

To: Mayor and City Council

From: Brent Walker, Parks and Recreation Director

Date: February 14, 2022

Re: Park Master Plans for 5435 Roberts Dr. and 4809/4819 Vermack Rd.

### **Action**

Provide direction to staff on the draft master plan for the parks located at 5435 Roberts Dr. and 4809/4819 Vermack Rd.

### **Summary**

The City contracted Pond & Company to develop park master plans through public input meetings and survey data collection. A draft master plan for both properties is attached to this memo for Council's consideration.

### **Details**

The City began the master planning process for the two new park properties this past July. Since that time, staff has held several public meetings and engaged the community through a robust public engagement process. The opinions received have been thoughtfully reviewed and several changes have been made to the previous drafts to accommodate many of the public's concerns. A summary of the most recent data collection process and the updated draft concepts based on this input are attached to this memorandum. An opinion of probable cost for construction is also included for Council's consideration.

### **Recommendation**

Staff request input from Council to further refine the draft park master plans and will return to a future council meeting for approval or further discussion.



# Vermack Road + Roberts Drive Parks Master Plans

2/14/2022 City Council Presentation

# Agenda

- Progress/Schedule
- Online Community Open House Results
- Updated Plans
- Cost Opinions
- Next Steps

# Progress / Schedule

- 9/9/2021: Public Input Food Truck Thursday
- 10/2/2021: On Site Public meetings
- 12/6/2021: City Hall Open House
- 12/6/2021 to 12/19/2021: Online Community Open House
- **2/14/2022: City Council Master Plan Presentation**
- **3/14/2022: City Council Master Plan Presentation for Final Approval**

# Project History

## Roberts Drive

10/2/2021

Initial Concepts (2)



12/6/2021

Draft Master Plan



2/14/2022

Updated Master Plan



## Vermack Road

10/2/2021

Initial Concepts (2)



12/6/2021

Draft Master Plan



2/14/2022

Updated Master Plan



# Vermack Road and Roberts Drive Parks Online Community Open House

- Engagement activity is **not a voting exercise**
  - Results area *snapshot into the opinions* of those who participated
  - Exercise to provide another *opportunity for input*
  - Decision-makers should use this information as a *single part of their decision-making process*
- **335 total comments** placed
  - 95 “Ideas and Suggestions”
  - 191 “Make a Comment”
  - 69 “Something I Like”
- **2,348 up- and down-votes**
- **115 unique email addresses** provided comments

# Vermack Road Feedback

82 total comments

## Major Themes:

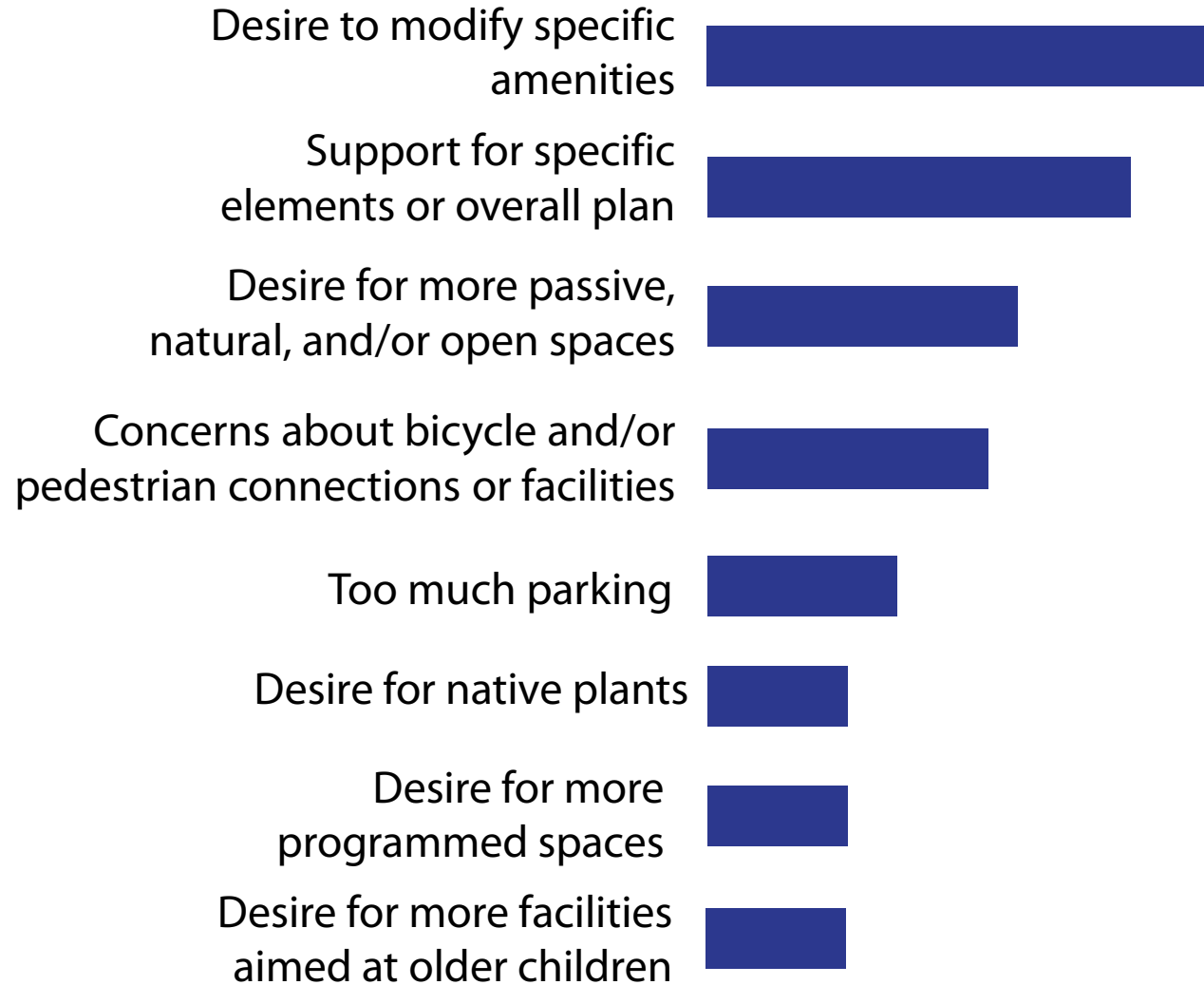
- Concern for bicycle and pedestrian access or facilities
  - Safe crossing opportunities
  - Extension of proposed walking trail
- Desire for more passive space
  - Split on open field or truly passive, undeveloped space
- General support of overall proposed layout



Comment Type   ● Ideas or Suggestions   ● Make a Comment   ● Something I Like  
 Voting Score   ○ ≤0   ○ 2   ○ 5   ○ 8   ○ ≥10

# Vermack Road Feedback

## Major Themes by Total Mentions:



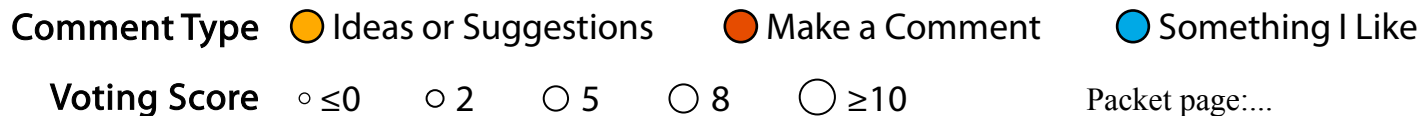


# Roberts Drive Feedback

270 total comments

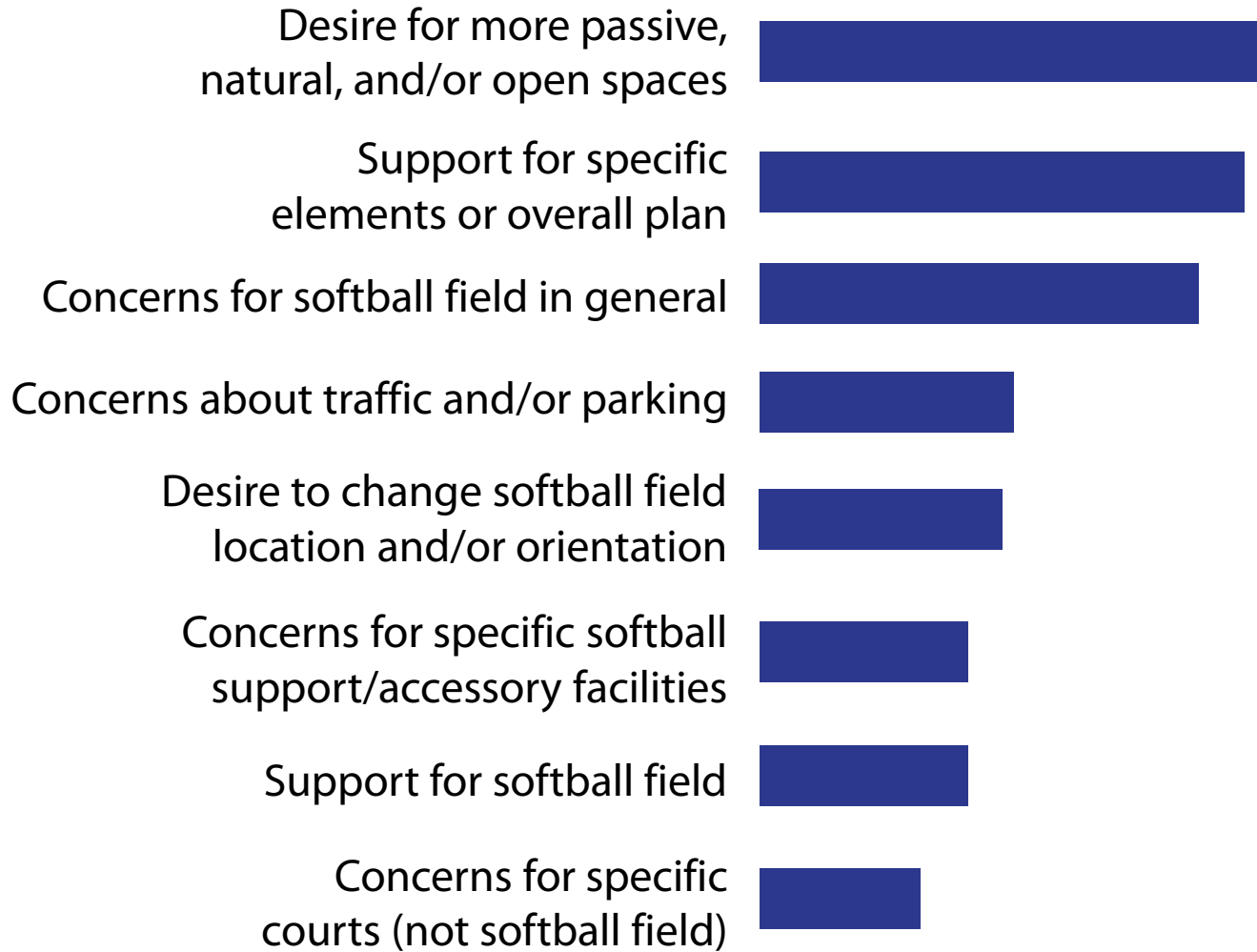
## Major Themes:

- Concerns regarding softball presence
- Desire to expand natural and/or open spaces
- Concerns about traffic and/or parking



# Roberts Drive Feedback

## Major Themes by Total Mentions:



# Vermack – Updated Master Plan 2/14/2022



- 1. Wildflower meadow
- 2. Open play field (245 ft. x 145 ft.)
- 3. Nature trail / Walking loop (0.51 mile)
- 4. Restrooms
- 5. Pavilion (40 ft. x 30 ft.)
- 6. Sensory playground (6-12 YO children, 12,000 sq. ft.)
- 7. Main entrance
- 8. (3) Pickleball courts (44 ft. x 22 ft. each)
- 9. Gazebo (18' diameter)

- 10. Parking area (22 spaces)
- 11. Parking area (25 spaces)
- 12. Vehicular drop-off area with public art
- 13. Covered parking with solar panels (20 spaces)
- 14. Gazebo (18' diameter)
- 15. City of Dunwoody Parks Department office
- 16. Interpretive signage, typ.
- 17. Existing vegetated buffer to remain
- 18. Pedestrian connection between neighborhoods as requested by residents

Road On-Site	
Adjacent Roads	
Sidewalk	
Paved Path	
Site Property Line	
Adjacent Property Lines	
Nature Trail	
Pedestrian Connection	
Vegetated Buffer	
Main Entrance	
Public Art	
Interpretive Signage	

# Vermack – Summary of Changes

12/6/2021 Draft Master Plan



2/14/2022 Updated Master Plan



Vermack Road Summary of Design Changes

Draft Master Plan	Updated Master Plan
No interpretive signage was included in the concept.	Interpretive signage was added to the master plan concept.

# Vermack Master Plan Programming Summary

Programming	Parking Guideline	Parking Provided	Assumptions
Parks Facility		8	Office Parking
Overflow Parking		16	Overflow for adjacent facilities
5-10 acre park	1/first 2 ac, 1/1 add'l ac	9	9.3 acre park
Open Play (35,525 sf)	1/1000 sf	36	
Childrens' Playground	20/comp park; 12k sf, 75 sf/child	20	Same amount of parking as Windhollow Park
Pickleball	2 spots/court	6	3 courts/6 players
<u>Total</u>		<u>95</u>	
Reduction		<b>67</b>	<b>30% for walking and biking</b>

# Roberts – Updated Master Plan 2/14/2022



- 1. Public art, typ.
- 2. Interpretive green infrastructure and trail
- 3. Neighborhood paved connector path
- 4. Nature trail / walking loop (0.42 mile)
- 5. Interpretive signage, typ.
- 6. Overlook - interpretive green infrastructure
- 7. (2) Tennis/ (4) pickleball multi-use courts (78 ft. x 36 ft.)
- 8. Open play field (170 ft. x 85 ft.)
- 9. Entry plaza with public art
- 10. Restroom facility
- 11. Concession stand
- 12. Youth softball field (220 ft. to outfield fence, artificial turf)
- 13. Secondary entrance
- 14. Drop-off area
- 15. Basketball court (full-size, 84 ft. x 50 ft.)
- 16. (2) Batting cages
- 17. Wildflower meadow
- 18. Parking area (130 spaces) with green infrastructure
- 19. Main entrance (two-way)
- 20. Pedestrian connection to Roberts Drive
- 21. Splash pad pump house
- 22. Restroom facility
- 23. Pavilion (40 ft. x 30 ft.)
- 24. Splash pad (50 ft. dia., 1,960 sq. ft.) with (2) family-sized pavilions
- 25. Open space with an open play field (200 ft. x 100 ft.)
- 26. Older and younger childrens' playground (2-12 YO, 8,000 sq. ft.)
- 27. Neighborhood pedestrian connection
- 28. Existing vegetated buffer to remain

Roads On-Site		Vegetated Buffer	
Adjacent Roads		Neighborhood Connection	
Paved Sidewalks On-Site		Vehicular Entrance	
Adjacent Sidewalks		Public Art	
Site Property Line		Interpretive Signage	
Adjacent Property Line			
Stream			
Paved Walking Path			
Nature Trail			
Green Infrastructure			
Powerline Right-Of-Way			

# Roberts – Summary of Changes

12/6/2021 Draft Master Plan



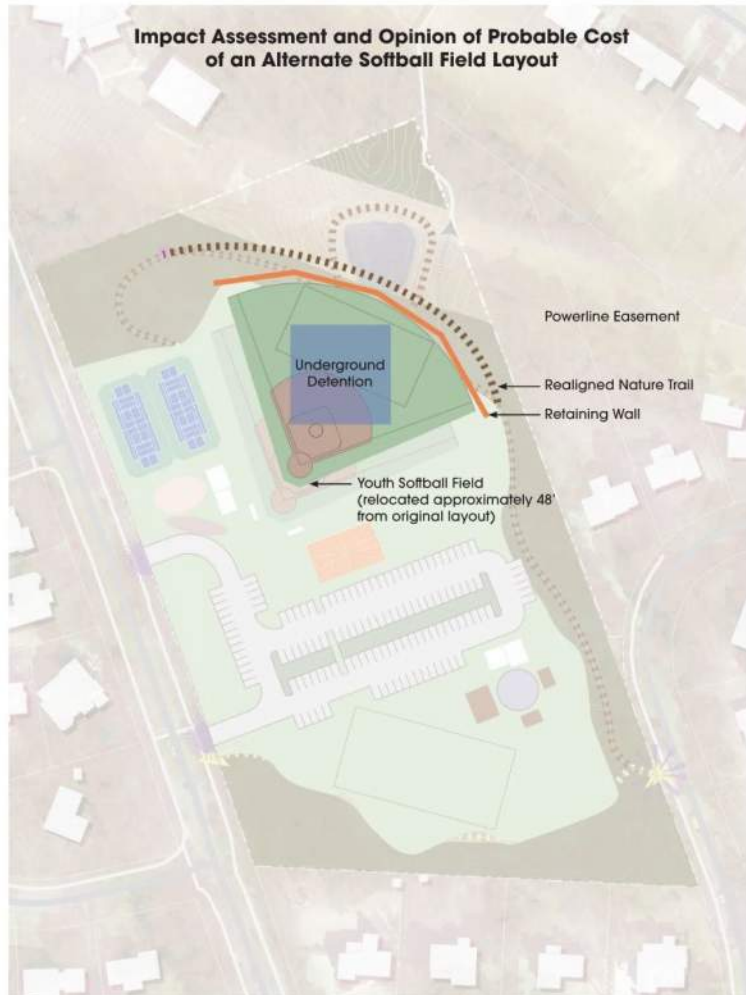
2/14/2022 Updated Master Plan



Roberts Drive Summary of Design Changes

Draft Master Plan	Updated Master Plan
(2) Half-sized basketball courts were located on the northern portion of the park.	The courts were consolidated into (1) full-sized basketball court located in the central interior of the park.
The softball field was a 250 ft. adult field in the southeast corner facing the Arden Woods neighborhood.	The softball field changed to a 220 ft. youth field in the northeast corner facing the detention pond / powerline easement.
The tennis courts were oriented northwest/southeast and located on the interior of park adjacent to open play field.	The tennis courts were oriented more north/south and shifted to the perimeter of park along Roberts Drive.
Parking was located along Roberts Drive.	The parking was shifted to be primarily in interior of site. The landscape island increased in size to allow for more plantings.
The open play field, splash pad and supporting facilities, and playground were located on northern portion of park.	The open play field, splash pad and supporting facilities, and playground were shifted to the southern portion of park adjacent to the Arden Woods neighborhood.
The vegetated buffer was unchanged between concepts.	In addition to maintaining the buffer, a native planting meadow was added along Roberts Drive and the southern edge of the park.
The entry plaza, concession stand, and restroom facility was located in the central interior of the site.	The entry plaza, concession stand, and restroom facility were relocated closer to Roberts Drive along the main drive.
No wildflower plantings were included in the concept.	Wildflower plantings were added along the walking loop and along Roberts Drive.
The concept did not include interpretive signage.	Interpretive signage was added throughout the site.

# Softball Field Alternate Layout



Please note that lighting and permanent structures are not permitted in the powerline right-of-way; therefore, the softball field would be constructed outside of the right-of-way limits.

## Impact Assessment

- Impacts to Preserved Tree Buffer (neighborhood concern)
- Potential specimen tree impacts
- Elimination of the stormwater detention pond as an interpretive green infrastructure feature
- Stream Buffer Variance required for impacts to the existing detention basin
- U.S. Army Corps of Engineers Nationwide Permit required for impacts to the existing detention basin
- Approximately 395 LF of retaining wall would be required. The average height would be 12 ft
- The nature trail would be realigned
- An underground detention basin would be required
- Grading cut/fill required to reposition softball field

## Rough Order of Magnitude Cost Summary

- Demolition and Site Clearing - \$50,650
- Utilities - \$1,426,500
- Hardscape and Furnishings - \$261,150
- Contingencies and Soft Costs - \$TBD
- **Total Cost - \$1,738,300**



# Roberts Master Plan Programming / Parking Summary

Programming	Parking Guideline	Parking Provided	Assumptions
5-10 acre park	1/first 2 ac, 1/1 add'l ac	9	9.8 acre park
Basketball	50/court + 1/3 seats	20	10 per team/20 total
Softball	50 spots/field + 1 spot/3 seats	78	
Tot Playground	50 sf/tot, 33 sf/infant	5	2000 sf/40 tots; 20 families
Childrens' Playground	20/comp park; 12k sf, 75 sf/child	10	6k sf, half parking as Windhollow Park
Tennis/Pickleball	2 spots/court	8	4 pickleball courts/8 players
Splashpad	2,000 sf = 70 children	35	70 children/2 kids per vehicle
Open Play (20k sf)	1/1000 sf	20	
<u>Total</u>		<u>185</u>	
Reduction		<b>130</b>	<b>30% for walking and biking</b>

# Cost Opinion Summaries

## Roberts

- Demolition + Site Clearing: \$242,125.00
- Erosion Control: \$35,655.74
- Utilities: \$136,281.00
- Hardscape + Furnishings: \$1,988,267.50
- Program Elements: \$3,147,055.00
- Landscape: \$694,953.00
- Construction Total: \$6,244,337.25
- Contingencies/Soft Costs: \$4,461,034.00

**Total Project Cost: \$10,705,371.25**

## Vermack

- Demolition + Site Clearing: \$130,550.00
- Erosion Control: \$20,389.50
- Utilities: \$53,281.00
- Hardscape + Furnishings: \$1,132,400.00
- Program Elements: \$1,078,330.00
- Landscape: \$258,351.00
- Construction Total: \$2,673,301.50
- Contingencies/Soft Costs: \$1,214,520.00

**Total Project Cost: \$3,887,821.50**

# Itemized Program Elements

## Roberts Program Elements

- Softball: \$1,156,300
- Batting Cages: \$15,000
- Tennis/Pickleball: \$334,800
- Basketball: \$144,000
- 100'x200' Multi-Purpose Field: \$40,000
- Splash Pad/Pump House: \$1,056,955
- Playground: \$400,000

## Vermack Program Elements

- Pickleball: \$107,280
- 145'x245' Multi-Purpose Field: \$71,050
- Playground: \$600,000
- Solar Panels: \$300,000

# Next Steps

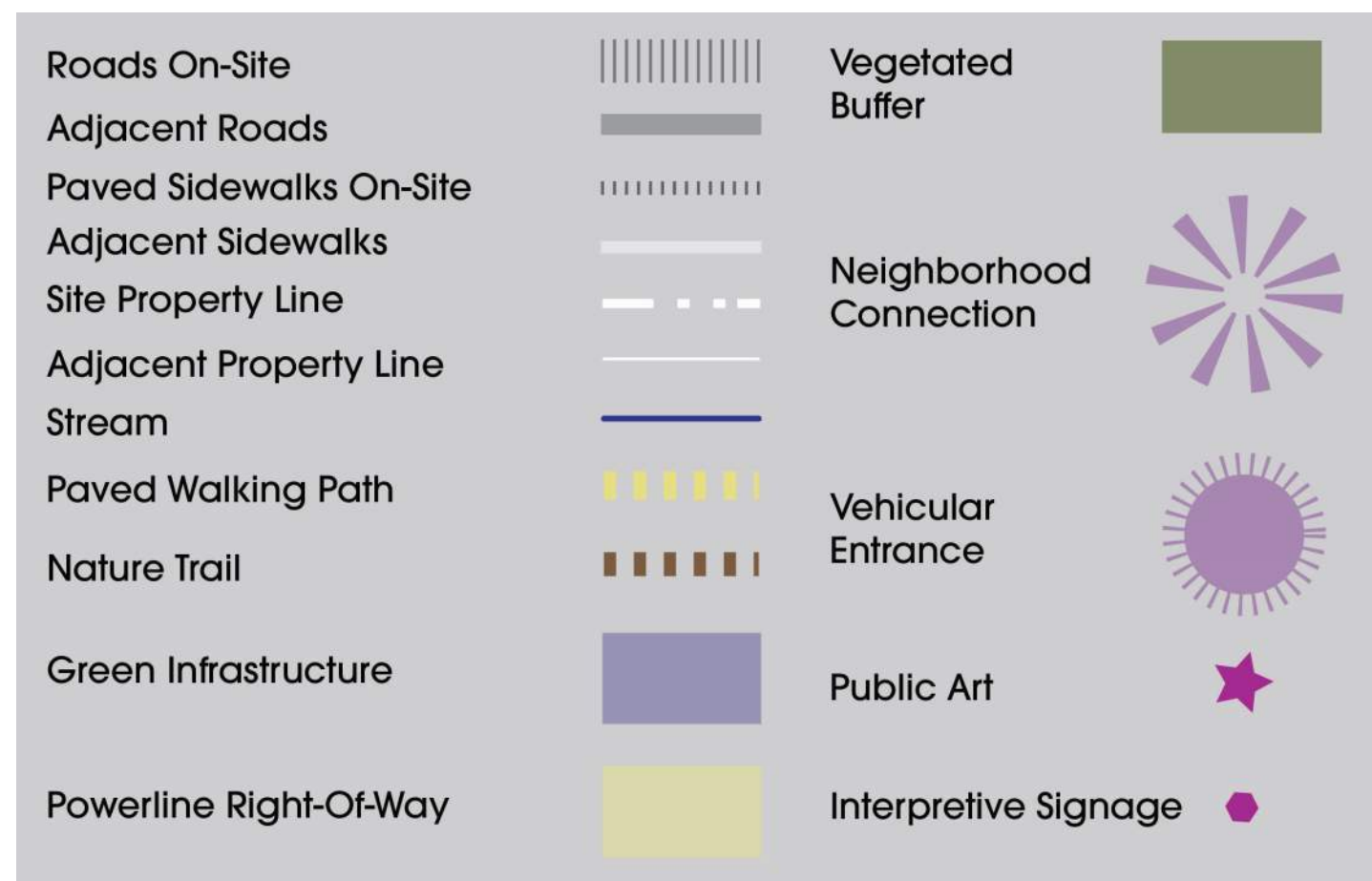
- Final plan edits incorporating Council feedback
- March 14 – present final plans for Council approval

# MASTER PLAN CONCEPT - 5435 ROBERTS DRIVE

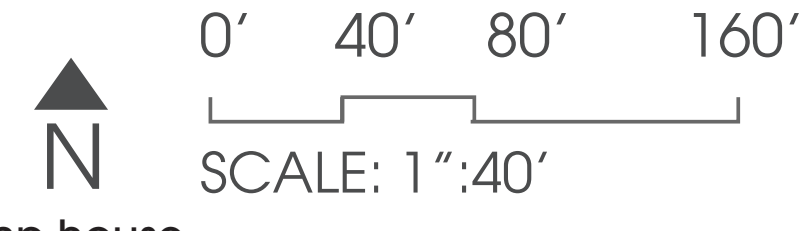
## CONCEPT



Total Parking = 130 spaces  
Total Park Acreage = 9.8 ac



1. Public art, typ.
2. Interpretive green infrastructure and trail
3. Neighborhood paved connector path
4. Nature trail / walking loop (0.42 mile)
5. Interpretive signage, typ.
6. Overlook - interpretive green infrastructure
7. (2) Tennis/ (4) pickleball multi-use courts (78 ft. x 36 ft.)
8. Open play field (170 ft. x 85 ft.)
9. Entry plaza with public art
10. Restroom facility
11. Concession stand
12. Youth softball field (220 ft. to outfield fence, artificial turf)
13. Secondary entrance
14. Drop-off area
15. Basketball court (full-size, 84 ft. x 50 ft.)
16. (2) Batting cages
17. Wildflower meadow
18. Parking area (130 spaces) with green infrastructure
19. Main entrance (two-way)
20. Pedestrian connection to Roberts Drive
21. Splash pad pump house
22. Restroom facility
23. Pavilion (40 ft. x 30 ft.)
24. Splash pad (50 ft. dia., 1,960 sq. ft.) with (2) family-sized pavilions
25. Open space with an open play field (200 ft. x 100 ft.)
26. Older and younger childrens' playground (2-12 YO, 8,000 sq. ft.)
27. Neighborhood pedestrian connection
28. Existing vegetated buffer to remain



## EXAMPLE IMAGES



Note: Photos are for representative example use only. Actual facilities and structures will vary.

# MASTER PLAN CONCEPT - 4809/4819 VERMACK ROAD

## CONCEPT



Total Parking = 67 spaces  
Total Park Acreage = 9.3 ac

- Road On-Site
- Adjacent Roads
- Sidewalk
- Paved Path
- Site Property Line
- Adjacent Property Lines
- Nature Trail
- Pedestrian Connection
- Vegetated Buffer
- Main Entrance
- Public Art
- Interpretive Signage

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>1. Wildflower meadow</li> <li>2. Open play field (245 ft. x 145 ft.)</li> <li>3. Nature trail / Walking loop (0.51 mile)</li> <li>4. Restrooms</li> <li>5. Pavilion (40 ft. x 30 ft.)</li> <li>6. Sensory playground (6-12 YO children, 12,000 sq. ft.)</li> <li>7. Main entrance</li> <li>8. (3) Pickleball courts (44 ft. x 22 ft. each)</li> <li>9. Gazebo (18' diameter)</li> </ul> | <ul style="list-style-type: none"> <li>10. Parking area (22 spaces)</li> <li>11. Parking area (25 spaces)</li> <li>12. Vehicular drop-off area with public art</li> <li>13. Covered parking with solar panels (20 spaces)</li> <li>14. Gazebo (18' diameter)</li> <li>15. City of Dunwoody Parks Department office</li> <li>16. Interpretive signage, typ.</li> <li>17. Existing vegetated buffer to remain</li> <li>18. Pedestrian connection between neighborhoods as requested by residents</li> </ul> |
|--|---|

## EXAMPLE IMAGES



Note: Photos are for representative example use only. Actual facilities and structures will vary.

**Roberts Drive Park Concept Plan**  
Opinion of Probable Cost

#17  
2/2/2022

<b>ROBERTS DRIVE PARK IMPROVEMENTS CONCEPT OPINION OF PROBABLE COST</b>							
<b>City of Dunwoody</b>							
Prepared by Pond & Company							
2/2/2022							
ITEM	QUANTITY	UNIT	COST		TOTAL		
			COST/UNIT				
<b>Demolition and Site Clearing</b>							
Remove existing misc. signage	1	LS	\$2,000.00		\$2,000.00		
Tree Protection Fencing/Signage	1	LS	\$10,000.00		\$10,000.00		
Tree Removal	1	LS	\$5,000.00		\$5,000.00		
Clearing/Grubbing + Site Prep	3	AC	\$14,375.00		\$43,125.00		
Grading Complete	1	LS	\$182,000.00		\$182,000.00		
<b>SUBTOTAL</b>					<b>\$242,125.00</b>		
<b>Erosion Control</b>							
E&S Control	7	AC	\$5,175.00		\$35,655.75		
<b>SUBTOTAL</b>					<b>\$35,655.75</b>		
<b>Utilities</b>							
Electrical conduit	645	LF	\$8.00		\$5,160.00		
Electrical power/service assembly	1	LS	\$6,900.00		\$6,900.00		
Electrical junction box	3	EA	\$607.00		\$1,821.00		
Sewer/connection	645	LF	\$60.00		\$38,700.00		
Water connection/tap/meter/backflow preventer	645	LF	\$60.00		\$38,700.00		
Drainage	1	LS	\$45,000.00		\$45,000.00		
<b>SUBTOTAL</b>					<b>\$136,281.00</b>		
<b>Hardscape + Furnishings</b>							
Entry Plaza Pavers	885	SF	\$50.00		\$44,250.00		
Paved Walking Path 10' Wide	11350	SF	\$10.00		\$113,500.00		
Nature Trail 10' Wide (crushed granite)	15950	SF	\$5.00		\$79,750.00		
Concrete Sidewalks 6' Wide	9804	SF	\$10.00		\$98,040.00		
Asphalt Parking	51636	SF	\$5.00		\$258,180.00		
Concrete Stairs + Handrail	445	LF	\$20.00		\$8,900.00		
Gravel 6" Depth Subbase for vehicular pavements	295	SY	\$57.50		\$16,962.50		
Gravel 4" Depth Subbase for ped pavements	1089	SY	\$45.00		\$49,005.00		
Concrete Gutter 18"	2387	LF	\$20.00		\$47,740.00		
Crosswalk with signal	2	LS	\$5,000.00		\$10,000.00		
Pedestrian Guardrail/Railing (@wall between softball and tennis/parking)	737	LF	\$120.00		\$88,440.00		
48" avg concrete wall (integral color, score jointing, finish - 1 face)	737	LF	\$200.00		\$147,400.00		
24'x30' Restroom	2	EA	\$350,000.00		\$700,000.00		
16'X24' Pavilion	2	EA	\$30,000.00		\$60,000.00		
30'x40' Pavilion	1	EA	\$92,400.00		\$92,400.00		
Overlook Structure	1	LS	\$50,000.00		\$50,000.00		
Site Lighting (parking & pedestrian)	1	LS	\$60,000.00		\$60,000.00		
Parks Rules Signage	2	EA	\$1,600.00		\$3,200.00		
Neighborhood "No Parking" Signage	6	EA	\$500.00		\$3,000.00		
Interpretive Signage	3	EA	\$500.00		\$1,500.00		
Trash/Recycle Receptacles	3	EA	\$1,400.00		\$4,200.00		
Water Fountain w/dog bowl	2	EA	\$6,000.00		\$12,000.00		
Dog Waste Station	2	EA	\$200.00		\$400.00		
Bike Rack	2	EA	\$1,200.00		\$2,400.00		
Benches	6	EA	\$2,000.00		\$12,000.00		
Public Art	3	LS	\$25,000.00		\$25,000.00		
<b>SUBTOTAL</b>					<b>\$1,988,267.50</b>		

**Roberts Drive Park Concept Plan**  
Opinion of Probable Cost

#17  
2/2/2022

ITEM				QUANTITY	UNIT	COST/UNIT	TOTAL
<b>Program Elements</b>							
220' Softball Field - Artificial Turf				37800	SF	\$15.00	\$567,000.00
Bleachers				2	EA	\$3,800.00	\$7,600.00
Softball Concession				1	LS	\$300,000.00	\$300,000.00
220' Softball Fence (black vinyl chain link fence, netting, supports)				430	LF	\$190.00	\$81,700.00
Softball Lights, Furnished + Installed Turnkey "Subpanel Out"				1	LS	\$200,000.00	\$200,000.00
Tennis/Pickleball Courts Material				14400	SF	\$12.00	\$172,800.00
Tennis/Pickleball Courts Fence				480	LF	\$150.00	\$72,000.00
Tennis/Pickleball Courts Light				6	EA	\$15,000.00	\$90,000.00
Basketball Court				4200	LS	\$20.00	\$84,000.00
Basketball Lights				4	EA	\$15,000.00	\$60,000.00
Batting Cages				2	LS	\$7,500.00	\$15,000.00
100'x200' Multi-Purpose Field				20000	LS	\$2.00	\$40,000.00
Splash Pad (50' dia)				1	LS	\$956,955.00	\$956,955.00
Splash Pad Pump House				1	LS	\$100,000.00	\$100,000.00
Playground (8000 sf)				8000	LS	\$50.00	\$400,000.00
<b>SUBTOTAL</b>							<b>\$3,147,055.00</b>
<b>Landscape</b>							
Sod Grass				91223	SF	\$2.00	\$182,446.00
Shrub/Perennial Plantings (parking islands, landscape around entry)				13300	SF	\$4.00	\$53,200.00
Bioswale Plantings				6700	SF	\$40.00	\$268,000.00
Detention Basin Plantings				5000	SF	\$6.00	\$30,000.00
Native Meadow				18007	SF	\$1.00	\$18,007.00
Plant topsoil shrubs				25	CY	\$60.00	\$1,500.00
Plant topsoil native meadow				335	CY	\$60.00	\$20,100.00
Trees 4 inch caliper				40	EA	\$1,800.00	\$72,000.00
Trees 2 inch caliper (Understory)				60	EA	\$800.00	\$48,000.00
Landscape mulch				170	SY	\$10.00	\$1,700.00
<b>SUBTOTAL</b>							<b>\$694,953.00</b>
<b>CONSTRUCTION COST TOTAL</b>							<b>\$6,244,337.25</b>
<b>CONTINGENCIES AND SOFT COSTS</b>							
						20% Contingency	\$1,248,867.00
						General Conditions	\$1,248,867.00
						Survey	\$20,000.00
						Geotech	\$15,000.00
						Design	\$1,873,300.00
						Permitting	\$25,000.00
						Bidding + CA	\$30,000.00
<b>CONTINGENCIES AND SOFT COSTS TOTAL</b>							<b>\$4,461,034.00</b>
<b>CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS</b>							<b>\$10,705,371.25</b>
<b>Notes:</b>							
1. Contingency percentages are included in the opinion of cost. The 20% contingency accounts for the details and associated costs that are yet unknown at a concept level estimate.							
2. Costs given assume that all improvements will be made under contract with a qualified contractor.							
3. Cost opinions are based on industry experience and the CONSULTANT is not responsible for changes in market conditions that affect construction, material or maintenance costs. Any changes to the project or additional expenses associated with same will not be the responsibility of the CONSULTANT.							
4. All permitting costs assume up to two resubmittals.							
5. Design, permitting, bidding and CA fees are preliminary based on the current understanding of the scope. Fees may change based on final scoping.							



**Vermack Road Park**  
Opinion of Probable Cost

#17  
2/2/2022

VERMACK ROAD PARK IMPROVEMENTS CONCEPT OPINION OF PROBABLE COST							
<i>City of Dunwoody</i>							
Prepared by Pond & Company							
2/2/2022							
				COST			
ITEM				QUANTITY	UNIT	COST/UNIT	TOTAL
<b>Demolition and Site Clearing</b>							
Remove existing misc. signage				1	LS	\$2,000.00	\$2,000.00
Tree Protection Fencing/Signage				1	LS	\$5,000.00	\$10,000.00
Tree Removal				1	LS	\$5,000.00	\$5,000.00
Clearing/Grubbing + Site Prep				2	AC	\$14,375.00	\$28,750.00
Driveway Demolition				6800	SF	\$1.00	\$6,800.00
Grading Complete				1	LS	\$78,000.00	\$78,000.00
<b>SUBTOTAL</b>							<b>\$130,550.00</b>
<b>Erosion Control</b>							
E&S Control				4	AC	\$5,175.00	\$20,389.50
<b>SUBTOTAL</b>							<b>\$20,389.50</b>
<b>Utilities</b>							
Electrical conduit				345	LF	\$8.00	\$2,760.00
Electrical power/service assembly				1	LS	\$6,900.00	\$6,900.00
Electrical junction box				3	EA	\$607.00	\$1,821.00
Sewer/connection				140	LF	\$60.00	\$8,400.00
Water connection/tap/meter/backflow preventer				140	LF	\$60.00	\$8,400.00
Drainage				1	LS	\$25,000.00	\$25,000.00
<b>SUBTOTAL</b>							<b>\$53,281.00</b>
<b>Hardscape + Furnishings</b>							
6' Wide Concrete Sidewalks				8992	SF	\$10.00	\$89,920.00
10' Wide Nature Trail				18830	SF	\$5.00	\$94,150.00
Crosswalk with Signal				1	LS	\$5,000.00	\$5,000.00
Asphalt Parking				22331	SF	\$5.00	\$111,655.00
Gravel 6" Depth Subbase for vehicular pavements				2482	SY	\$57.50	\$142,715.00
Gravel 4" Depth Subbase for ped pavements				2980	SY	\$45.00	\$134,100.00
Concrete Gutter 18"				1108	LF	\$20.00	\$22,160.00
13'x27' Restroom, Prefab, Turnkey				1	EA	\$300,000.00	\$300,000.00
30'x40' Pavilion				1	EA	\$92,400.00	\$92,400.00
18' Gazebo				2	EA	\$30,000.00	\$60,000.00
Parks Rules Signage				1	EA	\$1,600.00	\$1,600.00
Interpretive Signage				3	EA	\$500.00	\$1,500.00
Trash/Recycle Receptacles				2	EA	\$1,400.00	\$2,800.00
Water Fountain w/dog bowl				1	EA	\$6,000.00	\$6,000.00
Dog Waste Station				1	EA	\$200.00	\$200.00
Site Lighting				1	LS	\$32,000.00	\$32,000.00
Bike Rack				1	EA	\$1,200.00	\$1,200.00
Benches				5	EA	\$2,000.00	\$10,000.00
Public Art				3	LS	\$25,000.00	\$25,000.00
<b>SUBTOTAL</b>							<b>\$1,132,400.00</b>
<b>Program Elements</b>							
Pickleball Hardscape Material				2640	SF	\$12.00	\$31,680.00
Pickleball Hardscape Fence (black vinyl chainlink fence)				208	LF	\$75.00	\$15,600.00
Pickleball Lights				4	EA	\$15,000.00	\$60,000.00
145'x245' Multi-Purpose Field				35525	SF	\$2.00	\$71,050.00
Playground (12,000 sf)				12000	SF	\$50.00	\$600,000.00
Solar Panels (20 parking spots x 5 panels per spot)				100	EA	\$3,000.00	\$300,000.00
<b>SUBTOTAL</b>							<b>\$1,078,330.00</b>

**Vermack Road Park**  
Opinion of Probable Cost

#17  
2/2/2022

ITEM				QUANTITY	UNIT	COST/UNIT	TOTAL
<b>Landscape</b>							
Sod Grass				69210	SF	\$2.00	\$138,420.00
Shrub/Perennial Plantings (parking islands, landscape around entry)				9800	SF	\$4.00	\$39,200.00
Native Meadow				6731	SF	\$1.00	\$6,731.00
Plant topsoil shrubs				80	CY	\$60.00	\$4,800.00
Plant topsoil meadow				120	CY	\$60.00	\$7,200.00
Trees 4 inch caliper				20	EA	\$1,800.00	\$36,000.00
Trees 2 inch caliper (Understory)				30	EA	\$800.00	\$24,000.00
Landscape mulch				200	SY	\$10.00	\$2,000.00
<b>SUBTOTAL</b>							<b>\$258,351.00</b>
<b>CONSTRUCTION COST TOTAL</b>							<b>\$2,673,301.50</b>
<b>CONTINGENCIES AND SOFT COSTS</b>							
						20% Contingency	\$534,660.00
						General Conditions	\$534,660.00
						Survey	\$10,000.00
						Geotech	\$10,000.00
						Design	\$80,200.00
						Permitting	\$20,000.00
						Bidding + CA	\$25,000.00
<b>CONTINGENCIES AND SOFT COSTS TOTAL</b>							<b>\$1,214,520.00</b>
<b>CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS</b>							<b>\$3,887,821.50</b>
<b>Notes:</b>							
1. Contingency percentages are included in the opinion of cost. The 20% contingency accounts for the details and associated costs that are yet unknown at a concept level estimate.							
2. Costs given assume that all improvements will be made under contract with a qualified contractor.							
3. Cost opinions are based on industry experience and the CONSULTANT is not responsible for changes in market conditions that affect construction, material or maintenance costs. Any changes to the project or additional expenses associated with same will not be the responsibility of the CONSULTANT.							
4. All permitting costs assume up to two resubmittals.							
5. Design, permitting, bidding and CA fees are preliminary based on the current understanding of the scope. Fees may change based on final scoping.							