

Split Creek Park - Master Plan (2021)

PROJECT SUMMARY (DISTRICTS 4&7)

1227 Rowland Road in Stone Mountain will be developed into a neighborhood park to serve the surrounding community. The property is approximately 2.02 acres and is a former single-family residential home site which was purchased by Dekalb County thru FEMA in 2009.

PROJECT TEAM

Pond & Company

PROJECT ESTIMATE

\$1,087,982 (2020).

PUBLIC INPUT MEETINGS

- The First Public Meeting was held on June 3, 2020
This opportunity was used to present existing conditions information and gather community input on what types of design elements they would like to see in the park. After the first public meeting, input from the community and county was used to create two different concept designs and multiple 3D renderings.
- The Second Public Meeting was held on August 6, 2020
The concepts were shown at this meeting. Community members provided feedback and posed questions and concerns regarding the two concept plans that continued to guide the design. After the second public meeting, elements from each of the two concept plans were combined to create the final master plan design for the park space.
- The Third and final Public Meeting was held on October 8, 2020
The community and DeKalb County RPCA had final opportunity to provide input and additional comments to ensure that the final park plan reflects the desire of the community that it will serve.

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COST ESTIMATE – PHASE I

PHASE 1						
CODE	COMPONENT DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	
A 001	Demolition	1	LS	47,500.00	47,500	
A 002	Fine Grading/Grading	1	LS	27,500.00	27,500	
A 003	Fencing	256	LF	45.00	11,520	
A 004	Gates	4	EACH	500.00	2,000	
A 005	Retaining Wall	126	LF	250.00	31,500	
A 006	Pervous Concrete Surface w/ Slate Chips	6,090	SF	15.00	91,350	
A 007	Surfacing at Exercise Equipment Stations	420	SF	15.00	6,300	
A 008	Pervious Concrete Pavers	3,942	SF	25.00	98,550	
A 009	Crosswalk Striping	1	LS	2,500.00	2,500	
A 010	Curb & Gutter	342	LF	18.00	6,156	
A 011	Slate Chip Surface	156	SF	5.00	780	
A 012	Signage	1	LS	10,000.00	10,000	
A 013	Signalization	1	LS	125,000.00	125,000	
A 014	Landscaping	1	LS	15,000.00	15,000	
A 015	Erosion Control	1	LS	7,500.00	7,500	
A 016	Stream Stabilization	1	LS	50,000.00	50,000	
A 017	Hose Bibb & Piping	1	LS	2,500.00	2,500	
A 018	Safety Lighting Allowance	1	LS	7,500.00	7,500	
A 019	Benches	2	EACH	1,500.00	3,000	
A 020	Bike Rack	1	EACH	2,500.00	2,500	
A 021	Exercise Equipment	1	LS	25,000.00	25,000	
A 022	NPDES Moinitoring	1	LS	10,000.00	10,000	
	Subtotal				583,656	
	Contractor Overhead & General Conditions		15%		87,548	
	Subtotal				671,204	
	Contractor Profit		5%		33,560	
	Subtotal				704,765	
	Detailed Design / Market Conditions Contingency		15%		105,715	
	TOTAL				\$810,479	

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COST ESTIMATE - PHASE II

PHASE 2					
CODE	COMPONENT DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
A 001	Pervous Concrete Surface w/ Slate Chips	138	SF	15.00	2,070
A 002	Community Garden	2,305	SF	6.00	13,830
A 003	Raised Gardens	20	EACH	500.00	10,000
A 004	Pavillion	600	SF	75.00	45,000
A 005	Slate Chip Surface	166	SF	5.00	830
A 006	Lawn Area	18,575	SF	3.00	55,725
A 007	Mulch @ Pecan Tree	1	LS	1,000.00	1,000
A 008	Signage	1	LS	2,000.00	2,000
A 009	Landscaping	1	LS	5,000.00	5,000
A 010	Erosion Control	1	LS	2,500.00	2,500
A 011	Grills	2	EACH	750.00	1,500
A 012	Picnic Tables	6	EACH	2,000.00	12,000
A 013	Trash Cans	1	EACH	1,500.00	1,500
A 014	Benches	2	EACH	1,500.00	3,000
	Subtotal				155,955
	Contractor Overhead & General Conditions		15%		23,393
	Subtotal				179,348
	Contractor Profit		5%		8,967
	Subtotal				188,316
	Detailed Design / Market Conditions Contingency		15%		28,247
	TOTAL				\$216,563

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COST ESTIMATE - PHASE III

PHASE 3						
CODE	COMPONENT DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	
A 001	Slate Chip Surface	669	SF	5.00	3,345	
A 002	Boardwalk, PT Wood	378	SF	25.00	9,450	
A 003	6" Mulch Trail	2,030	SF	3.00	6,090	
A 004	Landscaping, Edible	1	LS	10,000.00	10,000	
A 005	Erosion Control	1	LS	2,500.00	2,500	
A 006	Picnic Tables	3	EACH	2,000.00	6,000	
A 007	Benches	1	EACH	1,500.00	1,500	
A 008	NPDES Moinitoring Contingency	1	LS	5,000.00	5,000	
	Subtotal				43,885	
	Contractor Overhead & General Conditions		15%		6,583	
	Subtotal				50,468	
	Contractor Profit		5%		2,523	
	Subtotal				52,991	
	Detailed Design / Market Conditions Contingency		15%		7,949	
	TOTAL				\$60,940	

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COST ESTIMATE – SUMMARY

SUMMARY		
CODE	COMPONENT DESCRIPTION	TOTAL
	PHASE 1	\$810,479
	PHASE 2	\$216,563
	PHASE 3	\$60,940
	TOTAL ALL PHASES	\$1,087,982

ALTERNATE MATERIALS	(SAVINGS)/COST INCREASE FROM BASE ESTIMATE
PERVIOUS RUBBER SURFACE (SIDEWALK ALT 1.)	(\$55,000)
PERVIOUS RUBBER SURFACE (EXERCISE PADS ALT.)	\$25,000
ARTIFICIAL TURF (LAWN AREA ALT)	\$212,000
CREEK OVERLOOK W/ RAILING (ALT) - PERMATRAK	\$27,000

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N/F
PKINS, HOWARD
19920, PG. 391

NOT TO SCALE

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FINAL MASTER PLAN

1. MID-BLOCK CROSSING WITH RRFB - COMMISSION LOCAL ARTIST TO PAINT MURAL WITHIN CROSSWALK
2. SMALL ENTRY PLAZA
3. CONCRETE DRIVEWAY APRON
4. SMALL PARKING LOT
5. COMMUNITY GARDEN
6. PAVILION WITH PICNIC TABLES AND CHARCOAL GRILLS
7. POLLINATOR GARDEN
8. 6' WIDE SIDEWALKS
9. LAWN AREA
10. BENCH
11. BIKE RACK
12. CREEKSIDE PICNIC AREA
13. STREAM BANK STABILIZATION AND RESTORATION
14. FOUR EXERCISE EQUIPMENT STATIONS
15. SANITARY SEWER MAINTENANCE ACCESS
16. SOFT-SURFACE TRAILS
17. EVERGREEN SCREEN ALONG PROPERTY LINE
18. EDIBLE LANDSCAPE
19. GROUP SEATING AREA
20. COMMISSION LOCAL ARTIST TO PAINT MURALS ON SANITARY SEWER MANHOLES
21. SMALL CREEK OVERLOOK



Rendering of lawn area and picnic pavilion looking north.