

Chapman Farm and Redan Nature Preserve – Master Plan (2021)

PROJECT SUMMARY (DISTRICTS 4&7)

The property at 5338 Redan Road comprises two parcels, rectangular in shape and totaling 9.2 acres in the Redan community in Dekalb County, Georgia. The property rests on the northern side of Redan Road, where it enjoys approximately 400 feet of road frontage between Redan Trail and Chapman Circle.

PROJECT TEAM

Park Pride

PROJECT ESTIMATE

\$2,616,222 (2021).

PUBLIC INPUT

- Survey and Virtual Outreach
 - The survey was created in coordination with DRPCA and the steering committee and was made available online and mailed to every household within a ¼-mile radius of the property. Seventy-seven responses were received.
- The First Public Meeting was held virtually on December 9, 2020
 - Historical exhibits and maps were presented to provide context for how the area had evolved over the years, and photographs were shared to show the existing features and character of the property. Live polling questions collected initial ideas and dreams for the park. Answers emphasizing historic preservation and/or rehabilitation of existing buildings were more prevalent during the public meeting, as were calls for a playground.
- The Second Public Meeting was held virtually on January 27, 2021
 - The meeting opened with a presentation and discussion of the survey results, which was followed by a presentation of the vision plan itself. Unfortunately, the neighborhood around 5338 Redan Road lost electricity during this second public meeting.

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PUBLIC ACCESS IMPROVEMENTS AND SAFETY CONCERNS

Open for Public Access					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Building evaluation	EA	4	\$ 10,000	\$ 40,000	Structural and environmental evaluation of buildings and materials (Main Farmhouse, Garage, Guesthouse, Cabin)
Remove furniture and personal items from buildings and secure from unauthorized entry	EA	4	\$ 6,000	\$ 24,000	
Allowance for remediation	ALLOW	4	\$ 10,000	\$ 40,000	Mold, lead paint, asbestos
Demolish sheds	EA	5	\$ 2,500	\$ 12,500	Remove and dispose of remnant sheds located throughout property (not the Chicken Coop or Hoop House)
Pasture fence replacement	LF	500	\$ 28	\$ 14,000	Remove and dispose of wire pasture fencing. Replace wire fence with rustic wooden split rail where appropriate
Clear vegetative overgrowth	ALLOW	1	\$ 20,000	\$ 20,000	Selectively remove vegetative overgrowth along front of property and around buildings & pasture areas. Follow arborist recommendations to preserve large trees.
Parking lot	SPACE	31	\$ 1,800	\$ 55,800	Costs will vary depending on material selected. Expect slightly higher costs to design and build around existing trees. Cost estimate based on bituminous asphalt material.
Lighting	ALLOW	1	\$ 90,000	\$ 90,000	Appropriately-scaled lighting that is wildlife-friendly. Approx 12 poles
Repave & widen main entrance	LF	160	\$ 150	\$ 24,000	
Sidewalk between Chapman Cir and Redan Trl	LF	740	\$ 40	\$ 29,600	Reinforced concrete sidewalk
Park signage	ALLOW	1	\$ 20,000	\$ 20,000	Park ID and Rules signage
Design & Engineering	15%			\$ 55,485	Plan to spend 15% of total budget in design & engineering fees
Contingency	20%			\$ 85,077	Plan for a contingency budget of 20%
TOTAL				\$ 510,462	

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HISTORICAL FARM BUILDINGS & TRAILS

Historical Farm Buildings					
(specific architectural recommendations beyond scope of this study)					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Architectural study of Main Farmhouse	ALLOW	1	\$ 150,000	\$ 150,000	Including as-built drawings and recommendations for program & rehabilitation. Structural engineer, plumbing, electrical, mechanical, & civil. Limited number of meetings.
TOTAL				\$ 150,000	
Trails					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Paved multi-use trail (main loop)	MI	0.25	\$ 820,000	\$ 205,000	Includes grading, erosion & sediment control, and 12' width trail
Pond multi-use trail (secondary loop)	MI	0.1	\$ 820,000	\$ 82,000	Includes grading, erosion & sediment control, and 12' width trail
Footbridge	LF	20	\$ 1,500	\$ 30,000	Replace footbridge over dam spillway
Woodland foot path	LF	350	\$ 5	\$ 1,750	Natural surface hiking trail
Farm loop foot path	LF	700	\$ 5	\$ 3,500	Natural surface hiking trail
Bicycle racks	EA	8	\$ 2,000	\$ 16,000	
Shade shelter pavilion (12x12)	EA	1	\$ 50,000	\$ 50,000	Prefab structure on concrete slab (optional)
Benches	EA	12	\$ 4,500	\$ 54,000	Distributed along trail on concrete slabs
Trailhead/signage	ALLOW	1	\$ 14,000	\$ 14,000	
Design & Engineering	15%			\$ 68,438	Plan to spend 15% of total budget in design & engineering fees
Contingency	20%			\$ 104,938	Plan for a contingency budget of 20%
TOTAL				\$ 629,625	

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PICNIC AREAS, OUTDOOR CLASSROOM & BIRD BLINDS

Picnic Areas					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Formal picnic areas	EA	5	\$ 7,000	\$ 35,000	Includes level surface, timber border, table, waste bin, coal bin & grill (optional)
Site stabilization/beautification	EA	5	\$ 2,000	\$ 10,000	Native or edible landscaping
Design & Engineering	15%			\$ 6,750	Plan to spend 15% of total budget in design & engineering fees
Contingency	20%			\$ 10,350	Plan for a contingency budget of 20%
TOTAL				\$ 62,100	
Outdoor classroom & bird blinds					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Demolish cabin	EA	1	\$ 30,000	\$ 30,000	Includes cap utilities, multiple dumpsters/haul away
Stabilize site/regrade	ALLOW	1	\$ 10,000	\$ 10,000	Restore natural slope and stabilize
Shade shelter pavilion (30x30)	EA	1	\$ 90,000	\$ 90,000	Prefab structure on concrete slab
Paved walkway from main trail to shelter along lake	LF	215	\$ 50	\$ 10,750	4" thick, 4" gravel base, 8' wide
Outdoor classroom furnishings	ALLOW	1	\$ 25,000	\$ 25,000	Custom design to accommodate groups of 25-35 students
Bird blinds	ALLOW	2	\$ 17,500	\$ 35,000	Custom design to allow for observation of wildlife
Design & Engineering	15%			\$ 30,113	Plan to spend 15% of total budget in design & engineering fees
Contingency	20%			\$ 46,173	Plan for a contingency budget of 20%
TOTAL				\$ 277,035	

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POND, PLAYGROUND & FREESTANDING RESTROOM

Pond					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Hydrologic & dam evaluation	ALLO W	1	\$ 25,000	\$ 25,000	
Dredge and aerate	ALLO W	1	\$ 80,000	\$ 80,000	
Fishing pier	EA	1	\$ 85,000	\$ 85,000	
Dam maintenance	ALLO W	1	\$ 35,000	\$ 35,000	Allowance to implement dam maintenance recommendations
Design & Engineering	-			\$ 80,000	Engineering costs are higher for dams and other geotechnical projects.
Contingency	20%			\$ 61,000	Plan for a contingency budget of 20%
TOTAL				\$ 366,000	
Playground & freestanding restroom					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Playground	ALLO W	1	\$ 250,000	\$ 250,000	
Pre-fab restroom	ALLO W	1	\$ 200,000	\$ 200,000	Includes allowance for utility service
Design & Engineering	15%			\$ 67,500	Plan to spend 15% of total budget in design & engineering fees
Contingency	20%			\$ 103,500	Plan for a contingency budget of 20%
TOTAL				\$ 621,000	

GRAND TOTAL \$ 2,616,222

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CABIN REHABILITATION

Rehabilitate cabin as educational nature center*					
Item	Unit	Qty	Cost/Unit	Extended Cost	Notes
Interior/exterior renovations (high degree of uncertainty - requires programmatic and architectural analysis)	SF	2,000	\$ 160	\$ 320,000	Gut and replace all interior finishes, paint, upgrade plumbing, replace mechanical/HVAC, upgrade electrical, refurnish, multimedia, office space, fire protection, security, ADA upgrades
Exhibit design/implementation	ALLOW	1	\$ 75,000	\$ 75,000	Professional exhibit design for age-appropriate education related to local wildlife and plants
Clear/grub/rough grade	EA	1	\$ 80,000	\$ 80,000	Remove trees and grade for parking/bus drop off/emergency vehicle access (approx 0.35 ac)
Parking lot (10 spaces)	SPACE	10	\$ 1,800	\$ 18,000	Includes three ADA spaces
Interior park road, 20' wide	LF	900	\$ 150	\$ 135,000	Asphalt road, no curb/gutter
Dumpster enclosure	EA	1	\$ 7,500	\$ 7,500	Concrete enclosure
Paved walkway from main trail to shelter along lake	LF	215	\$ 50	\$ 10,750	4" thick, 4" gravel base, 8' wide
Design & Engineering	15%			\$ 96,938	Plan to spend 15% of total budget in design & engineering fees
Contingency	20%			\$ 148,638	Plan for a contingency budget of 20%
TOTAL				\$ 891,825	

*Note that this option also has ongoing annual staff/operations/utility costs that are not captured in the upfront costs

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Wildlife habitat preserved and enhanced throughout



Paved and soft-surface trails for fitness and experiencing nature for all ages



Farm-themed play area and accessible restrooms



Existing structures rehabilitated to facilitate workshops, farm history and nature education



Community garden plots and hoop house expanded to facilitate seed swaps, market days, and farm festivals



5338 Redan Road
2020 VISION PLAN



Paved walking/bike loop through the woodland



Bird blind with benches for wildlife observation



Picnic area with accessible surfacing



Parking for 31 vehicles including two ADA-compliant spaces

Recommend wildlife-friendly lighting directed to walkways not the forest or neighbors



Pavilion and pier to encourage hands-on nature experiences



Fishing at the pond - recommend pond aeration to prevent mosquitoes



Facilitated by **parkpride**

January 27, 2021