

To: Mayor and City Council

From: Brent Walker, Parks and Recreation Director

Date: October 10, 2022

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

### **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 6<sup>th</sup> 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

# Project History

Roberts Drive

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.

Vermack Road

10/2/2021

Initial Concepts (2)



12/6/2021

Draft Master Plan



2/14/2022

Updated Master Plan

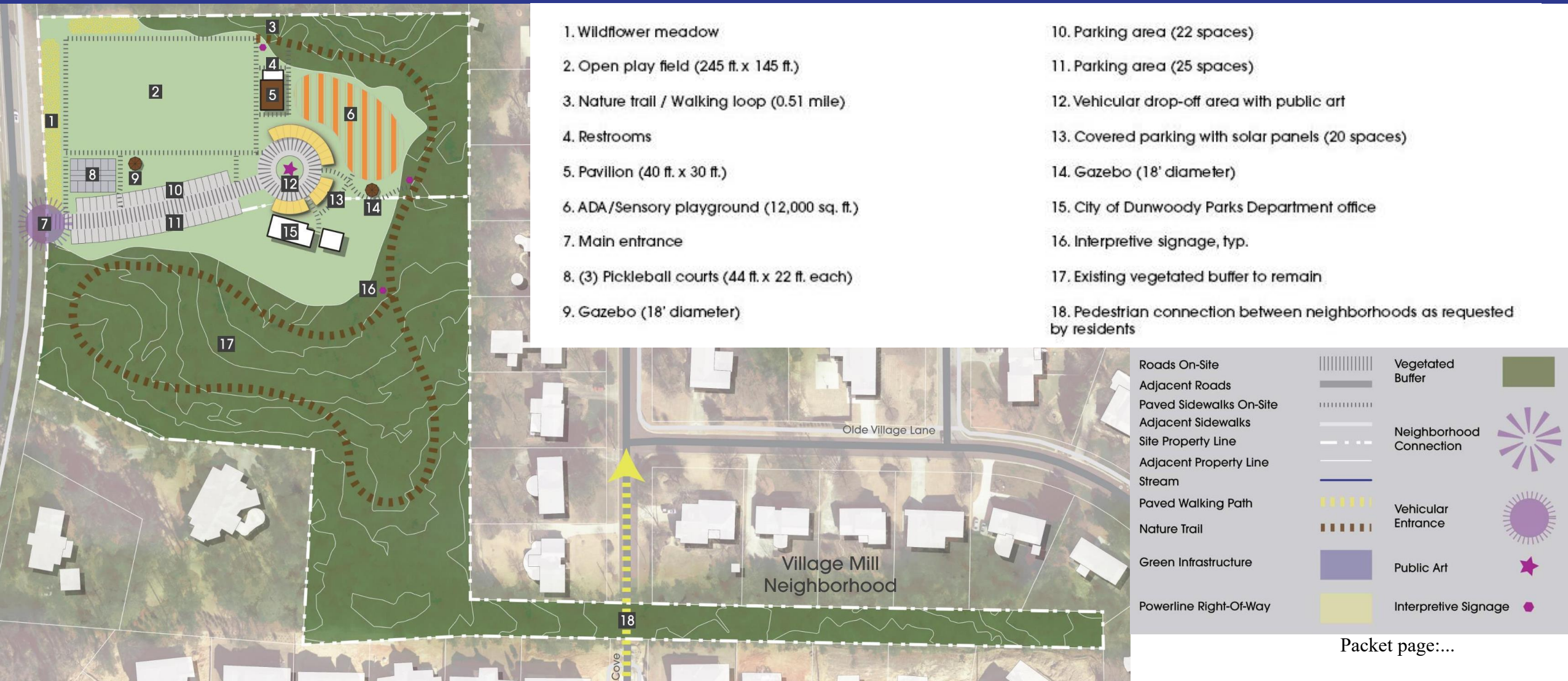


10/10/2022

Utility cost update only.



# 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		<b>67</b>	<b>30% for walking and biking</b>

# 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
<b>Total Project Cost:</b>	<b>\$4,327,474.00</b>

# 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

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

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 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. ft.)
24. Neighborhood pedestrian connection
25. Existing vegetated buffer to remain



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

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

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. ft.)
24. Neighborhood pedestrian connection
25. Existing vegetated buffer to remain

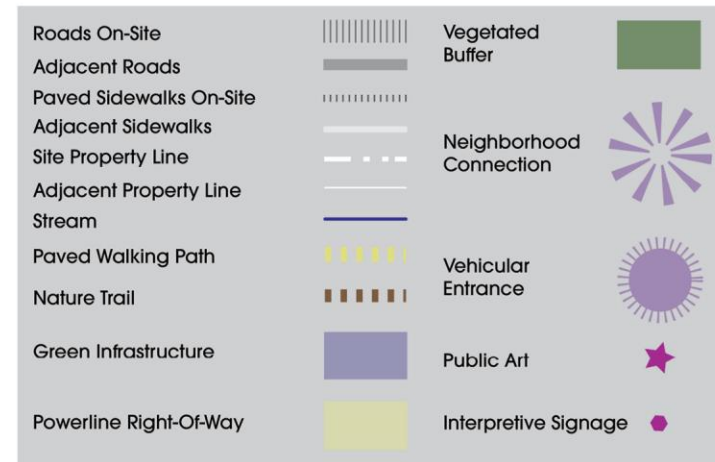


# Roberts – Updated Master Plan 10/10/22

## 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.)
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15. Parking area (100 spaces) with green infrastructure
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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. ft.)
24. Neighborhood pedestrian connection
25. Existing vegetated buffer to remain



# 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		<b>78</b>	<b>30% for walking and biking</b>

# 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:	\$7,618,596.00	\$7,265,912.00	\$7,916,989.00
• 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:	<b>\$540,000.00</b>	\$594,000.00	<b>\$653,400.00</b>
• 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 PARK IMPROVEMENTS CONCEPT OPINION OF PROBABLE COST							
City of Dunwoody							
Prepared by Pond & Company							
10/10/2022					COST		
ITEM				QUANTITY	UNIT	COST/UNIT	TOTAL
Demolition and Site Clearing							
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				2	AC	\$14,400.00	\$28,800.00
Driveway Demolition				6800	SF	\$1.00	\$6,800.00
Grading Complete				1	LS	\$87,010.00	\$87,010.00
SUBTOTAL							\$139,610.00
Erosion Control							
E&S Control				4	AC	\$5,200.00	\$20,488.00
SUBTOTAL							\$20,488.00
Utilities							
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	\$610.00	\$1,830.00
4" PVC Sewer Lateral				322	LF	\$12.00	\$3,864.00
6" PVC Sewer/connection				139	LF	\$20.00	\$2,780.00
Sewer Cleanouts				3	EA	\$500.00	\$1,500.00
Sewer manhole				2	EA	\$5,000.00	\$10,000.00
Septic Tank Demolition				1	LS	\$10,000.00	\$10,000.00
Water connection/tap/meter/backflow preventer				1	LS	\$2,600.00	\$2,600.00
1" PVC water				140	LF	\$8.00	\$1,120.00
Drainage				1	LS	\$45,000.00	\$45,000.00
SUBTOTAL							\$88,354.00
Hardscape + Furnishings							
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	\$60.00	\$148,920.00
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	\$60,000.00	\$60,000.00
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
SUBTOTAL							\$1,166,605.00
Program Elements							
Pickleball Hardscape Material				2640	SF	\$12.00	\$31,680.00
Pickleball Hardscape Fence (black vinyl chainlink fence)				208	LF	\$150.00	\$31,200.00
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)				2000	LS	\$260.00	\$520,000.00
SUBTOTAL							\$1,313,930.00
Landscape							
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
SUBTOTAL							\$258,351.00
CONSTRUCTION COST TOTAL							\$2,987,338.00
CONTINGENCIES AND SOFT COSTS							
						20% Contingency	\$597,468.00
						General Conditions	\$597,468.00
						Survey	\$10,000.00
						Geotech	\$10,000.00
						Design	\$80,200.00
						Permitting	\$20,000.00
						Bidding + CA	\$25,000.00
CONTINGENCIES AND SOFT COSTS TOTAL							\$1,340,136.00
CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS							\$4,327,474.00

ROBERTS DRIVE PARK IMPROVEMENTS CONCEPT OPINION OF PROBABLE COST - OPTION A - MULTI-USE FIELD SIZE (300'X150')							
<b>City of Dunwoody</b>							
Prepared by Pond & Company							
10/10/2022				COST			
ITEM				QUANTITY	UNIT	COST/UNIT	TOTAL
Demolition and Site Clearing							
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	\$14,400.00	\$43,200.00
Grading Complete				1	LS	\$221,901.00	\$221,901.00
SUBTOTAL							\$282,101.00
Erosion Control							
E&S Control				7	AC	\$5,200.00	\$35,828.00
SUBTOTAL							\$35,828.00
Utilities							
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	\$610.00	\$1,830.00
6" PVC Sewer/connection				645	LF	\$20.00	\$12,900.00
Water connection/tap/meter/backflow preventer				1	LS	\$2,600.00	\$2,600.00
Drainage				1	LS	\$45,000.00	\$45,000.00
SUBTOTAL							\$74,390.00
Hardscape + Furnishings							
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				36800	SF	\$5.00	\$184,000.00
Concrete Stairs + Handrail				445	LF	\$20.00	\$8,900.00
Gravel 6" Depth Subbase for vehicular pavements				4100	SY	\$60.00	\$246,000.00
Gravel 4" Depth Subbase for ped pavements				2350	SY	\$45.00	\$105,750.00
Concrete Gutter 18"				1940	LF	\$20.00	\$38,800.00
Crosswalk with signal				2	LS	\$5,000.00	\$10,000.00
Pedestrian Guardrail/Railing (@wall between softball and tennis/parking)				3836	FSF	\$120.00	\$460,320.00
48" avg concrete wall (integral color, score jointing, finish - 1 face)				3836	FSF	\$200.00	\$767,200.00
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
SUBTOTAL							\$3,182,610.00
Program Elements							
Concession				1	LS	\$300,000.00	\$300,000.00
Tennis/Pickleball Courts Material				21216	SF	\$12.00	\$254,592.00
Tennis/Pickleball Courts Fence (black vinyl chainlink fence)				920	LF	\$150.00	\$138,000.00
Tennis/Pickleball Courts Light				6	EA	\$15,000.00	\$90,000.00
Basketball Court				8400	SF	\$20.00	\$168,000.00
Basketball Lights				6	EA	\$15,000.00	\$90,000.00
150'x300' Multi-Purpose Field (Artificial Turf)				45000	SF	\$12.00	\$540,000.00
150'x300' Multi-Purpose Field Subbase Gravel				833	CY	\$80.00	\$66,640.00
150'x300' Multi-Purpose Field Lights				1	LS	\$250,000.00	\$250,000.00
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
SUBTOTAL							\$3,354,187.00
Landscape							
Sod Grass				92000	SF	\$2.00	\$184,000.00
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				18000	SF	\$1.00	\$18,000.00
Plant topsoil shrubs				25	CY	\$60.00	\$1,500.00
Plant topsoil native meadow				218	CY	\$60.00	\$13,080.00
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
SUBTOTAL							\$689,480.00
CONSTRUCTION COST TOTAL							\$7,618,596.00
CONTINGENCIES AND SOFT COSTS							
					20% Contingency		\$1,523,719.00
					General Conditions		\$1,523,719.00
					Survey		\$20,000.00
					Geotech		\$15,000.00
					Design		\$187,330.00
					Permitting		\$25,000.00
					Bidding + CA		\$30,000.00
CONTINGENCIES AND SOFT COSTS TOTAL							\$3,324,768.00
CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS							\$10,943,364.00
Notes:							
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.							

ROBERTS DRIVE PARK IMPROVEMENTS CONCEPT OPINION OF PROBABLE COST - OPTION B - MULTI-USE FIELD (300' X 165')							
City of Dunwoody							
Prepared by Pond & Company							
10/10/2022							
ITEM		QUANTITY	UNIT	COST		TOTAL	
Demolition and Site Clearing							
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	\$14,400.00		\$43,200.00	
Grading Complete		1	LS	\$211,629.00		\$211,629.00	
SUBTOTAL						\$271,829.00	
Erosion Control							
E&S Control		7	AC	\$5,200.00		\$35,828.00	
SUBTOTAL						\$35,828.00	
Utilities							
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	\$610.00		\$1,830.00	
Sewer/connection		645	LF	\$20.00		\$12,900.00	
Water connection/tap/meter/backflow preventer		1	LS	\$2,600.00		\$2,600.00	
Drainage		1	LS	\$45,000.00		\$45,000.00	
SUBTOTAL						\$74,390.00	
Hardscape + Furnishings							
Entry Plaza Pavers		885	SF	\$50.00		\$44,250.00	
Paved Walking Path 10' Wide		9320	SF	\$10.00		\$93,200.00	
Nature Trail 10' Wide (crushed granite)		14909	SF	\$5.00		\$74,545.00	
Concrete Sidewalks 6' Wide		13494	SF	\$10.00		\$134,940.00	
Asphalt Parking		36800	SF	\$5.00		\$184,000.00	
Concrete Stairs + Handrail		445	LF	\$20.00		\$8,900.00	
Gravel 6" Depth Subbase for vehicular pavements		4100	SY	\$60.00		\$246,000.00	
Gravel 4" Depth Subbase for ped pavements		2535	SY	\$45.00		\$114,075.00	
Concrete Gutter 18"		1940	LF	\$20.00		\$38,800.00	
Crosswalk with signal		2	LS	\$5,000.00		\$10,000.00	
Pedestrian Guardrail/Railing (@wall between softball and tennis/parking)		2536	FSF	\$120.00		\$304,320.00	
48" avg concrete wall (integral color, score jointing, finish - 1 face)		2536	FSF	\$200.00		\$507,200.00	
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	
SUBTOTAL						\$2,786,330.00	
Program Elements							
Concession		1	LS	\$300,000.00		\$300,000.00	
Tennis/Pickleball Courts Material		21216	SF	\$12.00		\$254,592.00	
Tennis/Pickleball Courts Fence		920	LF	\$150.00		\$138,000.00	
Tennis/Pickleball Courts Light		6	EA	\$15,000.00		\$90,000.00	
Basketball Court		6300	SF	\$20.00		\$126,000.00	
Basketball Lights		6	EA	\$15,000.00		\$90,000.00	
165'x300' Multi-Purpose Field (Artificial Turf)		49500	SF	\$12.00		\$594,000.00	
165'x300' Multi-Purpose Field Subbase Gravel		917	CY	\$80.00		\$73,360.00	
165'x300' Multi-Purpose Field Lights		1	LS	\$275,000.00		\$275,000.00	
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	
SUBTOTAL						\$3,397,907.00	
Landscape							
Sod Grass		97074	SF	\$2.00		\$194,148.00	
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		18000	SF	\$1.00		\$18,000.00	
Plant topsoil shrubs		25	CY	\$60.00		\$1,500.00	
Plant topsoil native meadow		218	CY	\$60.00		\$13,080.00	
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	
SUBTOTAL						\$699,628.00	
CONSTRUCTION COST TOTAL						\$7,265,912.00	
CONTINGENCIES AND SOFT COSTS							
				20% Contingency		\$1,453,182.00	
				General Conditions		\$1,453,182.00	
				Survey		\$20,000.00	
				Geotech		\$15,000.00	
				Design		\$187,330.00	
				Permitting		\$25,000.00	
				Bidding + CA		\$30,000.00	
CONTINGENCIES AND SOFT COSTS TOTAL						\$3,183,694.00	
CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS						\$10,449,606.00	
Notes:							
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.							



ROBERTS DRIVE PARK IMPROVEMENTS CONCEPT OPINION OF PROBABLE COST - OPTION C MULTI-USE FIELD SIZE (330'X165')							
City of Dunwoody							
Prepared by Pond & Company							
10/10/2022							
ITEM		QUANTITY	UNIT	COST		TOTAL	
Demolition and Site Clearing							
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	\$14,400.00		\$43,200.00	
Grading Complete		1	LS	\$230,592.00		\$230,592.00	
SUBTOTAL \$290,792.00							
Erosion Control							
E&S Control		7	AC	\$5,200.00		\$35,828.00	
SUBTOTAL \$35,828.00							
Utilities							
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	\$610.00		\$1,830.00	
6" PVC Sewer/connection		645	LF	\$20.00		\$12,900.00	
Water connection/tap/meter/backflow preventer		1	LS	\$2,600.00		\$2,600.00	
Drainage		1	LS	\$45,000.00		\$45,000.00	
SUBTOTAL \$74,390.00							
Hardscape + Furnishings							
Entry Plaza Pavers		885	SF	\$50.00		\$44,250.00	
Paved Walking Path 10' Wide		9320	SF	\$10.00		\$93,200.00	
Nature Trail 10' Wide (crushed granite)		14909	SF	\$5.00		\$74,545.00	
Concrete Sidewalks 6' Wide		13222	SF	\$10.00		\$132,220.00	
Asphalt Parking		36800	SF	\$5.00		\$184,000.00	
Concrete Stairs + Handrail		445	LF	\$20.00		\$8,900.00	
Gravel 6" Depth Subbase for vehicular pavements		4100	SY	\$60.00		\$246,000.00	
Gravel 4" Depth Subbase for ped pavements		2505	SY	\$45.00		\$112,725.00	
Concrete Gutter 18"		1940	LF	\$20.00		\$38,800.00	
Crosswalk with signal		2	LS	\$5,000.00		\$10,000.00	
Pedestrian Guardrail/Railing (@wall between softball and tennis/parking)		4188	FSF	\$120.00		\$502,560.00	
48" avg concrete wall (integral color, score jointing, finish - 1 face)		4188	FSF	\$200.00		\$837,600.00	
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	
SUBTOTAL \$3,310,900.00							
Program Elements							
Concession		1	LS	\$300,000.00		\$300,000.00	
Tennis/Pickleball Courts Material		21216	SF	\$12.00		\$254,592.00	
Tennis/Pickleball Courts Fence		920	LF	\$150.00		\$138,000.00	
Tennis/Pickleball Courts Light		6	EA	\$15,000.00		\$90,000.00	
Basketball Court		6300	SF	\$20.00		\$126,000.00	
Basketball Lights		6	EA	\$15,000.00		\$90,000.00	
165'x330' Multi-Purpose Field (Artificial Turf)		54450	SF	\$12.00		\$653,400.00	
165'x330' Multi-Purpose Field Subbase Gravel		1008	CY	\$80.00		\$80,640.00	
165'x330' Multi-Purpose Field Lights		1	LS	\$302,500.00		\$302,500.00	
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	
SUBTOTAL \$3,492,087.00							
Landscape							
Sod Grass		103756	SF	\$2.00		\$207,512.00	
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		18000	SF	\$1.00		\$18,000.00	
Plant topsoil shrubs		25	CY	\$60.00		\$1,500.00	
Plant topsoil native meadow		218	CY	\$60.00		\$13,080.00	
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	
SUBTOTAL \$712,992.00							
CONSTRUCTION COST TOTAL \$7,916,989.00							
CONTINGENCIES AND SOFT COSTS							
				20% Contingency		\$1,583,398.00	
				General Conditions		\$1,583,398.00	
				Survey		\$20,000.00	
				Geotech		\$15,000.00	
				Design		\$187,330.00	
				Permitting		\$25,000.00	
				Bidding + CA		\$30,000.00	
CONTINGENCIES AND SOFT COSTS TOTAL \$3,444,126.00							
CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$11,361,115.00							
Notes:							
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.							



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Peachtree Corners, GA 30092

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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.

- Option A, current concept
- 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.

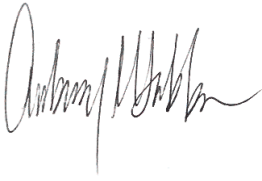
#### FEE STRUCTURE

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
<b>Grand Total:</b>	<b>\$6,300.00</b>

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

Sincerely,



Aubrey Sabba, PLA, ASLA, LEED AP  
Project Manager | PLACE  
404.748.4738  
[sabbaa@pondco.com](mailto:sabbaa@pondco.com)



Andrew Kohr, Associate Principal, PLA, ASLA  
Project Director | PLACE  
404.556.8758  
[kohra@pondco.com](mailto:kohra@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: \_\_\_\_\_