

To: Mayor and City Council

From: Brent Walker, Parks and Recreation Director

Date: March 27, 2023

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 a park master plan 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, including an on-site open house held December 10, 2022.

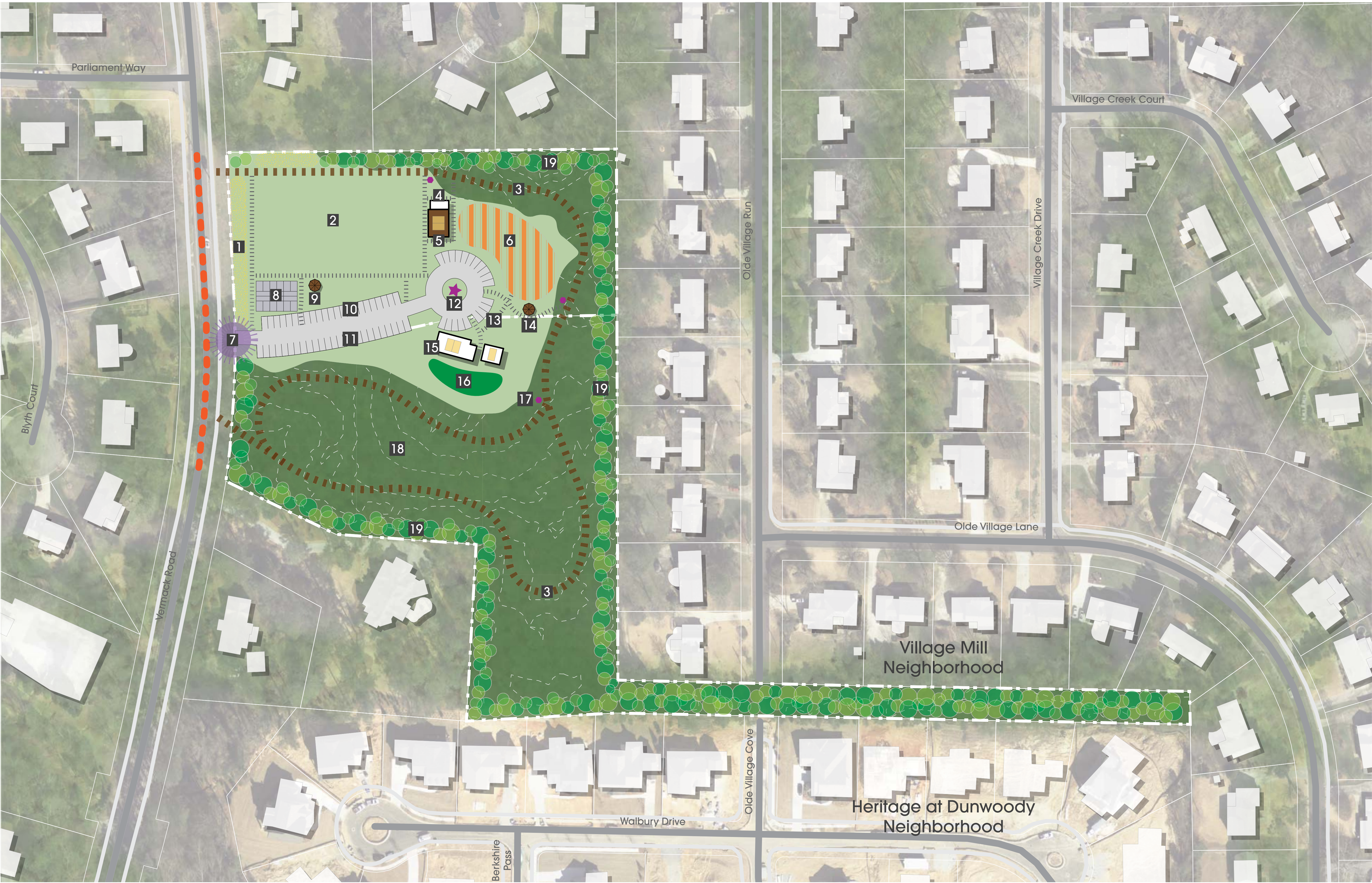
Staff presented the comments from that public meeting at the February 13th Council meeting. Based on Council comments from that meeting, a revised concept and opinion of probable cost was created and is attached to this memorandum.

Request

Staff request Council approve the park master plan for 4809/4819 Vermack Rd.

MASTER PLAN CONCEPT - 4809/4819 VERMACK ROAD

CONCEPT



Total Parking = 67 spaces
Total Park Acreage = 9.3 ac

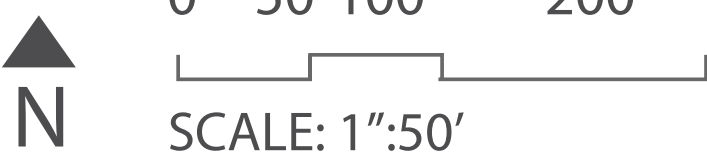


Keynotes:

- 1. Wildflower meadow
- 2. Open play field (245 ft. x 145 ft.)
- 3. Nature trail/Walking loop (0.51 mile)
- 4. Restrooms
- 5. Pavilion with solar panels on roof (40 ft. x 30 ft.)
- 6. ADA/Sensory playground (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. Parking area (20 spaces)
- 14. Gazebo (18' diameter)
- 15. City of Dunwoody Parks Department office with solar panels on roof (see general note #5)
- 16. Sensory/community garden
- 17. Interpretive signage, typ.
- 18. Existing wooded area to remain
- 19. Heavily vegetated buffer

General Notes:

- 1. Cameras will be installed as needed.
- 2. Stormwater design will adhere to the guidance provided in the Georgia Stormwater Management Manual 2016 Edition.
- 3. Fence and heavily vegetated buffer are proposed around the periphery of the park.
- 4. Department of Public Works will design traffic calming measures as part of the Vermack Road street improvements.
- 5. Parks Operations Office will relocate to Brook Run Park once new maintenance facility is constructed and the house will be repurposed for community use.



EXAMPLE IMAGES



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

VERMACK ROAD PARK IMPROVEMENTS CONCEPT OPINION OF PROBABLE COST							
City of Dunwoody							
Prepared by Pond & Company							
3/13/2023							
ITEM				QUANTITY	UNIT	COST	
						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	\$20,000.00	\$20,000.00
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	\$150,000.00	\$150,000.00
SUBTOTAL							\$217,600.00
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
Security Camera Allowance				1	LS	\$25,000.00	\$25,000.00
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							\$113,354.00
Hardscape + Furnishings							
6' Wide Concrete Sidewalks				8992	SF	\$10.00	\$89,920.00
10' Wide Nature Trail				22450	SF	\$5.00	\$112,250.00
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	\$40,000.00	\$80,000.00
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
Perimeter fence adjacent to vegetated buffer				3925	LF	\$100.00	\$392,500.00
Public Art				3	LS	\$25,000.00	\$25,000.00
SUBTOTAL							\$1,597,205.00
Program Elements							
Pickleball Hardscape Material				2640	SF	\$12.00	\$31,680.00
Pickleball Hardscape Fence (black vinyl chainlink fence)				208	LF	\$60.00	\$12,480.00
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
Community garden				1	LS	\$10,000.00	\$10,000.00
Solar Panels on building roofs				1	LS	\$75,000.00	\$75,000.00
SUBTOTAL							\$860,210.00
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
Vegetated Buffer (supplemental plantings - 15 Gal Nellie Stevens Holly for cost)				100	EA	\$600.00	\$60,000.00
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	\$1,600.00	\$32,000.00
Trees 2 inch caliper (Understory)				30	EA	\$1,000.00	\$30,000.00
Landscape mulch				200	SY	\$10.00	\$2,000.00
SUBTOTAL							\$320,351.00
CONSTRUCTION COST TOTAL							\$3,129,208.00
CONTINGENCIES AND SOFT COSTS							
						20% Contingency	\$625,842.00
						General Conditions	\$625,842.00
						Survey	\$12,000.00
						Geotech	\$12,000.00
						Design	\$215,000.00
						Permitting	\$20,000.00
						Bidding + CA	\$25,000.00
CONTINGENCIES AND SOFT COSTS TOTAL							\$1,535,684.00
CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS							\$4,664,892.00