



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

File ID: 2021-2797

Substitute

Public Hearing: YES NO

Department: Recreation, Parks and Cultural Affairs

SUBJECT:

Commission District(s): 4 and 6

Approval of the Cedar Park Master Plan

Information Contact: Chuck O. Ellis, Director RPCA

Phone Number: 404-371-2475

PURPOSE: To obtain the Board of Commissioners approval of the master plan for Cedar Park

NEED/IMPACT: The Recreation, Parks and Cultural Affairs Department seeks BOC approval of the master plan for Cedar Park. The master plan is part of the 2020 Park Visioning Grant from Park Pride Atlanta. It includes plans for a new pavilion, walking trails, playground equipment, landscaping, signage and other amenities. The estimated budget for the implementation of the plan is \$2,041,451

FISCAL IMPACT:

No funding for this project has been appropriated.

RECOMMENDATION:

To approve the master plan for Cedar Park and authorize the Chief Executive Officer to execute all necessary documents to complete the project.

Cedar Park- Master Plan (2020 - 2021)

PROJECT SUMMARY (DISTRICTS 4&6)

In spring 2020, Cedar Park was awarded a Park Visioning grant from Park Pride. Cedar Park is a 3.76-acre park near the center of the Scottdale community in unincorporated DeKalb County. Visioning process was from June 2020 till December 2020. Final report was completed May 2021 by Park Pride. This was the first full Virtual Visioning Process utilizing Zoom platform.

PROJECT TEAM

Park Pride, Steering Committee & Recreation, Parks and Cultural Affairs

PROJECT ESTIMATE

\$2,041,451. Current Funding \$ N/A.

PUBLIC INPUT MEETINGS

➤ The First Public Meeting was held September 15, 2020

After outlining Park Pride's visioning process, the vision plan and its limitations were explained, the existing site conditions and the park's history were reviewed. Community members participated in online polls and asked questions, giving the steering committee and design team a better idea of the community's needs and wishes for the future park. Approximately 40 people attended.

➤ The Second Public Meeting was held October 13, 2020

Meeting provided input on two (2) design alternatives after survey and poll. Each design was presented and described in detail. Preferred plan was selected with the knowledge that modifications would be required to create a Final Master Plan Design. Approximately 29 people attended.

➤ The final Public Meeting was held November 19, 2020

Meeting was conducted as a final presentation to all stakeholders. Presentation was interactive providing options for fine tuning the Master Plan Design. Approximately 36 people attended.

TIMELINE

Phase I – Landscape Architecture and Engineering Elements.

A&E Services - TBD

Cedar Park- Master Plan (2020 - 2021)

COST ESTIMATE (1 OF 9)

Opinion of Probable Costs by Project (in order of priority), May 2021

COMMUNITY PAVILION AREA, TWO PLAYGROUNDS, AND OVERLOOK					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Site prep/ESPC/Demolition	ALLOW	1	\$55,000	\$55,000	Selective removal of concrete ramps/paving, wooden slopes, and play/picnic equipment
Community pavilion	EA	1	\$75,000	\$75,000	Large pre-fab pavilion on concrete slab
Community pavilion furnishings	ALLOW	1	\$25,000	\$25,000	Includes: tables & chairs, benches, waste receptacles, coal bins, picnic tables, etc
Master grill	EA	1	\$16,000	\$16,000	Custom masonry grill with granite veneer and large prep surface
Replace paving	ALLOW	1	\$35,000	\$35,000	Allowance to replace/patch remaining concrete where damaged/degraded
Concrete steps	SF	805	\$12	\$9,660	To replace steep ramps
Stone wall reconfigure	SF	990	\$80	\$79,200	Masonry wall with granite veneer & cap, avg height 3' above grade
Site drainage	ALLOW	1	\$15,000	\$15,000	Allowance for inlets, pipes, trenching & connections
Play equipment	ALLOW	1	\$250,000	\$250,000	
Safety surfacing	SF	4,500	\$25	\$112,500	Bonded rubber playground surfacing
Swing benches	EA	3	\$3,500	\$10,500	
Playground furnishings	ALLOW	1	\$25,000	\$25,000	Includes: benches, waste receptacles, drinking fountain, dog poo bags
Landscape/signage	ALLOW	1	\$25,000	\$25,000	
Design & Engineering	15%			\$109,929	Plan to spend 15% of total budget in design & engineering fees
Contingency	20%			\$146,572	Plan for a contingency budget of 20%
TOTAL				\$989,361	

Cedar Park- Master Plan (2020 - 2021)

COST ESTIMATE (2 OF 9)

INVASIVE PLANT REMOVAL, STREAMSIDE STABILIZATION, AND STREAMSIDE TRAILS

Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Invasive removal	AC	1.5	\$5,000	\$7,500	
Restore turf/stabilize	MSF	65.0	\$60	\$3,900	seed/straw on slope with tractor spreader
Walking trail (creekside)	LF	680	\$7	\$4,760	natural surface walking trail
Walking trail connection (Third Ave)	LF	200	\$10	\$2,000	higher sf cost to account for steep slopes and incorporation of stairs
Landscape/beautification	ALLOW	1	\$15,000	\$15,000	
Tree planting	EA	25	\$700	\$17,500	
Design & Engineering	15%			\$7,599	Plan to spend 15% of total budget in design & engineering fees
Contingency	20%	2	\$75.00	\$10,132	Plan for a contingency budget of 20%
ADA-accessible path	LF	420	\$30.75	\$12,915	Assume 5' width concrete sidewalk
ADA Railing	LF	33	\$99.00	\$3,267	Steel pipe railing, 3 rail, galvanized 1-1/4" dia.
Design & Engineering	Percent	20%		\$13,280	Expect to pay between 15-20% of projected project costs
Contingency (15%)	Percent	15%		\$9,960	
TOTAL				\$68,391	

Cedar Park- Master Plan (2020 - 2021)

COST ESTIMATE (3 OF 9)

CEDAR STREET ENTRANCE

Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Site prep/ESPC/Demolition	ALLOW	1	\$30,000	\$30,000	
Grading	ALLOW	1	\$30,000	\$30,000	May require soil import to create terraces
New concrete paving (includes steps)	SF	7,500	\$7	\$52,500	4" gray concrete paving, 3500 psi
New granite walls to create terraces	SF	1,400	\$80	\$112,000	Masonry wall with granite veneer & cap, avg height 4' above grade
New granite wall along proposed "overlook"	SF	220	\$80	\$17,600	Masonry wall with granite veneer & cap, avg height 24" above grade
Metal handrails along stairs	LF	150	\$67	\$10,050	Galvanized steel pipe rail on stairs, 1.5" diameter

CEDAR STREET ENTRANCE, CONTINUED

Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Terracing	SF	200	\$80	\$16,000	Masonry wall with granite veneer & cap, avg height 24" above grade
Armor slope with boulders/plantings	ALLOW	1	\$8,500	\$8,500	Allowance to stabilize slope
Site drainage	ALLOW	1	\$15,000	\$15,000	Allowance for inlets, pipes, trenching & connections
Waste receptacles	EA	4	\$2,500	\$10,000	Victor Staley model, mounted on concrete pad
Benches	EA	10	\$2,500	\$25,000	Victor Staley model, mounted on concrete pad
Bicycle racks	EA	5	\$300	\$1,500	Inverted "U" shape
Landscape/signage	ALLOW	1	\$25,000	\$25,000	
Design & Engineering	15%			\$52,973	Plan to spend 15% of total budget in design & eng. fees
Contingency	20%			\$70,630	Plan for a contingency budget of 20%

TOTAL

\$476,753

Cedar Park- Master Plan (2020 - 2021)

COST ESTIMATE (4 OF 9)

OPEN LAWN AND FIELD TRAILS					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Site prep/ESPC/Demo	ALLOW	1	\$8,000	\$8,000	
ADA picnic pad	EA	1	\$12,000	\$12,000	Includes level surface with furnishings
Field house pavilion	EA	1	\$30,000	\$30,000	Prefab structure on concrete slab
Swing benches	EA	4	\$3,500	\$14,000	
Walking loop trail	LF	775	\$7	\$5,425	natural surface walking trail
Site furnishings	EA	5	\$2,500	\$12,500	Benches and at least one waste receptacle
Restore turf/stabilize	ALLOW	1	\$5,000	\$5,000	
Design & Engineering	15%			\$13,039	Plan to spend 15% of total budget in design & eng. fees
Contingency	20%	1		\$17,385	Plan for a contingency budget of 20%
TOTAL				\$117,349	

Cedar Park- Master Plan (2020 - 2021)

COST ESTIMATE (5 OF 9)

BASKETBALL COURT RESTORATION

Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Resurface/restripe courts	EA	2	\$7,500	\$15,000	Resurface/restore courts. Replace hoops/backstops as needed
Repair drinking fountain	EA	1	\$2,500	\$2,500	
Reconfigure paved pedestrian entrance	ALLOW	1	\$25,000	\$25,000	Demolish steep paved entrance in favor of an ADA-compliant walk from existing sidewalk. Recommend 25' extension of granite wall to discourage "cut-through" traffic on steep slopes that can lead to erosion issues
New waste receptacles	EA	2	\$2,500	\$5,000	Victor Staley model, mounted on concrete pad
Erosion control	ALLOW	1	\$15,000	\$15,000	Earthwork, trenching, engineered soils, boulders, etc., to provide a long-term solution to persistent sedimentation of the basketball courts from stormwater runoff. Recommend engaging civil engineer. May require removal of nearby trees to accomplish a solution.
Design & Engineering	15%			\$9,375	Plan to spend 15% of total budget in design & eng. fees
Contingency	20%			\$12,500	Plan for a contingency budget of 20%
TOTAL				\$84,375	

Cedar Park- Master Plan (2020 - 2021)

COST ESTIMATE (6 OF 9)

CREIGHTON AVENUE ENTRANCE

Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Paved entry plaza at Creighton Street with ADA ramp	EA	1	\$15,000	\$15,000	Includes paved entry, ramp with detectible warning domes, signs, bench, waste receptacle
Paved path to field	SF	1,080	\$8	\$8,640	Use existing culvert crossing. Pave with concrete
Landscape/beautification	ALLOW	1	\$10,000	\$10,000	
Design & Engineering	15%			\$5,046	Plan to spend 15% of total budget in design & eng. fees
Contingency	20%			\$6,728	Plan for a contingency budget of 20%
TOTAL				\$45,414	

Cedar Park- Master Plan (2020 - 2021)

COST ESTIMATE (7 OF 9)

RACQUET SPORTS COURT

Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Site prep/ESPC/Demo	ALLOW	1	\$12,000	\$12,000	
Complete court with asphaltic surface, fence, net, etc	ALLOW	1	\$60,000	\$60,000	
Replace retaining wall	ALLOW	1	\$50,000	\$50,000	
Design & Engineering	15%			\$18,300	Plan to spend 15% of total budget in design & engineering fees
Contingency	20%			\$24,400	Plan for a contingency budget of 20%
TOTAL				\$164,700	

Cedar Park- Master Plan (2020 - 2021)

COST ESTIMATE (8 OF 9)

ADA-COMPLIANT PARKING LOT					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Site prep/ESPC/Demo	ALLOW	1	\$25,000	\$25,000	
Repair sidewalk and apron	ALLOW	1	\$15,000	\$15,000	
Repave and stripe	EA	1	\$12,950	\$12,950	Four spaces, one ADA
Site furnishings	EA	3	\$2,500	\$7,500	two benches and a waste receptacle
Signage/bollards	ALLOW	1	\$10,000	\$10,000	
Design & Engineering	15%			\$10,568	Plan to spend 15% of total budget in design & engineering fees
Contingency	20%			\$14,090	Plan for a contingency budget of 20%
TOTAL				\$95,108	

Cedar Park- Master Plan (2020 - 2021)

COST ESTIMATE (9 OF 9)

Summary

Avondale Dunaire Park Master Plan, DeKalb County, Georgia

Opinion of Probable Costs by Project (in order of priority) May 2021

DESCRIPTION	Cost
COMMUNITY PAVILION AREA, TWO PLAYGROUNDS, AND OVERLOOK	\$ 989,361
INVASIVE PLANT REMOVAL, STREAMSIDE STABILIZATION, AND STREAMSIDE TRAILS	\$ 68,391
CEDAR STREET ENTRANCE	\$ 476,753
OPEN LAWN AND FIELD TRAILS	\$ 117,349
BASKETBALL COURT RESTORATION	\$ 84,375
CREIGHTON AVENUE ENTRANCE	\$ 45,414
RACQUET SPORTS COURT	\$ 164,700
ADA-COMPLIANT PARKING LOT	\$ 95,108
GRAND TOTAL	\$ 2,041,451

Cedar Park - Master Plan (2020 - 2021)

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Cedar Park VISION PLAN 2020



Renovated basketball courts with erosion control



New Cedar Street entrance with terraced slopes and seating



Community gathering space with pavilion with grills and tables



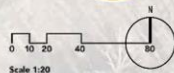
Seating options



Mobility access and racquet sports court



Motion-activated pedestrian-scale lighting



Scale 1:20

Facilitated by



NOVEMBER 19, 2020



Playground centrally located with accessible surfacing



Inclusive swings



Slides and climbing walls on existing slopes



Open field large enough for U-8 youth soccer

Trail connections to the park from Third Avenue (north & south)



Invasive plant removal, new walking trails, and streamside reclamation of park space



New park entrance at Creighton Ave

Cedar Park - Master Plan (2020 - 2021)

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Vision Plan

Based on public opinion gathered throughout the visioning process, a final vision plan for Cedar Park was created. The vision plan has been divided into projects and described below. Order of priority and approximate cost (2020) for each project is included in the following section, Projects & Budget. Projects can be undertaken separately, in groups, or all at once.

Summary of Vision Plan Features

- 1** Centrally located playground, clearly visible from all three park entrances—perhaps sculptural in style—becomes the park's focal point
- 2** A larger community pavilion with master grill and community tables, surrounded by additional picnic/cookout spaces, and a chess table
- 3** A woodland garden under existing canopy trees
- 4** A playground for younger children with a hillside slide and boulder wall connection to the central play area
- 5** A seating area with swing bench and space for lawn games adjacent to the playgrounds and overlooking the lawn
- 6** Reclamation of unused park space and opening views into the park by removal of overgrowth, plus streambank restoration and replanting
- 7** Pedestrian trail connection to the south segment of Third Avenue

- 8** A new entrance off Cedar Street, featuring a series of stairs separated by generous landings, each with seating and views of the entire park
- 9** Terraced seating on slopes
- 10** Open field for unprogrammed play
- 11** Soft-surface walking paths around the open fields and descending to the creek and new pedestrian entrances
- 12** Small covered pavilion in the open field for use as a fieldhouse, small gatherings, or shaded spectating
- 13** Renovated basketball courts in the northwest corner of the park
- 14** Rain gardens, bioswales, open lawns, and woodlands to manage stormwater and erosion
- 15** New entrance at Creighton Avenue
- 16** New racquet sports court to be configured as determined by the community, with rebuilt retaining wall and fence
- 17** A new ADA-compliant entrance and parking area off Third Avenue, adjacent to playground

More detailed descriptions of the projects can be found on the following pages.