

To: Mayor and City Council

From: Brent Walker, Parks and Recreation Director

Date: October 24, 2022

Re: Park Master Plan for 5435 Roberts Dr.

Action

Approve the master plan for the park located at 5435 Roberts Dr.

Summary

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

Details

The City began the master planning process for the park property in July 2021. Since that time, staff has held several public meetings and engaged the community through a robust public engagement process. The updated plan was presented to Council at the October 10th Council meeting. Based on the direction provided from Council, revisions were made to reflect those requests. The updated draft concept is attached to this memorandum. An opinion of probable cost for construction is also included for Council's consideration.

Recommendation

Staff request that Council approve the park master plan for 5435 Roberts Dr.



Roberts Drive Park Master Plan

10/24/2022 City Council Presentation

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.

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



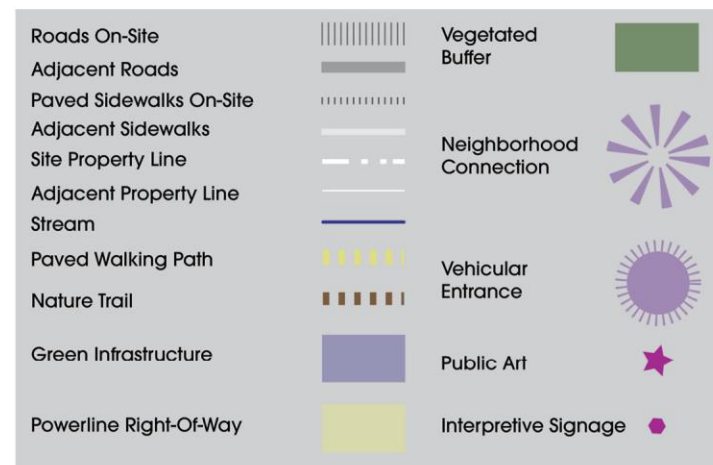
Roberts – Updated Master Plan 10/24/22

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 with tic marks for multiple sports (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 (106 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 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
Multi-use field	10 spots/team	40	4 younger teams
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>151</u>	
Reduction		106	30% for walking and biking

Roberts – Cost Opinion Summaries

Items	Option B
• Demolition + Site Clearing:	\$271,829.00
• Erosion Control:	\$35,828.00
• Utilities:	\$74,390.00
• Hardscape + Furnishings:	\$2,786,330.00
• Program Elements:	\$3,397,907.00
• Landscape:	\$699,628.00
• Construction Total:	\$7,265,912.00
• Contingencies/Soft Costs:	\$3,183,694.00
• Total Project Cost:	\$10,449,606.00

Roberts – Itemized Program Elements

Program Elements

- Softball:
- Batting Cages:
- Tennis/Pickleball:
- Basketball:
- 150'x300' Multi-Purpose Field:
- Splash Pad/Pump House:
- Playground:

Option B

Not in option.

Not in option.

\$254,592.00

\$126,000.00

\$594,000.00

\$1,056,955.00

\$400,000.00

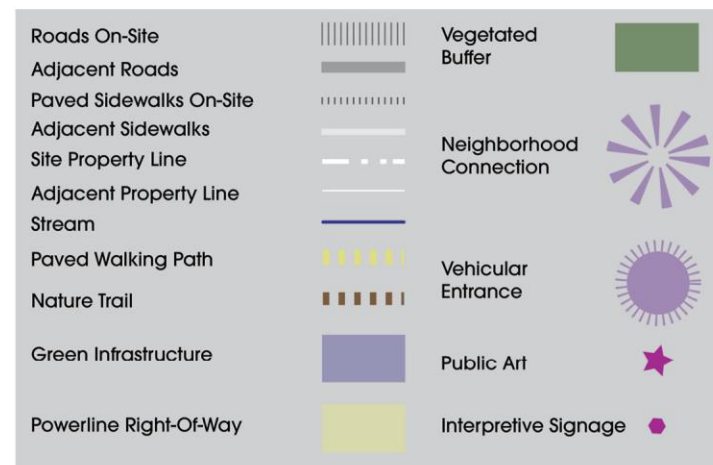
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ROBERTS DRIVE PARK IMPROVEMENTS CONCEPT OPINION OF PROBABLE COST - OPTION B - MULTI-USE FIELD (300' X 165')							
City of Dunwoody							
Prepared by Pond & Company							
10/10/2022							
ITEM		QUANTITY	UNIT	COST		TOTAL	
Demolition and Site Clearing							
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.							