

To: Mayor and City Council

From: Brent Walker, Parks and Recreation Director

Date: September 6, 2022

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

Action

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

Summary

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

Details

The City began the master planning process for the two new park properties in July 2021. Since that time, staff has held several public meetings and engaged the community through a robust public engagement process. The opinions received have been thoughtfully reviewed and several changes have been made to the previous drafts to accommodate many of the public's concerns. A summary of the data collection process and the updated draft concepts based on this input are attached to this memorandum. An opinion of probable cost for construction is also included for Council's consideration.

Recommendation

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



Vermack Road + Roberts Drive Parks Master Plans

09/06/2022 City Council Presentation

Agenda

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

Progress / Schedule

- 9/9/2021: Public Input Food Truck Thursday
- 10/2/2021: On Site Public meetings
- 12/6/2021: City Hall Open House
- 12/6/2021 to 12/19/2021: Online Community Open House
- 9/06/2022: City Council Master Plan Presentation for Final Approval

Project History

Roberts Drive

10/2/2021

Initial Concepts (2)



12/6/2021

Draft Master Plan



2/14/2022

Draft Master Plan



9/6/2022

Updated Master Plan



Vermack Road

10/2/2021

Initial Concepts (2)



12/6/2021

Draft Master Plan



9/6/2022

Updated Master Plan



Vermack Road and Roberts Drive Parks Online Community Open House

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

Vermack Road Feedback

82 total comments

Major Themes:

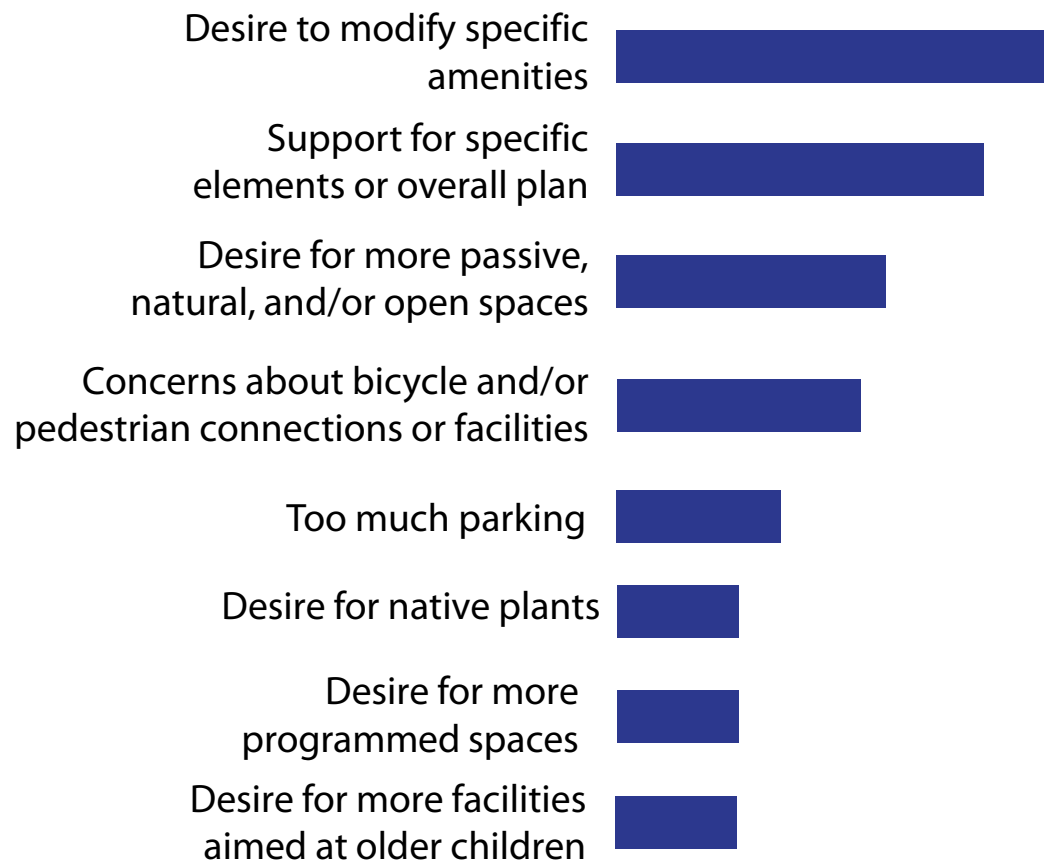
- Concern for bicycle and pedestrian access or facilities
 - Safe crossing opportunities
 - Extension of proposed walking trail
- Desire for more passive space
 - Split on open field or truly passive, undeveloped space
- General support of overall proposed layout



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

Vermack Road Feedback

Major Themes by Total Mentions:

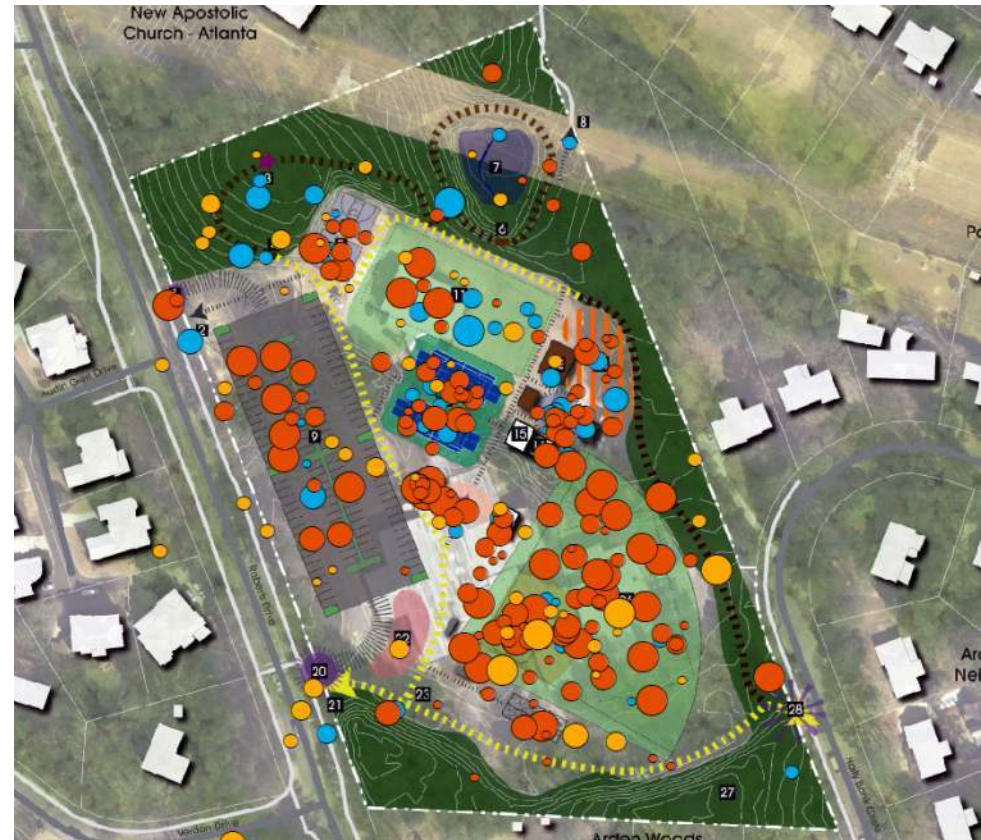


Roberts Drive Feedback

270 total comments

Major Themes:

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

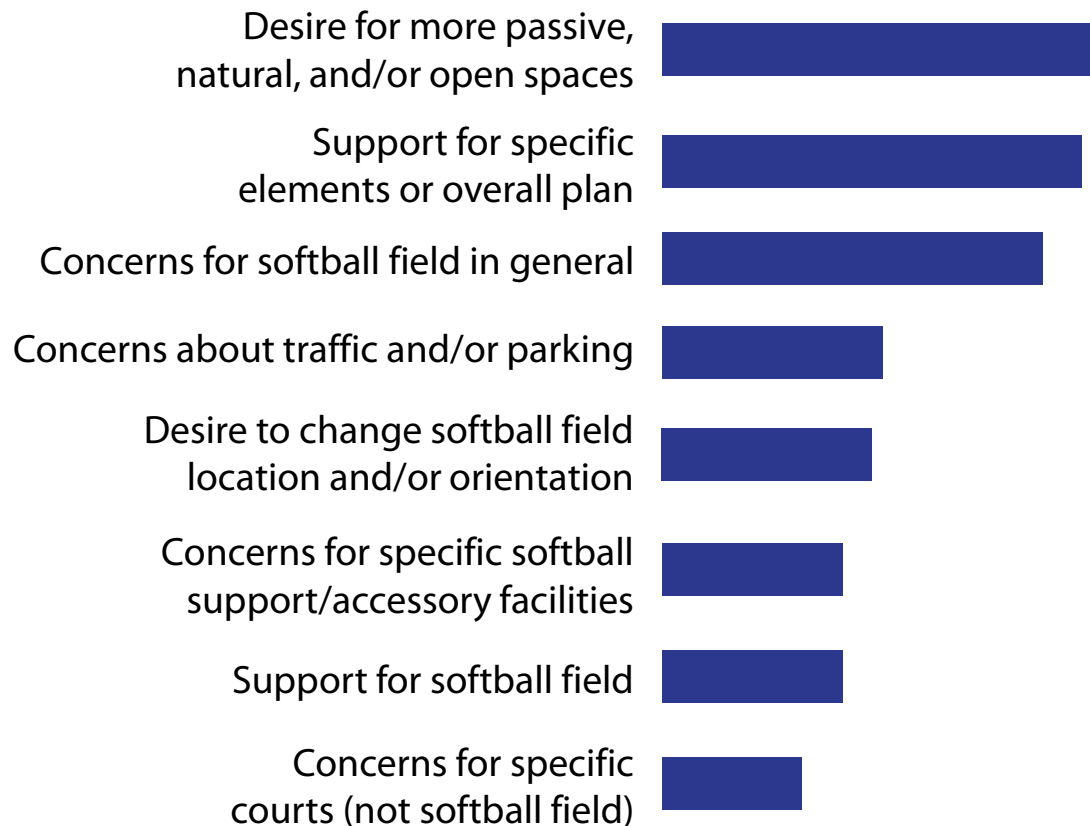


Comment Type ● Ideas or Suggestions ● Make a Comment ● Something I Like

Voting Score ○ ≤0 ○ 2 ○ 5 ○ 8 ○ ≥10

Roberts Drive Feedback

Major Themes by Total Mentions:

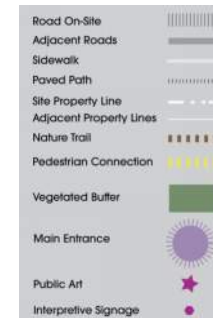


Vermack – Updated Master Plan 9/06/2022



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

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



Vermack – Summary of Changes

12/6/2021 Draft Master Plan



9/06/2022 Updated Master Plan



[Vermack Road Summary of Design Changes](#)

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

Vermack Master Plan Programming Summary

Programming	Parking Guideline	Parking Provided	Assumptions
Parks Facility		8	Office Parking
Overflow Parking		16	Overflow for adjacent facilities
5-10 acre park	1/first 2 ac, 1/1 add'l ac	9	9.3 acre park
Open Play (35,525 sf)	1/1000 sf	36	
Children's 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

Roberts – Updated Master Plan 9/06/2022



1. Public art, typ.
2. Interpretive green infrastructure and trail
3. Neighborhood paved connector path
4. Nature trail/ walking loop (0.42 mile)
5. Interpretive signage, typ.
6. Overlook - interpretive green infrastructure
7. (2) Tennis (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 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 playground (2-12 YO, 8,000 sq. ft.)
24. Neighborhood pedestrian connection
25. Existing vegetated buffer to remain



Roberts – Summary of Changes

2/14/2022 Draft Master Plan



9/06/2022 Updated Master Plan



Roberts Drive Summary of Design Changes

Draft Master Plan	Updated Master Plan
(1) basketball court was located in the middle of the park.	The courts were changed into (1) full-sized basketball court and (2) half-sized basketball courts located in the northwest area of the park.
The softball field was a 250 ft. adult field in the northeast corner.	The softball field was removed from the concept.
The tennis courts were oriented northwest/southeast and located adjacent to the softball field.	The tennis courts were shifted to the east side of the park adjacent to the pickle ball courts.
Parking bisected the middle of the site; generally an east-west layout.	The parking was shifted south along Roberts Drive.
The open play field, splash pad and supporting facilities, and playground were located in the southern area of the park.	The open play field, splash pad and supporting facilities, and playground were relocated to the southern portion of the park.
The vegetated buffer was unchanged between concepts.	The vegetated buffer was unchanged between concepts.
The entry plaza, concession stand, and restroom facility were located south of the tennis courts and west of the softball field.	The entry plaza, concession stand, and restroom facility were rotated to be parallel with the parking and remained in the center of the park.
No wildflower plantings were included in the concept.	Wildflower plantings were added along the walking loop.
The concept did not include interpretive signage.	Interpretive signage was added throughout the site.

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	44	10 per team/20 total
Tot Playground	50 sf/tot, 33 sf/infant	5	2,000 sf/40 tots; 20 families
Children's 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>135</u>	
Reduction		95	30% for walking and biking

Cost Opinion Summaries

Roberts

- Demolition + Site Clearing: \$242,125.00
- Erosion Control: \$35,828.00
- Utilities: \$136,281.00
- Hardscape + Furnishings: \$2,123,935.00
- Program Elements: \$3,107,935.00
- Landscape: \$689,480.00
- Construction Total: \$6,335,584.00
- Contingencies/Soft Costs: \$2,811,564.00

Total Project Cost: \$9,147,148.00

Vermack

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

Total Project Cost: \$3,887,821.50

Itemized Program Elements

Roberts Program Elements

- Tennis/Pickleball: \$472,500
- Basketball: \$174,000
- 150'x300' Multi-Purpose Field: \$704,480
- Splash Pad/Pump House: \$1,056,955
- Playground: \$400,000

Vermack Program Elements

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

Next Steps

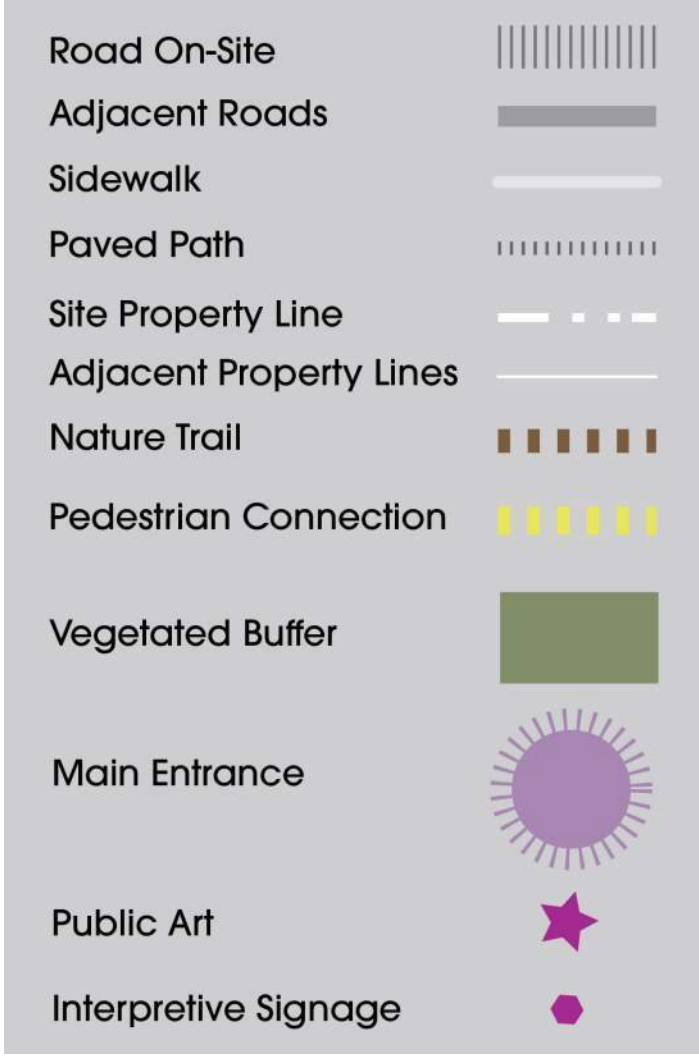
- Final plan edits incorporating Council feedback
- October 10th – present final plans for further discussion or Council approval

MASTER PLAN CONCEPT - 4809/4819 VERMACK ROAD

CONCEPT



Total Parking = 67 spaces
Total Park Acreage = 9.3 ac



- 1. Wildflower meadow
- 2. Open play field (245 ft. x 145 ft.)
- 3. Nature trail / Walking loop (0.51 mile)
- 4. Restrooms
- 5. Pavilion (40 ft. x 30 ft.)
- 6. Sensory playground (6-12 YO children, 12,000 sq. ft.)
- 7. Main entrance
- 8. (3) Pickleball courts (44 ft. x 22 ft. each)
- 9. Gazebo (18' diameter)
- 10. Parking area (22 spaces)
- 11. Parking area (25 spaces)
- 12. Vehicular drop-off area with public art
- 13. Covered parking with solar panels (20 spaces)
- 14. Gazebo (18' diameter)
- 15. City of Dunwoody Parks Department office
- 16. Interpretive signage, typ.
- 17. Existing vegetated buffer to remain
- 18. Pedestrian connection between neighborhoods as requested by residents

EXAMPLE IMAGES



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

Vermack Road Park
Opinion of Probable Cost

#12.
2/2/2022

VERMACK ROAD PARK IMPROVEMENTS CONCEPT OPINION OF PROBABLE COST							
City of Dunwoody							
Prepared by Pond & Company							
2/2/2022							
				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	\$5,000.00	\$10,000.00
Tree Removal				1	LS	\$5,000.00	\$5,000.00
Clearing/Grubbing + Site Prep				2	AC	\$14,375.00	\$28,750.00
Driveway Demolition				6800	SF	\$1.00	\$6,800.00
Grading Complete				1	LS	\$78,000.00	\$78,000.00
SUBTOTAL							\$130,550.00
Erosion Control							
E&S Control				4	AC	\$5,175.00	\$20,389.50
SUBTOTAL							\$20,389.50
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	\$607.00	\$1,821.00
Sewer/connection				140	LF	\$60.00	\$8,400.00
Water connection/tap/meter/backflow preventer				140	LF	\$60.00	\$8,400.00
Drainage				1	LS	\$25,000.00	\$25,000.00
SUBTOTAL							\$53,281.00
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	\$57.50	\$142,715.00
Gravel 4" Depth Subbase for ped pavements				2980	SY	\$45.00	\$134,100.00
Concrete Gutter 18"				1108	LF	\$20.00	\$22,160.00
13'x27' Restroom, Prefab, Turnkey				1	EA	\$300,000.00	\$300,000.00
30'x40' Pavilion				1	EA	\$92,400.00	\$92,400.00
18' Gazebo				2	EA	\$30,000.00	\$60,000.00
Parks Rules Signage				1	EA	\$1,600.00	\$1,600.00
Interpretive Signage				3	EA	\$500.00	\$1,500.00
Trash/Recycle Receptacles				2	EA	\$1,400.00	\$2,800.00
Water Fountain w/dog bowl				1	EA	\$6,000.00	\$6,000.00
Dog Waste Station				1	EA	\$200.00	\$200.00
Site Lighting				1	LS	\$32,000.00	\$32,000.00
Bike Rack				1	EA	\$1,200.00	\$1,200.00
Benches				5	EA	\$2,000.00	\$10,000.00
Public Art				3	LS	\$25,000.00	\$25,000.00
SUBTOTAL							\$1,132,400.00
Program Elements							
Pickleball Hardscape Material				2640	SF	\$12.00	\$31,680.00
Pickleball Hardscape Fence (black vinyl chainlink fence)				208	LF	\$75.00	\$15,600.00
Pickleball Lights				4	EA	\$15,000.00	\$60,000.00
145'x245' Multi-Purpose Field				35525	SF	\$2.00	\$71,050.00
Playground (12,000 sf)				12000	SF	\$50.00	\$600,000.00
Solar Panels (20 parking spots x 5 panels per spot)				100	EA	\$3,000.00	\$300,000.00
SUBTOTAL							\$1,078,330.00

Vermack Road Park
Opinion of Probable Cost

#12.
2/2/2022

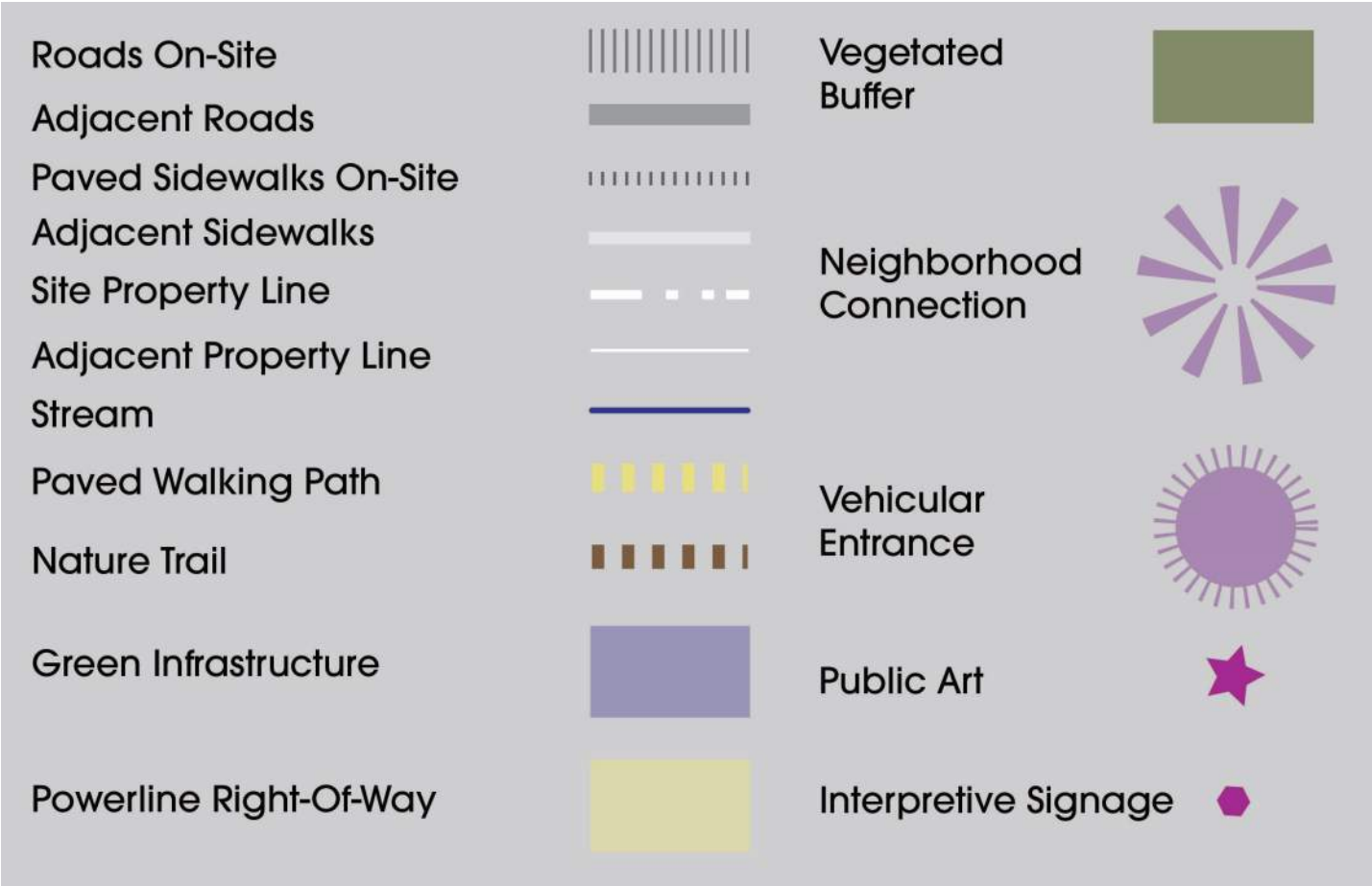
ITEM					QUANTITY	UNIT	COST/UNIT	TOTAL
Landscape								
Sod Grass					69210	SF	\$2.00	\$138,420.00
Shrub/Perennial Plantings (parking islands, landscape around entry)					9800	SF	\$4.00	\$39,200.00
Native Meadow					6731	SF	\$1.00	\$6,731.00
Plant topsoil shrubs					80	CY	\$60.00	\$4,800.00
Plant topsoil 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								\$2,673,301.50
CONTINGENCIES AND SOFT COSTS								
						20% Contingency		\$534,660.00
						General Conditions		\$534,660.00
						Survey		\$10,000.00
						Geotech		\$10,000.00
						Design		\$80,200.00
						Permitting		\$20,000.00
						Bidding + CA		\$25,000.00
CONTINGENCIES AND SOFT COSTS TOTAL								\$1,214,520.00
CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS								\$3,887,821.50
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.								

MASTER PLAN CONCEPT - 5435 ROBERTS DRIVE

CONCEPT



Total Parking = 95 spaces
Total Park Acreage = 9.8 ac



1. Public art, typ.

2. Interpretive green infrastructure and trail

3. Neighborhood paved connector path

4. Nature trail/ walking loop (0.42 mile)

5. Interpretive signage, typ.

6. Overlook - interpretive green infrastructure

7. (2) Tennis (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.)

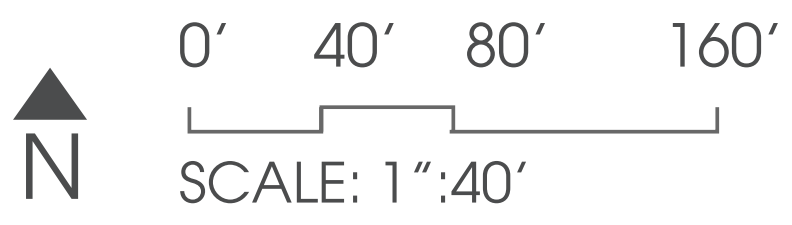
21. Splash pad (50 ft. dia., 1,960 sq. ft.) with (2) family-sized pavilions

22. Open space with an open play field (200 ft. x 100 ft.)

23. Older and younger children's playground (2-12 YO, 8,000 sq. ft.)

24. Neighborhood pedestrian connection

25. Existing vegetated buffer to remain



EXAMPLE IMAGES



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

Roberts Drive Park Concept Plan
Opinion of Probable Cost

#12.
9/6/2022

ROBERTS DRIVE PARK IMPROVEMENTS CONCEPT OPINION OF PROBABLE COST							
City of Dunwoody							
Prepared by Pond & Company							
9/6/2022							
					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	\$14,375.00	\$43,125.00
Grading Complete				1	LS	\$182,000.00	\$182,000.00
SUBTOTAL							\$242,125.00
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	\$607.00	\$1,821.00
Sewer/connection				645	LF	\$60.00	\$38,700.00
Water connection/tap/meter/backflow preventer				645	LF	\$60.00	\$38,700.00
Drainage				1	LS	\$45,000.00	\$45,000.00
SUBTOTAL							\$136,281.00
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	\$57.50	\$235,750.00
Gravel 4" Depth Subbase for ped pavements				1089	SY	\$45.00	\$49,005.00
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)				737	LF	\$120.00	\$88,440.00
48" avg concrete wall (integral color, score jointing, finish - 1 face)				737	LF	\$200.00	\$147,400.00
24'x30' Restroom				2	EA	\$350,000.00	\$700,000.00
16'X24' Pavilion				2	EA	\$30,000.00	\$60,000.00
30'x40' Pavilion				1	EA	\$92,400.00	\$92,400.00
Overlook Structure				1	LS	\$50,000.00	\$50,000.00
Site Lighting (parking & pedestrian)				1	LS	\$60,000.00	\$60,000.00
Parks Rules Signage				2	EA	\$1,600.00	\$3,200.00
Neighborhood "No Parking" Signage				6	EA	\$500.00	\$3,000.00
Interpretive Signage				3	EA	\$500.00	\$1,500.00
Trash/Recycle Receptacles				3	EA	\$1,400.00	\$4,200.00
Water Fountain w/dog bowl				2	EA	\$6,000.00	\$12,000.00
Dog Waste Station				2	EA	\$200.00	\$400.00
Bike Rack				2	EA	\$1,200.00	\$2,400.00
Benches				6	EA	\$2,000.00	\$12,000.00
Public Art				3	LS	\$25,000.00	\$25,000.00
SUBTOTAL							\$2,123,935.00

Roberts Drive Park Concept Plan
Opinion of Probable Cost

#12.
9/6/2022

ITEM				QUANTITY	UNIT	COST/UNIT	TOTAL
Program Elements							
Concession				1	LS	\$300,000.00	\$300,000.00
Tennis/Pickleball Courts Material				21250	SF	\$12.00	\$255,000.00
Tennis/Pickleball Courts Fence				850	LF	\$150.00	\$127,500.00
Tennis/Pickleball Courts Light				6	EA	\$15,000.00	\$90,000.00
Basketball Court				4200	LS	\$20.00	\$84,000.00
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				556	CY	\$80.00	\$44,480.00
150'x300' Multi-Purpose Field Lights				8	EA	\$15,000.00	\$120,000.00
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							\$3,107,935.00
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							\$6,335,584.00
CONTINGENCIES AND SOFT COSTS							
						20% Contingency	\$1,267,117.00
						General Conditions	\$1,267,117.00
						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							\$2,811,564.00
CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS							\$9,147,148.00
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.							