

To: Mayor and City Council

From: Brent Walker, Parks and Recreation Director

Date: October 10, 2022

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

Action

Approve the 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 in July 2021. Since that time, staff has held several public meetings and engaged the community through a robust public engagement process. The updated plans were presented to Council at the September 6th Council meeting. Based on the direction provided from Council, revisions were made to reflect those requests. The updated draft concepts are attached to this memorandum. An opinion of probable cost for construction is also included for Council's consideration.

The additional work required complete the latest master plan iterations is beyond the original scope of the contract with Pond & Company so a contract amendment of \$6,300 is necessary to complete the project.

Recommendation

Staff request Council approve the park master plans for the properties at 5435 Roberts Dr and 4809/4819 Vermack Rd and authorize a contract amendment in the amount of \$6,300 for Pond and Company.



Vermack Road + Roberts Drive Parks Master Plans

10/10/2022 City Council Presentation

Agenda

- Progress/Schedule
- 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
- 9/06/2022: City Council Master Plan Presentation for Final Approval
- 10/10/2022: City Council Master Plan Presentation with Updates

Rober

Project History

10/2/2021

Initial Concepts (2)





12/6/2021

Draft Master Plan



2/14/2022 **Updated Master Plan**



10/10/2022

- Modified the multi-use field to consider two more size options (i.e., Options B and C).
- Option A: 300'x150' (Original Size)
- Option B: 300'x165'
- Option C: 330'x165'
- Added retaining walls to Options A, B, and C per the consideration of grading the site.

10/2/2021

Initial Concepts (2)





10/10/2022

Utility cost update only.

12/6/2021

Draft Master Plan



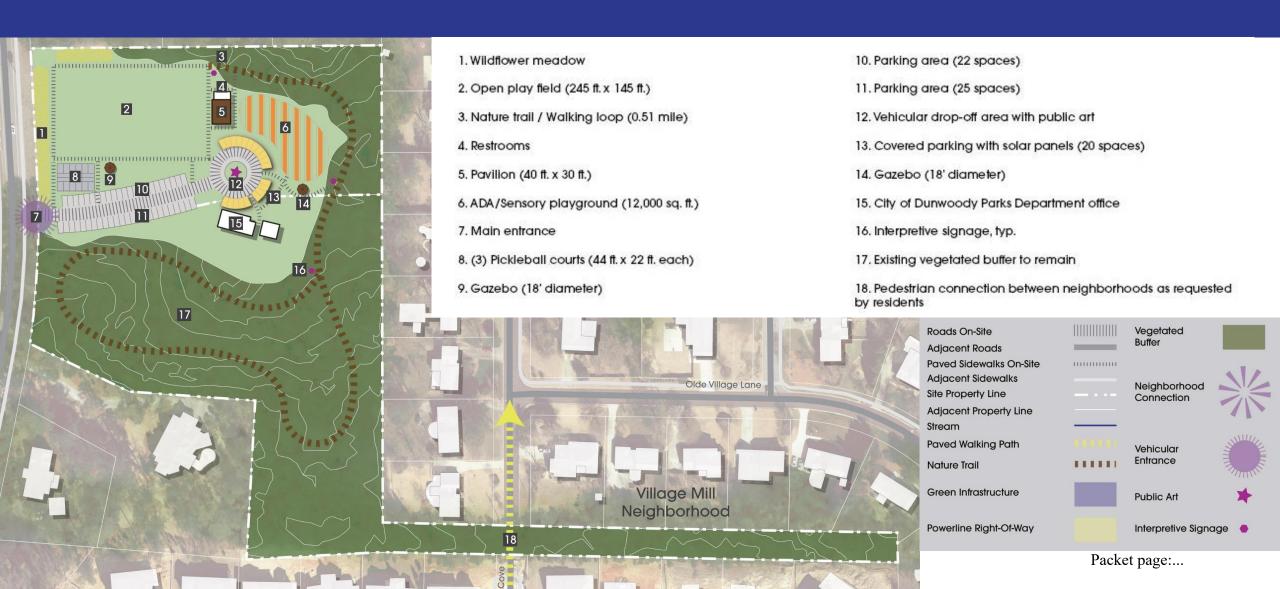
2/14/2022

Updated Master Plan





Vermack – Updated Master Plan 9/06/2022



Vermack – Summary of Changes

9/6/2022 Draft Master Plan



10/10/2022 Updated Master Plan



Summary of Design Changes

- Updated utility cost to include upgrading the City of Dunwoody Parks Department Office to sewer from septic and providing sewer to the proposed restroom.
- Previous iteration included sewer only to the proposed restroom.

Vermack – ADA/ Sensory Playground













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	
Children's ADA/Sensory 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		67	30% for walking and biking

Vermack - Cost Opinion Summaries

Items

• Demolition + Site Clearing: \$139,610.00

• Erosion Control: \$20,488.00

• Utilities: \$88,354.00

• Hardscape + Furnishings: \$1,166,605.00

• Program Elements: \$1,313,930.00

• Landscape: \$258,351.00

• Construction Total: \$2,987,338.00

• Contingencies/Soft Costs: \$1,340,136.00

Total Project Cost: \$4,327,474.00

Vermack – Itemized Program Elements

Program Elements

• Pickleball: \$31,680.00

• 145'x245' Multi-Purpose: \$71,050.00

• Playground: \$600,000.00

• Solar Panels: \$500,000.00

Solar Power generation in the park was included based on community input as a sustainability feature in the park. Until design loads are known we can only estimate needed power generation and size of the array. Based on previous comparable parks with solar arrays, an approximately 2,000 SF canopy is a reasonable estimated size. The typical ROI/ payback period is 8 to 10 years. The solar arrays are intended to power the restroom and park office.

Roberts – Multi-use Field Comparisons: Option A (Multi-use Field Size 300' x 150')



Roberts – Multi-use Field Comparisons: Option B (Multi-use Field Size 300' x 165')



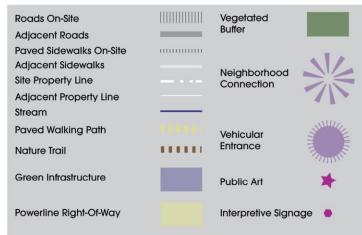
Roberts – Multi-use Field Comparisons: Option C (Multi-use Field Size 330' x 165')



Roberts – Updated Master Plan 10/10/22 Option A



- 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 (78 ft. x 36 ft.)/ (4) pickleball courts (44 ft. x 20 ft.)
- 8. Multi-use field (300 ft. x 150 ft.)
- 9. Entry plaza with public art

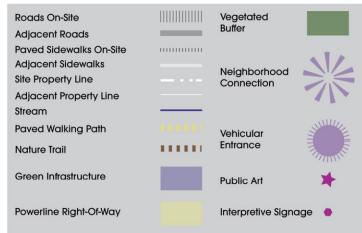


- 10. Restroom/ maintenance storage facility
- 11. Concession stand
- 12. Drop-off area
- 13. Basketball courts (1) full-size, (84 ft. x 50 ft.)/ (2) half-size, (50 ft. x 42 ft.)
- 14. Wildflower meadow
- 15. Parking area (95 spaces) with green infrastructure
- 16. Main entrance (two-way)
- 17. Pedestrian connection to Roberts Drive
- 18. Splash pad pump house
- 19. Restroom facility
- 20. Pavilion (40 ft. x 30 ft.)
- 21. Splash pad (50 ff. dia., 1,960 sq. ff.) with (2) family-sized pavilions
- 22. Open space with an open play field (200 ff. x 100 ff.)
- 23. Older and younger children's ADA/ sensory playground (8,000 sq. fl.)
- 24. Neighborhood pedestrian connection
- 25. Existing vegetated buffer to remain Packet page:...

Roberts – Updated Master Plan 10/10/22 Option B



- 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 (78 ff. x 36 ff.)/ (4) pickleball courts (44 ff. x 20 ff.)
- 8. Multi-use field (300 ft. x 165 ft.)
- 9. Entry plaza with public art

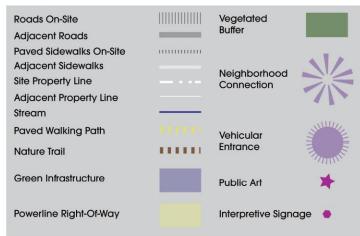


- 10. Restroom/ maintenance storage facility
- 11. Concession stand
- 12. Drop-off area
- 13. Basketball courts (1) full-size, (84 ft. x 50 ft.)/ (1) half-size, (50 ft. x 42 ft.)
- 14. Wildflower meadow
- 15. Parking area (100 spaces) with green infrastructure
- 16. Main entrance (two-way)
- 17. Pedestrian connection to Roberts Drive
- 18. Splash pad pump house
- 19. Restroom facility
- 20. Pavilion (40 ft. x 30 ft.)
- 21. Splash pad (50 ft. dia., 1,960 sq. ft.) with (2) family-sized pavilions
- 22. Open space with an open play field (200 ft. x 100 ft.)
- 23. Older and younger children's ADA/ sensory playground (8,000 sq. fl.)
- 24. Neighborhood pedestrian connection
- 25. Existing vegetated buffer to remain Packet page:...

Roberts – Updated Master Plan 10/10/22 Option C



- 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 (78 ft. x 36 ft.)/ (4) pickleball courts (44 ft. x 20 ft.)
- 8. Multi-use field (330 ft. x 165 ft.)
- 9. Entry plaza with public art



- 10. Restroom/ maintenance storage facility
- 11. Concession stand
- 12. Drop-off area
- 13. Basketball courts (1) full-size, (84 ft. x 50 ft.)/ (1) half-size, (50 ft. x 42 ft.)
- 14. Wildflower meadow
- 15. Parking area (100 spaces) with green infrastructure
- 16. Main entrance (two-way)
- 17. Pedestrian connection to Roberts Drive
- 18. Splash pad pump house
- 19. Restroom facility
- 20. Pavilion (40 ft. x 30 ft.)
- 21. Splash pad (50 ft. dia., 1,960 sq. ft.) with (2) family-sized pavilions
- 22. Open space with an open play field (200 ft. x 100 ft.)
- 23. Older and younger children's ADA/ sensory playground (8,000 sq. fl.)
- 24. Neighborhood pedestrian connection
- 25. Existing vegetated buffer to remain Packet page:...

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
Tot Playground	50 sf/tot, 33 sf/infant	5	2,000 sf/40 tots; 20 families
Children's ADA/ Sensory Playground	20/comp park; 12,000 sf, 75 sf/child	10	6,000 sf, half the amount of parking as Windhollow Park
Tennis/Pickleball	2 spots/court	12	4 pickleball courts/8 players, 2 tennis courts/4 players
Splashpad	2,000 sf = 70 children	35	70 children/2 kids per vehicle
Open Play (20,000 sf)	1/1,000 sf	20	
<u>Total</u>		<u>111</u>	
Reduction		78	30% for walking and biking Pack

Roberts – Cost Opinion Summaries

Items	Option A	Option B	Option C
 Demolition + Site Clearing: 	\$282,101.00	\$271,829.00	\$290,792.00
• Erosion Control:	\$35,828.00	\$35,828.00	\$35,828.00
• Utilities:	\$74,390.00	\$74,390.00	\$74,390.00
 Hardscape + Furnishings: 	\$3,182,610.00	\$2,786,330.00	\$3,310,900.00
 Program Elements: 	\$3,354,187.00	\$3,397,907.00	\$3,492,087.00
• Landscape:	\$689,480.00	\$699,628.00	\$712,992.00
 Construction Total: 	\$ <mark>7,618,596.00</mark>	\$7,265,912.00	\$ <mark>7,916,989.00</mark>
 Contingencies/Soft Costs: 	\$3,324,768.00	\$3,183,694.00	\$3,444,126.00
 Total Project Cost: 	\$10,943,364.00	\$10,449,606.00	\$11,361,115.00

Roberts – Itemized Program Elements

Program Elements	Option A	Option B	Option C
• Softball:	Not in option.	Not in option.	Not in option.
Batting Cages:	Not in option.	Not in option.	Not in option.
Tennis/Pickleball:	\$254,592.00	\$254,592.00	\$254,592.00
• Basketball:	\$168,000.00	\$126,000.00	\$126,000.00
• 150'x300' Multi-Purpose Field:	\$540,000.00	\$594,000.00	\$653,400.00
 Splash Pad/Pump House: 	\$1,056,955.00	\$1,056,955.00	\$1,056,955.00
Playground:	\$400,000.00	\$400,000.00	\$400,000.00

Next Steps

- Final plan edits incorporating Council feedback
- Approved master plan

Vermack Road ParkOpinion of Probable Cost

repared by Pond & Company 10/10/2022 FEM	QUANTITY	COS	COST/UNIT	TOTAL
emolition and Site Clearing	QUANTITI	OMIT	COSTYCIATI	TOTAL
Remove existing misc. signage	1	LS	\$2,000.00	\$2,000
Tree Protection Fencing/Signage	1	LS	\$10,000.00	\$10,000
Tree Removal	1	LS	\$5,000.00	\$5,000
Clearing/Grubbing + Site Prep Driveway Demolition	6800	AC SF	\$14,400.00 \$1.00	\$28,800 \$6,800
Grading Complete	1	LS	\$87,010.00	\$87,010
JBTOTAL		23	Ç07,010.00	\$139,610
rosion Control E&S Control	4	AC	\$5,200.00	\$20,488
JBTOTAL	7	AC	73,200.00	\$20,488
tilities	245	15	¢8.00	¢2.700
Electrical conduit	345	LF LS	\$8.00	\$2,760
Electrical junction boy	1 3	EA	\$6,900.00	\$6,900
Electrical junction box 4" PVC Sewer Lateral	322	LF	\$610.00 \$12.00	\$1,830 \$3,864
6" PVC Sewer/connection	139	LF	\$12.00	\$3,862
Sewer Cleanouts	3	EA	\$500.00	\$1,500
Sewer Cleanouts Sewer manhole	2	EA	\$5,000.00	\$1,500
Septic Tank Demolition	2	LS	\$10,000.00	\$10,000
Water connection/tap/meter/backflow preventer	1	LS	\$2,600.00	\$2,600
1" PVC water	140	LF	\$8.00	\$1,12
Drainage Drainage	140	LS	\$45,000.00	\$45,000
JBTOTAL			, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	\$88,35
aydeen a L Frynighinge				
ardscape + Furnishings 6' Wide Concrete Sidewalks	8992	SF	\$10.00	\$89,92
10' Wide Nature Trail	18830	SF	\$5.00	\$94,15
Crosswalk with Signal	1	LS	\$5,000.00	\$5,000
Asphalt Parking	22331	SF	\$5.00	\$111,65
Gravel 6" Depth Subbase for vehicular pavements	2482	SY	\$60.00	\$148,920
Gravel 4" Depth Subbase for ped pavements	2980	SY	\$45.00	\$134,100
Concrete Gutter 18"	1108	LF	\$20.00	\$22,160
13'x27' Restroom, Prefab, Turnkey	1	EA	\$300,000.00	\$300,000
30'x40' Pavilion	1	EA	\$92,400.00	\$92,400
18' Gazebo	2	EA	\$30,000.00	\$60,000
Parks Rules Signage	1	EA	\$1,600.00	\$1,600
Interpretive Signage	3	EA	\$500.00	\$1,500
Trash/Recycle Receptacles	2	EA	\$1,400.00	\$2,80
Water Fountain w/dog bowl	1	EA	\$6,000.00	\$6,00
Dog Waste Station	1	EA	\$200.00	\$200
Site Lighting	1	LS	\$60,000.00	\$60,000
Bike Rack	1	EA	\$1,200.00	\$1,200
Benches	5	EA	\$2,000.00	\$10,000
Public Art	3	LS	\$25,000.00	\$25,000 \$1,166,600
JBTOTAL CONTROL CONTRO				\$1,100,00
ogram Elements				
Pickleball Hardscape Material	2640	SF	\$12.00	\$31,68
Pickleball Hardscape Fence (black vinyl chainlink fence)	208	LF	\$150.00	\$31,200
Pickleball Lights	4	EA	\$15,000.00	\$60,00
145'x245' Multi-Purpose Field	35525	SF	\$2.00	\$71,05
Playground (12,000 sf)	12000	SF	\$50.00	\$600,000
Solar Panels (20 parking spots x 5 panels per spot) IBTOTAL	2000	LS	\$260.00	\$520,000
DETOTAL				\$1,313,93
ndscape				
Sod Grass	69210	SF	\$2.00	\$138,42
Shrub/Perennial Plantings (parking islands, landscape around entry)	9800	SF	\$4.00	\$39,20
Native Meadow	6731	SF	\$1.00	\$6,73
Plant topsoil shrubs	80	CY	\$60.00	\$4,80
Plant topsoil meadow	120	CY	\$60.00	\$7,20
Trees 4 inch caliper	20	EA	\$1,800.00	\$36,00
Trees 2 inch caliper (Understory) Landscape mulch	30	EA SY	\$800.00 \$10.00	\$24,000 \$2,000
BETOTAL	200	31	\$10.00	\$258,35
	(CONSTRUCTIO	ON COST TOTAL	\$2,987,33
ONTINGENCIES AND SOFT COSTS				
MATINGENCIES AND SOLIT COSTS		20	0% Contingency	\$597,46
	+		neral Conditions	\$597,468
	+	361	Survey	\$10,00
	+		Geotech	\$10,000
			Design	\$80,20
			Permitting	\$20,000
			Bidding + CA	\$25,00
	CONTINGENC	IES AND SOF	T COSTS TOTAL	\$1,340,13
	CONTINUENT			

Section of all the Coloring 1 1 1 1 1 1 1 1 1	0/10/2022 EM	OHANTITY		COST/UNIT	TOTAL
The Prince for Percent Prince 3 15 5000000 3-20.00000000000000000000000000000000000		QUANTITY	UNIT	COST/UNIT	TOTAL
Time Processor					\$2,000
Secretaria				. ,	\$5,000
Septiment Sept	Grading Complete				\$43,200 \$221,901 \$282,101
Technical Content 1					¥202,101
Lectors cardioath		7	AC	\$5,200.00	\$35,828 \$35,828
Section Sect		CAE	15	¢0.00	¢Γ.4.00
\$1 PPC General Control Contr		1			\$6,900
Victor counts of any processor processor 3 13 \$3,000.000 \$3,				·	\$1,830
1.000 1.00					\$2,60
Control		1	LS	\$45,000.00	\$45,000 \$74,390
Entry Plans Peres 885 \$1 \$50,000 \$4,125	ardecano + Eurnichiage				
Nature Trail 27 Wide 1,990 5 5,000 577,75 5,000 577,75 5,000 5,900		885	SF	\$50.00	\$44,25
Scoretic Storage Section Secti					\$113,500 \$70,750
Aughor Parking				·	\$79,750
Growd of Durch Nubbasic for schools are presented 4100 59 5000 524,000 524,000 526,000 530,075 500,000 530,075 500,000 530				,	\$184,000
Served 14 (1997) Numbration for any parameters					\$8,90 \$246,00
Consoling with signal 2 15 \$5,000.00 \$10,000	Gravel 4" Depth Subbase for ped pavements				\$105,75 \$38.80
48 may to proceed wall Integral older, score journing, finish fisco 3886 598 \$500.00 5767,207	Crosswalk with signal	2	LS	\$5,000.00	\$10,00
2				-	\$460,32 \$767.20
1					\$700,00
Deerlook Structure		2			\$60,000 \$92,400
Parks Number 2					\$50,000
Neighborhood The Parking Signage 6 EA \$500.00 \$3.50.00				. ,	\$60,000
Trab/Recycle Receptudes 3 EA \$1,400.00 \$4,20					\$3,00
Water Foundam Wideg bowl					\$1,500 \$4,200
Bite Rack 2					\$12,00
Benches					\$400 \$2.400
	Benches		EA	\$2,000.00	\$12,000
1		3	LS	\$25,000.00	\$25,000 \$3,182,610
1					
Tennis/Pickleball Courts Rener (black vinyl chainlink fence) 920		1	LS	\$300,000.00	\$300,00
Tennis/Pickleball Court	·			·	\$254,593
Baskethall Lights					\$90,000
1507:300 Multi-Purpose Field (Artificial rur) 45000 \$F \$12.00 \$540.00 \$66.64 1507:300 Multi-Purpose Field Subbase Gravel 833 CY \$80.00 \$66.64 1507:300 Multi-Purpose Field Lights 1 LS \$250,000.00 \$250,000 508-304 Multi-Purpose Field Lights 1 LS \$956.955.00 \$936.95 598-304 500 1 LS \$956.955.00 \$936.95 598-304 8000 LS \$50.00 \$400,00 Flayground (8000 sf) 8000 LS \$50.00 \$400,00 Flayground (8000 sf) 8000 LS \$50.00 \$400,00 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500 500		8400			\$168,000
1507300 Multi-Purpose Field Lights		45000			\$540,000
Splash Pad (S0' dia)	·	833		·	\$66,64
Playground (8000 sf)		1			\$956,95
Same				. ,	\$100,00
Sod Grass 92000 SF \$2.00 \$184,00 \$184,00 \$181,00 \$		3333		\$30.00	\$3,354,18
Shrub/Perennial Plantings (parking Islands, landscape around entry) 1330 SF \$4.00 \$53,20				40.00	4.000
Detention Basin Plantings S000 SF S6.00 S30,00 S10,00				· ·	\$184,00 \$53,20
Native Meadow	Bioswale Plantings	6700	SF	\$40.00	\$268,00
Plant topsoil native meadow 218				·	\$30,000 \$18,000
Trees 4 inch caliper					\$1,50
Landscape mulch S689,48 CONSTRUCTION COST TOTAL S7,618,59 CONTINGENCIES AND SOFT COSTS 20% Contingency \$1,523,71 General Conditions \$1,523,71 Survey \$20,00 General Conditions \$1,523,71 CONTINGENCIES AND SOFT COSTS \$187,33 CONTINGENCIES AND SOFT COSTS TOTAL \$3,324,76 CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$10,943,364 Otes: 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 concepted estimate.	·			-	\$13,08
CONSTRUCTION COST TOTAL S689,48 CONSTRUCTION COST TOTAL \$7,618,59 CONTINGENCIES AND SOFT COSTS 20% Contingency \$1,523,71 General Conditions \$1,523,71 Survey \$20,00 Geotech \$15,00 Geotech \$15,00 Design \$187,33 Permitting \$25,00 Bidding + CA \$30,00 CONTINGENCIES AND SOFT COSTS TOTAL \$3,324,76 CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$10,943,364 Otes: 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 conceived estimate.					\$48,00
DNTINGENCIES AND SOFT COSTS 20% Contingency \$1,523,71 General Conditions \$1,523,71 Survey \$20,00 Survey \$20,00 Geotech \$15,00 Design \$187,33 Permitting \$25,00 Bidding + CA \$30,00 Bidding + CA \$30,00 CONTINGENCIES AND SOFT COSTS TOTAL \$3,324,76 CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$10,943,364 Detes: 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 concepted estimate.					\$689,480
20% Contingency \$1,523,71 General Conditions \$1,523,71 Survey \$20,00 Survey \$20,00 Geotech \$15,00 Design \$187,33 Permitting \$25,00 Bidding + CA \$30,00 CONTINGENCIES AND SOFT COSTS \$10,943,364 CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$10,943,364 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 concepted estimate.	ONTINGENCIES AND SOFT COSTS		CONSTRUCT	TON COST TOTAL	\$7,618,59
Survey \$20,00 Geotech \$15,00 Design \$187,33 Permitting \$25,00 Bidding + CA \$30,00 CONTINGENCIES AND SOFT COSTS TOTAL \$3,324,76 CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$10,943,364 Design \$187,33 Permitting \$25,00 Sidding + CA \$30,00 CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$10,943,364 Design \$187,33 Permitting \$25,00 Sidding + CA \$30,00 Sidding + C					\$1,523,719 \$1,523,719
Design \$187,33 Permitting \$25,00 Bidding + CA \$30,00 CONTINGENCIES AND SOFT COSTS TOTAL \$3,324,76 CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$10,943,364 Otes: 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 conceivel estimate.			(\$20,00
CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$10,943,364 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 concervel estimate.					\$15,000 \$187,330
CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$10,943,364 Construction costs, Contingencies and soft costs \$10,943,364 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 conceivel estimate.				Permitting	\$25,000
CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$10,943,364 otes: 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 concervel estimate.		CONTINGEN	CIES AND SC	_	\$30,000 \$3,324,76
otes: 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 conceivel estimate.					
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 concervel estimate.		CONSTRUCTION COSTS, CONT	INGENCIES	AND SOFT COSTS	\$10,943,364
	Contingency percentages are included in the opinion of cost. The 20% of	contingency accounts for the details a	nd associate	d costs that are yet un	known at a concep
COSTS SIACII GOSTILIC TIINT AII III DILIAANI DE TIINGE TIINGE COMPANI A MANINGER COMPANI A MANINGER COMPANI A	vel estimate. Costs given assume that all improvements will be made under contract	with a qualified contractor			

0/10/2022 EM	QUANTITY	UNIT	COST/UNIT	TOTAL
molition and Site Clearing Remove existing misc. signage	1	LS	\$2,000.00	\$2,000
Tree Protection Fencing/Signage	1	LS	\$10,000.00	\$10,000
Tree Removal Clearing/Grubbing + Site Prep	1 3	LS AC	\$5,000.00 \$14,400.00	\$5,000 \$43,200
Grading Complete BTOTAL	1	LS		\$211,629
osion Control				7271,02.
E&S Control	7	AC	\$5,200.00	\$35,828
BTOTAL CONTROL				\$35,828
ilities Electrical conduit	645	LF	\$8.00	\$5,160
Electrical power/service assembly	1	LS	\$6,900.00	\$6,900
Electrical junction box Sewer/connection	645	EA LF	\$610.00 \$20.00	\$1,830 \$12,900
Water connection/tap/meter/backflow preventer	1	LS	\$2,600.00	\$2,600
Drainage BTOTAL	1	LS	\$45,000.00	\$45,000 \$74,390
rdscape + Furnishings				
Entry Plaza Pavers	885	SF	\$50.00	\$44,25
Paved Walking Path 10' Wide Nature Trail 10' Wide (crushed granite)	9320 14909	SF SF	\$10.00 \$5.00	\$93,200 \$74,545
Concrete Sidewalks 6' Wide	13494	SF	\$10.00	\$134,940
Asphalt Parking Concrete Stairs + Handrail	36800 445	SF LF	\$5.00 \$20.00	\$184,000 \$8,900
Gravel 6" Depth Subbase for vehicular pavements	4100	SY	\$60.00	\$246,000
Gravel 4" Depth Subbase for ped pavements Concrete Gutter 18"	2535 1940	SY LF	\$45.00 \$20.00	\$114,075 \$38,800
Crosswalk with signal	2	LS	\$5,000.00	\$10,000
Pedestrian Guardrail/Railing (@wall between softball and tennis/parking) 48" avg concrete wall (integral color, score jointing, finish - 1 face)	2536 2536	FSF FSF	\$120.00 \$200.00	\$304,320 \$507,20
24'x30' Restroom	2	EA	\$350,000.00	\$700,000
16'X24' Pavilion 30'x40' Pavilion	2	EA EA	\$30,000.00 \$92,400.00	\$60,000 \$92,400
Overlook Structure	1	LS	\$50,000.00	\$50,000
Site Lighting (parking & pedestrian) Parks Rules Signage	2	LS EA	\$60,000.00 \$1,600.00	\$60,000 \$3,200
Neighborhood "No Parking" Signage Interpretive Signage	6	EA EA	\$500.00 \$500.00	\$3,000 \$1,500
Trash/Recycle Receptacles	3	EA	\$1,400.00	\$4,200
Water Fountain w/dog bowl Dog Waste Station	2	EA EA	\$6,000.00 \$200.00	\$12,000 \$400
Bike Rack	2	EA	\$1,200.00	\$2,400
Benches Public Art	6	EA LS	\$2,000.00 \$25,000.00	\$12,000 \$25,000
BTOTAL	3		\$23,000.00	\$2,786,330
ogram Elements				
Concession Tennis/Pickleball Courts Material	1 21216 S	LS SF	\$300,000.00 \$12.00	\$300,000 \$254,59
Tennis/Pickleball Courts Fence Tennis/Pickleball Courts Light	920 L 6 E	.F	\$150.00 \$15,000.00	\$138,00 \$90,00
Basketball Court	6300 S	SF	\$20.00	\$126,00
Basketball Lights 165'x300' Multi-Purpose Field (Artificial Turf)	6 E 49500 S		\$15,000.00 \$12.00	\$90,00 \$594,00
165'x300' Multi-Purpose Field Subbase Gravel 165'x300' Multi-Purpose Field Lights	917 C	CY LS	\$80.00 \$275,000.00	\$73,36 \$275,00
Splash Pad (50' dia) Splash Pad Pump House	1	LS LS	\$956,955.00 \$100,000.00	\$956,95 \$100,00
Playground (8000 sf) BTOTAL	8000	LS		\$400,00
ndscape				,301,301
Sod Grass	97074	SF	\$2.00	\$194,14
Shrub/Perennial Plantings (parking islands, landscape around entry) Bioswale Plantings	13300 6700	SF SF	\$4.00 \$40.00	\$53,200 \$268,000
Detention Basin Plantings	5000	SF	\$6.00	\$30,000
Native Meadow Plant topsoil shrubs	18000 25	SF CY	\$1.00 \$60.00	\$18,000 \$1,500
Plant topsoil native meadow Trees 4 inch caliper	218	CY EA	\$60.00 \$1,800.00	\$13,080 \$72,000
Trees 2 inch caliper (Understory)	60	EA	\$800.00	\$48,000
Landscape mulch BTOTAL	170	SY	\$10.00	\$1,700 \$699.628
		CONSTRUCT	ION COST TOTAL	\$7,265,91
ONTINGENCIES AND SOFT COSTS			2004.0	A :
			20% Contingency General Conditions	\$1,453,18 \$1,453,18
			Survey	\$20,000
			Geotech Design	\$15,000 \$187,330
			Permitting	\$25,000 \$30,000
	CONTINGEN	CIES AND SO	Bidding + CA OFT COSTS TOTAL	\$30,000
	CONSTRUCTION	TINI O BANG	AND COM	¢10.440-coc
	CONSTRUCTION COSTS, CONT	TINGENCIES	AND SOFT COSTS	<u>\$10,449,606</u>
otes:		- d · · ·	d and the	
Contingency percentages are included in the opinion of cost. The 20% conting	gency accounts for the details ar	na associate	a costs that are yet un	known at a concep
rel estimate.				

The Principle State of the Control	10/10/2022 TEM	QUANTITY	UNIT	COST/UNIT	TOTAL
The Principle	emolition and Site Clearing	QC-11-13			
Test Enterwind					\$2,00 \$10,00
General					\$5,00
					\$43,20
1			LS	\$230,592.00	\$230,59 \$290,79
Contract	rosion Control				
Security		7	AC	\$5,200.00	\$35,82 \$35,82
Section Sect	tilities				
Text Color			-	· ·	\$5,16
# PPC Secretarinements			1	1	\$6,90 \$1,83
Section Sect					\$12,90
Secretary Secr			-		\$2,60
### Part Part Part Part Part Part Part Part		1	LS	\$45,000.00	\$45,00 \$74,39
Entry Name Name 80 59 \$0.00.00 \$4					ψ. 1,00
Parent Warking Fabri 29 Writes 9320 57 \$3,000 52 \$3,000 53		201	65	¢50.00	Ć44.25
Nation: Food 10 Wide Canada games 14908 54 5.0.00 57 5.0.00 57 5.0.00 53 5.0.					\$44,25 \$93,20
Apphale Parking \$8800 \$F\$ \$5.00 \$1.00					\$74,54
Concrete State - Interdeal				-	\$132,22
Server				· · ·	\$184,00 \$8,90
Grover 47 Dignth Subbase for port gravements 2506 SY \$44.00 531					\$246,00
Costantian With alignal Part Pa	Gravel 4" Depth Subbase for ped pavements	2505	SY	\$45.00	\$112,72
Pedestrian Guardral/Atalling (gival) between softball and tenniquarking)		1940			\$38,80
488 F57 \$200.00 \$38 \$200.00 \$38 \$320.00 \$38 \$320.00 \$38 \$320.00 \$38 \$320.00 \$38 \$320.00 \$38 \$320.00 \$39 \$38 \$300.00 \$39 \$38 \$300.00 \$39 \$38 \$300.00 \$39 \$300.00 \$30		rennis/narking) 4400	1		\$10,00 \$502,56
28-30 Featroom			1		\$837,60
3 1 1 1 1 1 1 1 1 1	24'x30' Restroom	·	EA	\$350,000.00	\$700,00
Section					\$60,00
See Lighting (parting & pedestran)					\$92,40 \$50,00
Parts Rules Signage					\$60,00
Interpretive Signage					\$3,20
Trast/Price/cell Receptacles 3 E.A. \$1,00,000 \$1,000 \$2 E.A. \$6,000,00 \$3,0			-	· ·	\$3,00
Water Fountian Widog bow 2 EA \$5,000,00 \$1					\$1,50 \$4,20
Selection Sele					\$12,00
Benthus	Dog Waste Station	2	EA	\$200.00	\$40
S25,000,000 S25 S25,000 S25					\$2,40
				- ' '	\$12,00 \$25,00
1				, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	\$3,310,90
1	vogvom Flomonts				
Tennis/Pickleball Courts Fence		1	LS	\$300,000.00	\$300,00
Temis/Pickleball Courts Light G	Tennis/Pickleball Courts Material	21216			\$254,59
Basketball Court		920	1		\$138,00
Basketball Lights		6300		. ,	\$90,00 \$126,00
1653/330 Multi-Purpose Field Subbase Gravel 1008					\$90,00
165x330' Multi-Purpose Field Lights					\$653,40
Splash Pad (50' dia)		1008	1	· · ·	\$80,64 \$302,50
Splash Pad Pump House 1		1	1		\$956,95
S3,49 S4,00 S20	·	1		- ' '	\$100,00
Sod Grass Sod Grass 103756 SF 52.00 \$200		8000	LS	\$50.00	\$400,00
Sod Grass 103756 SF \$2.00 \$20	UBTUTAL				\$3,492,08
Shrub/Perennial Plantings (parking islands, landscape around entry) 13300 SF \$4.00 \$5.5					J
Bioswale Plantings G700 SF \$40.00 \$26					\$207,51 \$53,20
Detention Basin Plantings S000 SF \$6.00 \$3 Native Meadow 18000 SF \$1.00 \$3 Plant topsoil shrubs 25 CY \$60.00 \$3 Plant topsoil native meadow 218 CY \$60.00 \$3 Trees 4 inch caliper 40 EA \$1,800.00 \$7 Trees 2 inch caliper (Understory) 60 EA \$800.00 \$4 Landscape mulch 70 57 \$10.00 \$3 SUBTOTAL \$7,91 ONTINGENCIES AND SOFT COSTS \$1.58 General Conditions \$1,58 General Condi					\$53,20
Plant topsoil shrubs Plant topsoil native meadow Plant topsoil native plant top			SF	\$6.00	\$30,00
Plant topsoil native meadow Trees 4 inch caliper Trees 2 inch caliper (Understory) Geometric 2 inch caliper (Understory) Geometric 3 inch caliper (Understory) Geometric 3 inch caliper (Understory) Geometric 4 inch caliper (Understory) Geometric 4 inch caliper (Understory) Geometric 5 inch caliper (Understory) Geometric 5 inch caliper (Understory) Geometric 6 inch caliper (Understory) Geometric 6 inch caliper (Understory) Geometric 6 inch caliper (Understory) Geometric 7 inch caliper (Understory) Sylvation 5 inch caliper (Understory) Geometric 6 inch caliper (Understory) Sylvation 6 inch caliper			1	-	\$18,00
Trees 4 inch caliper Trees 2 inch caliper (Understory) Trees 2 inch caliper (Understory) Eadscape mulch Eadscape mulch Trees 2 inch caliper (Understory) Eadscape mulch Trees 2 inch caliper (Understory) Eadscape mulch Trees 2 inch caliper (Understory) Eadscape mulch Eadsca	·				\$1,50 \$13,08
Trees 2 inch caliper (Understory) Landscape mulch DISTOTAL STATE CONSTRUCTION COST TOTAL ST.91 ONTINGENCIES AND SOFT COSTS 20% Contingency Survey Sur			1		\$13,08
STITUTION COST TOTAL CONSTRUCTION COST TOTAL ST.91 CONTINGENCIES AND SOFT COSTS 20% Contingency \$1,58 General Conditions \$1,58 Survey \$2 Survey \$2 Geotech \$1 Design \$18 Permitting \$2 Permitting \$2 CONTINGENCIES AND SOFT COSTS TOTAL \$3,44 CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$11,361, CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$11,361,			1		\$48,00
CONSTRUCTION COST TOTAL \$7,91 ONTINGENCIES AND SOFT COSTS 20% Contingency \$1,58 General Conditions \$1,58 Survey \$2 Survey \$2 Geotech \$1 Design \$18 Design \$218 Design \$3,44 CONTINGENCIES AND SOFT COSTS TOTAL \$3,44 CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$11,361, Otes: 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 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 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 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 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 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 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 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 continue con		170	SY	\$10.00	\$1,70 \$712.99
20% Contingency \$1,58 General Conditions \$1,58 General Conditions \$1,58 Survey \$2 Survey \$2 Survey \$2 Geotech \$1 Geotech \$1 Design \$18 Permitting \$2 General Contingency Contingencies AND SOFT COSTS TOTAL \$3,44 CONTINGENCIES AND SOFT COSTS TOTAL \$3,44 CONTINGENCIES AND SOFT COSTS \$\frac{1}{5}\$11,361, otes: 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 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 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 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 contingency accounts for the details and associated costs that are yet unknown at a 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 contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts			CONSTRUCT	TION COST TOTAL	\$7,916,98
General Conditions \$1,58 Survey \$2 Survey \$2 Geotech \$1 Geotech \$1 Design \$18 Permitting \$2 Bidding + CA \$3 CONTINGENCIES AND SOFT COSTS TOTAL \$3,44 CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$11,361, otes: 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 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 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 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 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 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 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 continue to the continue	ONTINGENCIES AND SOFT COSTS			200/ Contin	ć4 F02 24
Survey \$2 Geotech \$1 Geotech \$1 Design \$18 Permitting \$2 Bidding + CA \$3 CONTINGENCIES AND SOFT COSTS TOTAL \$3,44 CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$11,361, otes: 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 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 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 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 contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown at a contingency accounts for the details and associated costs that are yet unknown a			Execution of the Control of the Cont		\$1,583,39 \$1,583,39
Design \$18 Permitting \$2 Bidding + CA \$3 CONTINGENCIES AND SOFT COSTS TOTAL \$3,44 CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$11,361, Otes: 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 contingency percentages.				Survey	\$20,00
Permitting \$2 Bidding + CA \$3 CONTINGENCIES AND SOFT COSTS TOTAL \$3,44 CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$11,361, otes: 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 contingency percentages.					\$15,00 \$187.33
CONTINGENCIES AND SOFT COSTS TOTAL \$3,44 CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$11,361, otes: 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 contingency percentages.					\$187,33 \$25,00
CONTINGENCIES AND SOFT COSTS TOTAL \$3,44 CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$11,361, otes: 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 contingency percentages.					\$30,00
otes: 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 co		CONTINGE	NCIES AND SO		\$3,444,12
. 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 co		CONSTRUCTION COSTS, COI	NTINGENCIES	AND SOFT COSTS	<u>\$11,361,115</u>
	vel estimate.		and associate	ed costs that are yet u	inknown at a conce
Costs given assume that all improvements will be made under contract with a qualified contractor. Cost opinions are based on industry experience and the CONSULTANT is not responsible for changes in market conditions that affect construction, material of			laa ee leer	- 11-1-10	



Pond & Company

Responsive People. Real Partners.

Architects Engineers Constructors 3500 Parkway Lane Suite 500 Peachtree Corners, GA 30092 P 678.336.7740 F 678.336.7744 www.pondco.com

September 13, 2022

Mr. Brent Walker City of Dunwoody, GA 4800 Ashford Dunwoody Road Dunwoody, GA 30080

Re: Change Order 2 for IWQ 21-01 Park Master Plan Services for 5435 Roberts Drive and 4809/4819 Vermack Road

Mr. Walker,

Pond & Company (Pond) requests a change order in the amount listed below to finalize the parks master plan effort for 5435 Roberts Drive and 4809/4819 Vermack Road, due to additional concept requests by City Council and as a result an extension of the project schedule and final plan refinement.

The additional included tasks are:

Three total concepts with three different field sizes and cost opinions, including wall ramifications and concept level costs.

- o Option A, current concept
- o Option B, 165x300 field size
- Option C, 165x330 field size

Incorporate ADA/sensory playground imagery with updates to plan labels.

Provide Council presentation agenda package submittal (September 28 for review, due September 30) and review and one (1) round of edits.

Present to City Council on October 10.

Final updated plan and cost opinion incorporating Council's comments.

FEE STRUCTURE

The following lump sum fee includes professional design services and all project related expenses to complete the scope of work outlined above:

Change Order 2	\$6300.00
Grand Total:	\$6,300.00

Please let me know if you have any questions and thank you again for your trust in our firm. Please review and sign below.

Downtown Park Improvements: Concept Design p2 of 2

Aubrey Sabba, PLA, ASLA, LEED AP
Project Manager | PLACE
404.748.4738
sabbaa@pondco.com

ACCEPTED BY: BY SIGNING BELOW THE UNDERSIGNED REPRESENTS THAT HE/SHE IS DULY AUTHORIZED TO EXECUTE THIS BINDING AGREEMENT ON BEHALF OF THE CLIENT.

Signature:

Printed Name & Title:

Date:

Sincerely,