

To: Mayor and City Council

From: Brent Walker, Parks and Recreation Director

Date: October 24, 2022

Re: Park Master Plan for 4809/4819 Vermack Rd.

Action

Approve the master plan for the park located at 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 Vermack Rd. 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 Council approve the park master plan for 4809/4819 Vermack Rd.



Vermack Road Park Master Plan

10/24/2022 City Council Presentation

Project History

10/2/2021

Initial Concepts (2)



10/10/2022

Utility cost update and neighborhood connector trail discussion

12/6/2021

Draft Master Plan

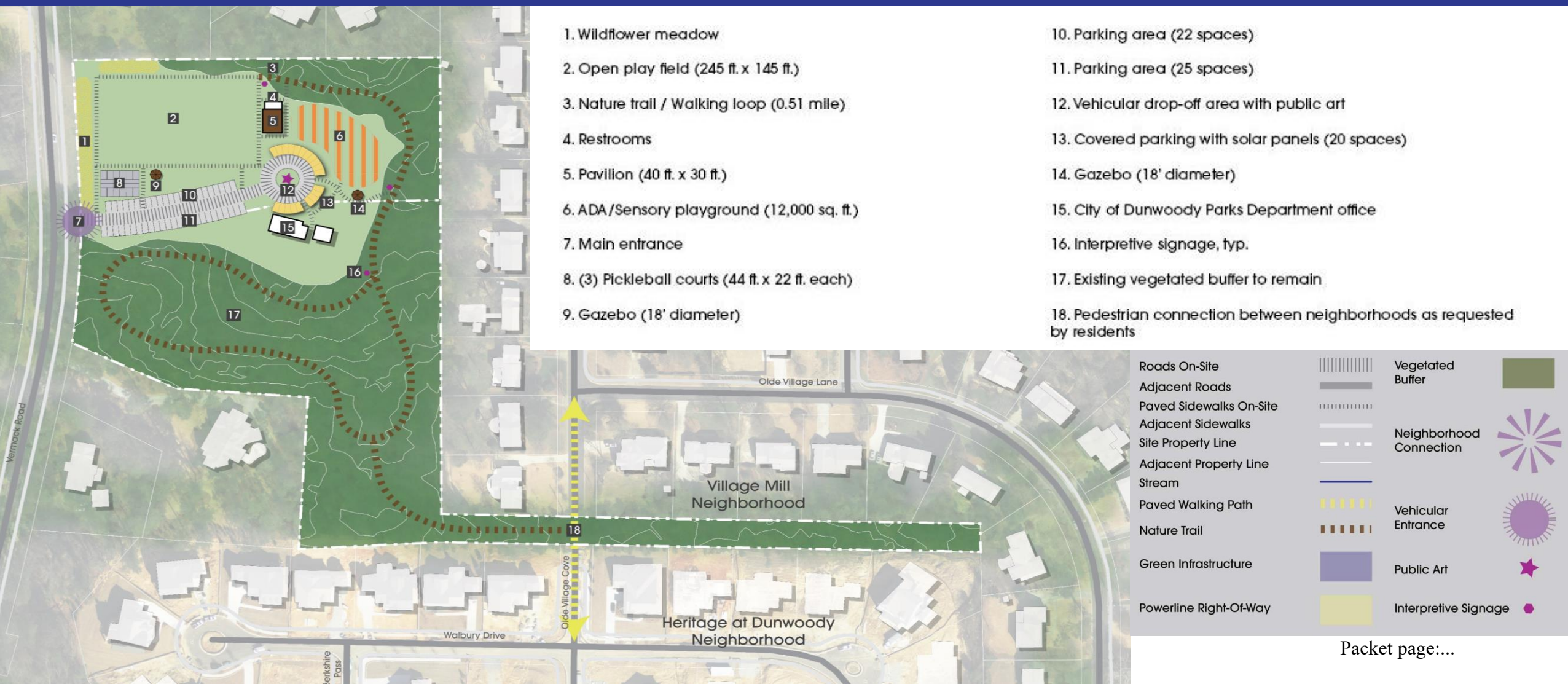


2/14/2022

Updated Master Plan



Vermack – Updated Master Plan 10/24/2022



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.

Neighborhood connector trail added.

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

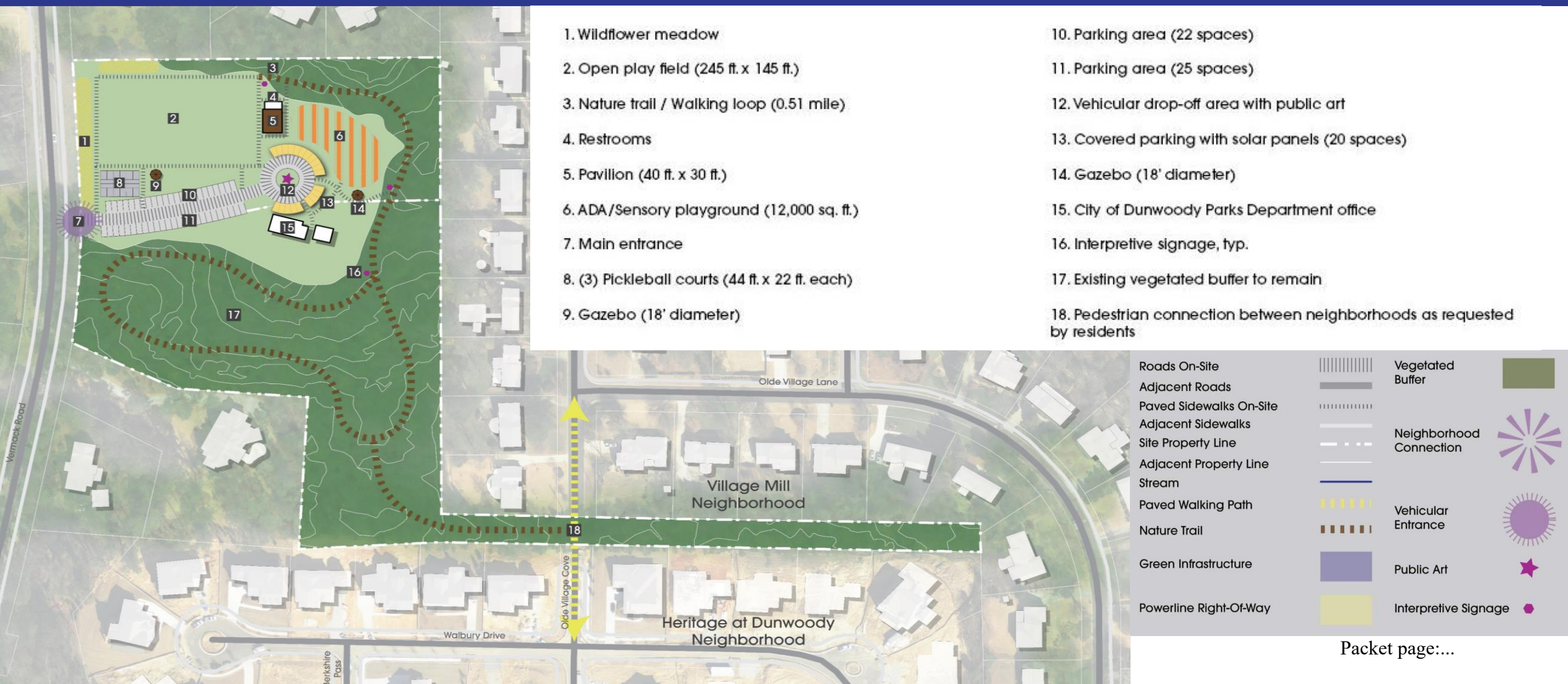
Vermack – Itemized Program Elements

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.

Vermack – Updated Master Plan 10/10/2022



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