25,200
	Benches	6	EA	\$1,500	\$9,000
	Gazebo	1	LS	\$30,000	\$30,000



# City of Dunwoody Parks & Recreation

## PERIMETER CENTER EAST PARK IMPROVEMENTS

Master Plan Estimate - November 17, 2020

Item	Description	Quantity	Unit	Cost	Total
	Playground Equipment	1	LS	\$220,000	\$220,000
	Playground Surfacing- Rubber mulch	5,080	SF	\$4	\$20,320
	Fitness Station Equipment	1	LS	\$30,000	\$30,000
	Fitness Station Area Surfacing- Solid rubber	1,710	SF	\$8	\$13,680
	Trees	70	EA	\$750	\$52,500
	Shrubs	60	EA	\$100	\$6,000
	Groundcover	210	EA	\$12	\$2,520
	Topsoil and Turf/ Sod	17,300	SF	\$1.50	\$25,950
<b>Pavilions</b>					<b>\$75,000</b>
	Large Pavilion- CRS 30x30	1	LS	\$50,000	\$50,000
	Small Pavilion- CRS 14x14	1	LS	\$25,000	\$25,000
<b>Buildings</b>					<b>\$175,000</b>
	Restroom Building- CXT Precast Montrose w/ Porch (14'x26')	1	LS	\$175,000	\$175,000
<b>Subtotal (rounded)</b>					<b>\$1,386,000</b>
	12% Design Contingency				\$166,320
	10% Construction Contingency				\$138,600
	<b>Subtotal Construction Cost + Contingency</b>				<b>\$1,690,920</b>
	Soft Costs (Design, Permitting, Bidding, CA)				\$93,200
	<b>Project Total Cost (rounded)</b>				<b>\$1,785,000</b>

**City of Dunwoody**  
**Hotel Motel Fund - Capital Projects Budget - 275**  
**Budget FY 2021 to FY 2025**

**Revenue:**

Type	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
Hotel/Motel Tax	213,750	250,000	250,000	250,000	250,000	1,213,750
Interest Revenue	-	-	-	-	-	-
Fund Balance	286,250	312,930	-	-	-	599,180
<b>Total</b>	<b>500,000</b>	<b>562,930</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	<b>1,812,930</b>

**Expenditures:**

Proj #	Project	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
<b>Public Works:</b>							
P1C	Ash Dun Multi-Use Path P2	250,000	215,000	-	-	-	465,000
P1D	Path Connection to Central Parkway	250,000	175,000	-	-	-	425,000
	Undesignated	-	-	250,000	250,000	250,000	750,000
<b>Subtotal - Public Works:</b>		<b>500,000</b>	<b>390,000</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	<b>1,640,000</b>
<b>Parks:</b>							
	Undesignated	-	172,930	-	-	-	172,930
<b>Subtotal - Parks:</b>		<b>-</b>	<b>172,930</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>172,930</b>
<b>Total Expenditures Budget</b>		<b>500,000</b>	<b>562,930</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	<b>1,812,930</b>
<b>Difference</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>