

Avondale Dunaire Park- Master Plan (2021)

PROJECT SUMMARY (DISTRICTS 4&6)

The primary purpose of the Master Plan is to identify opportunities that meet the recreation needs of the community utilizing the property acquired (GA DOT) to expand the park and to enhance the current recreational use of the sports fields.

PROJECT TEAM

Wood PLC (Landscape Architect)

PROJECT ESTIMATE

\$6,895,000 (2021). Current Funding \$1,065,000.

PUBLIC INPUT MEETINGS

- The First Public Meeting was held July 17, 2019
Included Project Overview and Analysis that included preliminary park programming and assessment. Meeting was structured as a presentation with the opportunity for public interaction. The Wood PLC Team provided an overview of the project and to assist the community in identifying issues and concerns. Approximately 29 people attended.
- The Second Public Meeting was held September 30, 2019
Meeting provided input on two (2) design alternatives. 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 18 people attended.
- The final Public Meeting was held December 17, 2019
Meeting was conducted as a final presentation to all stakeholders. Presentation was interactive providing options for fine tuning the Master Plan Design. Approximately 11 people attended.

TIMELINE

Phase I – Landscape Architecture and Engineering Elements.
A&E Services - TBD

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COST ESTIMATE - PHASE I (1 OF 2)

Phase I

Engineering Opinion of Probable Construction Cost Avondale Dunaire Park Master Plan, DeKalb County, Georgia

DESCRIPTION	UNITS	ESTIMATED QUANTITY	UNIT PRICE (\$)	ESTIMATED COST (\$)	COST SOURCE
Mobilization & Demobilization	LS	1	50,000	50,000	Assume 3% of construction cost (rounded)
Clearing & Grubbing (medium density; medium size trees)	AC.	4	6,000	24,000	RSMeans 311110100020 and 311110100150
Stormwater Management, BMPs Installation & Maintenance	Allowance			25,000	
Demolition (Assumes no lead-based paint and asbestos abatement anticipated)	Allowance			50,000	
Site Grading	Allowance			100,000	
Asphalt Paving (Excavation to 9" Subgrade Depth, Stockpile Material on Site)	CY	1,500	2	3,000	RSMeans 312316463020
Asphalt Paving (Grade and Compact Subgrade)	SY	5,500	4	22,000	RSMeans 312216101050 and 312323237500 (modified)
Asphalt Paving (6" Aggregate Base Course)	SY	5,500	13	71,500	RSMeans 321123230302 (modified)
Asphalt Paving (2" Asphalt Binder Course, Plant Mix, include haul from asphalt plant)	SY	5,500	11	60,500	RSMeans 321216131160 and 312323201066
Asphalt Paving (1" Surface Course, plant mix, include haul from asphalt plant)	SY	5,500	6	33,000	RSMeans 321216131250 and 312323201066
Grass Pavers	SY	700	90	63,000	RSMeans 312216101200 and 321413180100 (modified)
Retaining Wall - Face Foot (Decorative Random Stone to 6-Foot Height, 1'-6" Thick, Mortar Set)	SF	1,200	100	120,000	RSMeans 323253100300
Concrete Curb & Gutter - 24" (Assumes that curb & gutter will be engineered for entire parking area/driveways)	LF	2,750	31	85,250	RSMeans 321613130430
Concrete Pathway (Grade and Compact Subgrade with Skid Steer & Small Compactor)	SF	26,500	0.40	10,600	RSMeans 312213200160 and 312323237500 (modified)
Concrete Pathway (Cast-in-place concrete construction with welded wire reinforcing, broom finish, 4" thick)	SF	26,500	5	132,500	RSMeans 320610100310
Prefabricated Metal Pedestrian Bridge - 100 Feet Long x 8 Feet Wide	SF	800	230	184,000	RSMeans 323420100700
Prefabricated Metal Pedestrian Bridge - 60 Feet Long x 8 Foot Wide	SF	480	140	67,200	RSMeans 323420100500
Tree Planting 3"-4" Caliper (Includes planting soil)	EA.	35	550	19,250	Previous project experience
Tree Planting Small Trees (Includes planting soil)	EA.	7	400	2,800	Previous project experience
Shrubs (Includes planting soil)	EA.	500	50	25,000	Previous project experience
Sodding	SF	284,000	0.50	142,000	Previous project experience
Litter Receptacles	EA.	8	1,600	12,800	Victor Stanley (John Wagener) plus markup
Benches	EA.	12	2,100	25,200	Victor Stanley (John Wagener) plus markup
Bike Racks	EA.	2	1,600	3,200	Victor Stanley (John Wagener) plus markup
Chain Link Fencing around Soccer Fields (assumes replacement of fencing at Fields 1 & 2) - 10' Height	LF	1,560	36	51,480	RSMeans 323113260900
Vehicular Galvanized Metal Gates at Parking Lot - Service Drive Entrances	EA.	2	1,500	3,000	Estimated

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COST ESTIMATE - PHASE I (2 OF 2)

Phase I

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DESCRIPTION	UNITS	ESTIMATED QUANTITY	UNIT PRICE (\$)	ESTIMATED COST (\$)	COST SOURCE
Pinestraw Mulch (for Landscape Beds) - Soil Preparation, 1" Depth, Hand Spread	SF	2,500	0.35	2,105	RSMeans 3291 13160760
Storm Drainage (for Stormwater Conveyance & Detention)	Allowance			50,000	
Park Signage	Allowance			10,000	
Irrigation	Allowance			325,000	Irrigation Consultant Services, plus markup
Landscape Decorative Features (Example: Boulders and Overlooks along Indian Creek)	Allowance			50,000	
Electrical Utility Hook-Up	Allowance			15,000	
Aluminum Bleachers (4-row, 15-foot long, 40-person capacity)	EA.	2	1,700	3,400	www.theparkcatalog.com
Score Boards	EA.	2	21,000	42,000	Nevco (Matthew Frey) plus markup
Subtotal				1,883,785	
20% Contingency (rounded)				376,800	
Grand Total (rounded)				2,261,000	

1. This Opinion of Probable Construction Costs is made on the basis of information shown on the Revised Master Plan, dated February 2021, based on an approximate quantities take-off. Unit costs were based on pricing from product manufacturers/suppliers and cost data published in the RSMeans. The accuracy of this Opinion of Probable Construction Costs is in the range of +/- 20%. Wood has no control over the costs of:

- labor, materials, equipment, or services furnished by others
- the construction contractor's methods of determining prices
- competitive bidding or market conditions

2. Wood cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from this Opinion of Probable Construction Costs or the above stated accuracy range. This Opinion of Probable Construction Cost does not include design consultation fees for items requiring additional design.

3. Pricing from 2019 cost estimate is updated for 2021

Avondale Dunaire Park- Master Plan (2021)

COST ESTIMATE - PHASE II (1 OF 2)

Phase II
Engineering Opinion of Probable Construction Cost
Avondale Dunaire Park Master Plan, DeKalb County, Georgia

DESCRIPTION	UNITS	ESTIMATED QUANTITY	UNIT PRICE (\$)	ESTIMATED COST (\$)	COST SOURCE
Mobilization & Demobilization	LS	1	90,000	90,000	Assume 3% of construction cost (rounded)
Clearing & Grubbing (medium density; medium size trees)	AC.	1	6,000	6,000	RSMean 311110100020 and 311110100150
Stormwater Management, BMPs Installation & Maintenance	Allowance			25,000	
Demolition (Assumes no lead-based paint and asbestos abatement anticipated)	Allowance			50,000	This allowance is subject to change. Refer to United Consulting environmental reports.
Site Grading	Allowance			100,000	
Asphalt Paving (Excavation to 9" Subgrade Depth, Stockpile Material on Site)	CY	1,500	2	2,940	RSMean 312316463020
Asphalt Paving (Grade and Compact Subgrade)	SY	5,500	4	22,000	RSMean 312216101050 and 312323237500 (modified)
Asphalt Paving (6" Aggregate Base Course)	SY	5,500	13	71,500	RSMean 321123230302 (modified)
Asphalt Paving (2" Asphalt Binder Course, Plant Mix, include haul from asphalt plant)	SY	5,500	11	60,500	RSMean 321216131160 and 312323201066
Asphalt Paving (1" Surface Course, plant mix, include haul from asphalt plant)	SY	5,500	6	33,000	RSMean 321216131250 and 312323201066
Grass Pavers	SY	850	90	76,500	RSMean 312216101200 and 321413180100 (modified)
Service Drive (8" Depth of Gravel)	SY	1,200	17	20,400	RSMean 321123230303 (modified)
Concrete Curb & Gutter - 24" (Assumes that curb & gutter will be engineered for entire parking area/driveways)	LF	2,750	31	85,250	RSMean 321613130430
Sports Field Lighting (LED lights for all fields, poles, installation)	LS	1		766,500	Musco Lighting (Jordan Pierce)
Parking Lot Lights (solar) - 30 lights on 17 poles	LS	1	81,000	81,000	First Light Technologies (Iris Gillies) plus markup
Pathway Lights (solar)	EA.	60	2,000	120,000	First Light Technologies (Iris Gillies) plus markup
Synthetic Turf for New Soccer Field (260' x 360')	SF	93,000	6.30	585,900	Shaw Sports Turf (Jim Watts) plus markup
Restroom Building (Assumes 2 toilets each side with utility closet)	Allowance			185,000	
Concession/Restroom Building (Assumes 2 toilets each side with utility closet)	Allowance			430,000	
Tree Planting 3"-4" Caliper (Includes planting soil)	EA.	65	550	35,750	Previous project experience
Tree Planting Small Trees (Includes planting soil)	EA.	13	400	5,200	Previous project experience
Shrubs (Includes planting soil)	EA.	1,000	50	50,000	Previous project experience
Sodding	SF	241,000	0.50	120,500	Previous project experience
Litter Receptacles	EA.	8	1,600	12,800	Victor Stanley (John Wagener) plus markup
Benches	EA.	8	2,100	16,800	Victor Stanley (John Wagener) plus markup
Bike Racks	EA.	2	1,600	3,200	Victor Stanley (John Wagener) plus markup
Play Area Equipment	Allowance			100,000	
Shade Sails	LS	1	230,000	230,000	Shade Systems Inc. (Alex Grizzle) plus markup
Chain Link Fencing around Soccer Field - 10' Height	LF	1,220	36	40,260	RSMean 323113260900
Ornamental Fencing around Play Areas/Dog Parks (Tubular picket steel, 4-Foot Height)	LF	1,900	47	89,300	RSMean 323119105300

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COST ESTIMATE - PHASE II (2 OF 2)

Phase II
Engineering Opinion of Probable Construction Cost
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DESCRIPTION	UNITS	ESTIMATED QUANTITY	UNIT PRICE (\$)	ESTIMATED COST (\$)	COST SOURCE
Vehicular Galvanized Metal Gates at Parking Lot - Service Drive Entrances	EA.	3	1,500	4,500	Estimated
Hardwood Mulch (for Play Areas & Dog Parks) - Soil Preparation, 3" Depth, Hand Spread	SY	9,200	8	73,600	RSMMeans 329113160100
Pinestraw Mulch (for Landscape Beds) - Soil Preparation, 1" Depth, Hand Spread	SF	4,500	0.35	2,105	RSMMeans 329113160760
Storm Drainage (for Stormwater Conveyance & Detention)	Allowance			50,000	
Park Signage	Allowance			20,000	
Electrical Utility Hook-Up	Allowance			15,000	
Aluminum Bleachers (4-row, 15-foot long, 40-person capacity)	EA.	1	1,700	1,700	www.theparkcatalog.com
Score Boards	EA.	1	21,000	21,000	Nevco (Matthew Frey) plus markup
Grounding & Lightning Protection on Sports Field Poles (assume 10 poles)	Allowance	10	1,000	10,000	Musco Lighting (Jordan Pierce)
Subtotal				3,713,205	
20% Contingency (rounded)				742,600	
Grand Total (rounded)				4,456,000	

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- competitive bidding or market conditions

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Avondale Dunaire Park- Master Plan (2021)

COST ESTIMATE - PHASE III (1 OF 1)

Phase III
Engineering Opinion of Probable Construction Cost
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DESCRIPTION	UNITS	ESTIMATED QUANTITY	UNIT PRICE (\$)	ESTIMATED COST (\$)	COST SOURCE
Mobilization & Demobilization	LS	1	10,000	10,000	Assume 5% of construction cost (rounded)
Incorporation of the Existing Garden	Allowance			10,000	
Electric Vehicle (EV) Charging Stations (each station can supply two vehicles)	EA.	4	14,000	56,000	ChargePoint (Andy Mandwee) plus markup
Mobile Device Charging Station (Pavilion location only)	EA.	1	6,800	6,800	EnGo Planet (Andrea) plus markup
Emergency Call Boxes	EA.	2	7,900	15,800	Telcom Data plus markup
Public Art	Allowance			50,000	
Cleaning-up of Indian Creek	Allowance			50,000	
Subtotal				198,600	
20% Contingency (rounded)				39,700	
Grand Total (rounded)				238,000	

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COST ESTIMATE – SUMMARY (1 OF 1)

Summary

Engineering Opinion of Probable Costruction Cost

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DESCRIPTION	Cost
Phase I	\$ 2,261,000.00
Phase II	\$ 4,456,000.00
Phase III	\$ 238,000.00
TOTAL	\$ 6,955,000.00

Avondale Dunaire Park- Master Plan (2021)



Avondale Dunaire Master Plan

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Decatur, GA 30032

