



# SECTION 7

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# SECTION 7: LAND ACQUISITION AND OPINIONS OF PROBABLE COST

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## Goals of Land Acquisition and Open Space Preservation

In 2010, the City of Dunwoody completed its first citywide Comprehensive Land Use Plan. This document outlines several citywide vision statements that will be impacted by the recommendation of this plan.

The overall vision statement is as follows:

The City of Dunwoody showcases our “big city appeal with small town feel” from the moment one crosses its gateways. Through our unique, high-quality character as a safe, comfortable and thriving place to live, work, shop and play, the City of Dunwoody preserves the past, promotes economic vitality, protects the residential nature of our neighborhoods, presents viable options of a place to live through all stages of life and ability, and prepares for the future through five vision characteristics:

1. Historical designations designed to save, restore and promote our heritage properties
2. Continued high-quality development of the Perimeter business areas designed to promote the economic engine of the City, while enhancing convenience to products and services for our citizens
3. Conservative, conscientious redevelopment of our other commercial nodes designed to enhance the quality of life of our residential neighborhoods
4. Development of a variety of living options designed for all stages of life and ability
5. Increased connectivity, enhanced transportation options—including bicycle and pedestrian, expanded functional green space and park ownership designed to improve the health, vitality, and recreational enjoyment of our city’s businesses and residents and the long term sustainability of our city

Acquiring and developing parks and greenways and protecting both cultural and natural resources are common objectives of a public park and recreation agency. It is clear that the City wants to formulate a strategy for achieving the multiple vision statements and this plan, as detailed in the Section 7: Facilities Gap Analysis, has identified the critical areas where additional parkland is needed and should be used as a guide when looking at potential park and greenway parcels.

## Land Acquisition Recommendations

The City of Dunwoody should consider adding a variety of facilities including tennis, baseball, softball, soccer, multi-use fields, aquatics, trails, community centers and playgrounds based on NRPA standards (Table 3.1) and a community based desired level of service (Table 3.9) Among activities for which there are currently few or no public facilities , the community survey (pg. 3.13) indentified a demand for tennis and soccer in particular. Even with adding new park facilities on recently acquired land and land already owned, the city will still need to acquire additional acreage.

As stated in Section 6 under the park classification (pg 6.5), here is a chart summarizing the size for each type of park.

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Park Classification (See Section 6 for description)	Size	Notes
<b>Mini Park</b>	.25 - 2ac	Service radius is ¼ mile walking distance for residents. Service levels are .25 to .5 acres per 1,000 residents.
<b>Neighborhood Park</b>	2-10ac	Service radius is ½ mile or 1 park per 10,000-20,000 residents or 1 to 2 acres per 1,000 residents.
<b>Community Park</b>	30 - 50ac	Service radius is 2 mile or 1 park per 50,000-80,000 people or 5 to 8 acres per 1,000 residents.
<b>Large Urban Parks</b>	50 - 75ac	Service radius of the parks are designed to meet the needs of a specific user group.
<b>Special-Use Park</b>	Varies	Example: golf course, zoo or museum
<b>Natural Resource Area</b>	Varies	Location and size determined by the nature resource and opportunity for preservation.
<b>Greenways</b>	1 mile per 3,000 residents	Corridors are typically 50 wide but can vary in urban areas. Greenways should provide linkages and improve connectivity.
<b>School Parks</b>	Varies	Size depends on the school type and the land available adjacent to the school.

Chart adapted from Lancaster, R. A., Ed. Recreation, Park and Open Space Standards and Guidelines. Alexandria, VA: National Recreation and Park Association, 1983

Because the current system is deficient in all areas, all of the park classifications sizes listed above are needed and should be considered when acquiring land. Athletic Fields for organized league play should be clustered together for operational and maintenance efficiency and for the ease of use by the league participants. The community park at a size of 30-50 acres provides the minimum space needed to accommodate these types of facilities. Please see Section 6 (page 6.5) for more information on the park classifications.

Few large park or open space parcels remain in the City. In order to provide more parks open space in the City, the Parks and Recreation Manager should work with planning staff to develop a list of large parcels. Characteristics of individual parcels can then be compared to determine which parcels are suitable for acquisition.

Characteristics that should be considered include:

- Overall size and ability of the parcel to accommodate needed facilities identified in this plan
- Usable land outside of state and local stream buffers and waters of the state
- Topography
- Location in relation to the gap analysis. Parcel in underserved areas should be given higher priority over parcel in areas with existing parks
- Can the parcel be linked to the proposed greenway system
- What is the housing density around the parcel
- Does the site contain urban forest which should be protected
- Are there historic or cultural resources on the property

### Action Plan

Develop and analyze available properties.

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### ***Greenways***

As illustrated on the Figure 6.8 in Section 6 of the master plan, proposed greenways are needed to improve connectivity within the city as a whole, promote healthy lifestyles and expand recreation opportunities. Survey responses revealed a willingness of residents to dedicate easements if a greenway was developed in their neighborhoods and crossed their properties. This is an important factor, since the proposed greenway routes will require securing easements from hundreds of property owners in order to complete the construction of multi-use paved trails. The City is not pursuing a greenway within the Georgia Power Line Easement as part of this plan.

A minimum 50' easement is recommended and 100' is preferred where it can be obtained. The topographic relief found along the proposed greenway corridors will require the trail to have switch backs to comply with ADA grade requirements and to make it more bicycle friendly for the average rider. The wider easement will allow for fewer longer switch backs as the trail climbs the steeper terrain. The wider easement will also allow the trail to meander within the easement, adding interest along the greenway corridor. In locations with limited land or impacts of a wider easement would create a hardship for a property owner, a 25' easement should be considered.

The corridors along streams on the proposed trail plan may be more expensive to develop than ones that go through more densely developed areas of the city. Where there is inadequate space along the stream corridor to cost effectively construct a trail, a detailed study may be required to determine exact location and cost effective routing. In some of the developed areas, sidewalks and bicycle lanes can be utilized to make connections through commercial districts or residential areas.

The development of greenways in the city is consistent with vision characteristics 1, 2 and 5.

### ***Mini-Parks and Community Greens***

Several other master planning efforts look at the redevelopment of existing sites in the city and converting them into mixed use developments that provide residential, commercial, public and transportation-based components on individual sites. Another major component of mixed use development is providing some community green space and open space. Providing a community green of as little as .5 acres can provide a wide variety of recreation opportunities and should be considered a required element of all major redevelopment projects that occur in the community. In addition to community greens, green roofs on buildings and parking decks, green walls and simple tree lined sidewalks can serve as public gathering spaces or as a mini-park within the development. Maximizing a companion of these elements in each redevelopment project will satisfy all of the vision characteristics.

We support the goals of the Dunwoody Village and Georgetown / North Shallowford area redevelopment plans, both of which call for community green space and parkland. Greens space is noted as a critical element in these plans and should be maximized where possible.

### ***Brownfields and Conversions***

The limited amount of remaining undeveloped property in Dunwoody will prevent the City from achieving the goal of having a park within .5 miles of all residents. To overcome this issue, the City should not rule out the conversion of developed sites into parks. The Department of the Interior has a grant program to provide funds to assess properties that have potential contaminants that prevent redevelopment of the property. A summary taken from their web site on this program is provided below:

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*The Small Business Liability Relief and Brownfields Revitalization Act (“Brownfields Law”, P.L. 107-118) requires the U.S. Environmental Protection Agency (EPA) to publish guidance to assist applicants in preparing proposals for grants to assess and clean up brownfield sites. EPA’s Brownfields Program provides funds to empower states, communities, tribes, and nonprofits to prevent, inventory, assess, clean up, and reuse brownfield sites. EPA provides brownfields funding for three types of grants. 1. Brownfields Assessment Grants – provides funds to inventory, characterize, assess, and conduct planning (including cleanup planning) and community involvement related to brownfield sites. 2. Brownfields Revolving Loan Fund (RLF) Grants – provides funding for a grant recipient to capitalize a revolving fund and to make loans and provide subgrants to carry out cleanup activities at brownfield sites. 3. Brownfields Cleanup Grants – provides funds to carry out cleanup activities at a specific brownfield site owned by the applicant.*

A common Brownfields site is an abandoned service station or truck stop. Because these properties had underground fuel storage sites and other petrochemicals on site, they often sit abandoned for years due to fears that purchasing the property would mean inheriting a contaminated site, thus requiring large clean up efforts as a condition for redevelopment. This grant program allows for the assessment to be done by City, using grant funds to determine if contaminants exist and what would be required to clean up the sites. A grant of this type would put the City in a position to maximize negotiating power when purchasing the property. Because these are grant funds, the City would not incur the cost for the evaluations or possibly even the clean up cost.

Not all sites that have existing development will require extensive environmental review and remediation to redevelop the property as a park. In some of the older residential neighborhoods, it can be as simple as acquiring three or four single-family home sites and combining the land in order to provide a small park, or purchasing an older multi-family facility and removing it to make way for park development. In many cases the value of an older home or multi-family unit is a small part of the total purchase price, as the main factor in the evaluation is the cost of the land.

### Opinions of Probable Cost and Phasing Plan

In order to develop a long term capital plan for improving and expanding the park system, opinions of probable cost for suggested park improvements are needed. Opinions of cost have been developed for each park based on a master plan level of plan development. These opinions total just over \$49.4 million in capital improvement needs for the next ten years. The recommended facilities discussed in Section 7 of this plan are needed to provide expanded recreation opportunities and improved service to the citizens of Dunwoody and to reduce overuse and overcrowding at existing parks. Survey respondents clearly indicated a desire for more communitywide special programs such as movies in the park, a fall festival, “old times day” and other events which bring the community together. To address this need, a great lawn has been proposed in the Brook Run Park Plan. Other needs that received very high levels of support included youth sports programs, cricket leagues, lacrosse leagues and archery. Multi-use fields are needed to meet this need. Multi-use programming space for classes is also needed, as a number of classes, including cooking, health and wellness and computer, received very strong support. Reuse of the buildings at Brook Run can provide space for many classes.

The City is faced with a challenge in meeting the needs and desires of the community in the current economic climate. However, the planning team believes that this level of development is obtainable by the City of Dunwoody based on the income levels found in the city and the survey response related to funding park improvements. Only 17.5% of survey respondents were not being willing to spend a fixed amount monthly for parks, compared to 82.5% who indicated they were willing to spend ten or more dollars per month for park improvements. When the capital needs are broken down per household on a monthly basis, a fee of approximately \$10 per month is required to fund the entire

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package (Table 7.1).

Detailed opinions of probable cost are provided in the following pages. A ten-year phasing plan has been developed from these combined costs. The phasing plan provides a year-by-year spending summary and reflects project funding over a two year period for some construction projects that are expected to exceed 12 months in duration. Project funding is broken into three tiers: Tier One projects are to be completed in the next 24 months, Tier Two projects are to be completed in the next 60 months and Tier Three projects are to be completed within 120 months.

The totals shown for each facility in the phasing plan include a 15% contingency to cover costs that will only be determined when more detailed plans are developed for each facility, and architectural and engineering fees at 7% to cover plan development, testing and construction related services. The planning team has identified land acquisition requirements and, based on the current economy and discussions with local real estate professionals, we estimate land acquisition for recommended parks on a per site basis and for trail right-of-way acquisition for a 100' wide corridor at \$50,000 per acre.

For recommendations on how to fund these improvements, refer to Section 8.

Greenway opinions of probable cost are based on a construction cost of \$1 million per mile for trail development; \$50,000 per acre for right-of-way acquisition when trails are outside of road right-of-way; and a design cost of 10% to cover design, surveying and testing cost during construction. See Figure 6.10 for recommended phasing.

### Peeler Road Greenway\* Phase 1

Trail Development Cost	\$ 820,000
Trail in existing ROW	\$ 0
Design Fees	\$ 82,000
<b>Total Cost</b>	<b>\$ 902,000</b>

\*A portion of this greenway runs in Brook Run Park and at Peachtree Middle School. Costs for those sections of the greenway are included in the Brook Run Park opinions of probable cost.

### Nancy Creek Greenway Phase 3&4

Trail Development Cost	\$2,100,000
Land Cost for 100' ROW	\$1,000,000
Design Fees	\$ 210,000
<b>Total Cost</b>	<b>\$3,310,000</b>

### Perimeter Center Greenway Phases 2 & 6

Trail Development Cost	\$4,300,000
Land Cost for 100' ROW	\$1,000,000*
Design Fees	\$ 430,000
<b>Total Cost</b>	<b>\$5,730,000</b>

\* A large portion of this greenway will be developed in existing right-of -way.

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North Fork Nancy Creek Greenway Phase 5	
Trail Development Cost	\$1,800,000
Land Cost for with 100 ROW	\$1,800,000
Design Fees	\$ 180,000
<b>Total Cost</b>	<b>\$3,780,000</b>

### **Total Greenway Development Cost \$13,722,000**

\*Right of Way costs may be reduced if land is acquired through donation or purchased at a reduced rate.

\*These opinions of probable cost were prepared using figures from previous park projects developed and bid over the past few years. These cost are subject to economic conditions and with a rebound in the economy there could be cost increases which at this time we can not project. We recommend setting budgets, establishing a phasing plan and using these opinions of cost know there may be project additions and deletions when final park programs and construction documents are produced.

Estimates of construction quantities and opinions of probable cost provided by us are made on the basis of our experience; site mapping provided by the owner, master plan level of design and current construction market trends. We cannot and do not, however, guarantee that the actual construction quantities or costs will not vary from our estimates of quantities and opinions of probable costs. Lose & Associates makes no warrant, express or implied, for the accuracy of such opinions as compared to bid or actual cost.

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Brook Run Park					
Opinion of Probable Cost- 06-09-2011					
Site Acreage: 106 AC (Park only. Not including Peachtree Middle School Property)					
ITEM	QTY	UNIT	COST/UNIT	COST	TIER
<b>PARK DEVELOPMENT</b>					
<b>Site Development</b>	1	ls	\$750,000.00	\$750,000.00	1 & 2
<b>Demolition</b>	1	ls	\$300,000.00	\$300,000.00	1 & 2
<b>Interactive Fountain</b>	1	ls	\$300,000.00	\$300,000.00	1 & 2
<b>Activity Area</b>					
Sand Volleyball Courts	1	ls	\$14,000.00	\$14,000.00	1 & 2
Basketball Courts	1	ls	\$140,000.00	\$140,000.00	1 & 2
4 Court Tennis Complex	1	ls	\$280,000.00	\$280,000.00	1 & 2
Restroom	1	ea	\$200,000.00	\$200,000.00	1 & 2
<b>Passive Recreation / Lawn Area</b>					
Electrical service	1	ls	\$20,000.00	\$20,000.00	1 & 2
Storm drainage	1	ls	\$30,000.00	\$30,000.00	1 & 2
8" Fire service	547	lf	\$42.00	\$22,974.00	1 & 2
Fire hydrant (incl fees.)	1	ea	\$5,200.00	\$5,200.00	1 & 2
Light duty concrete pavement	52160	sf	\$3.50	\$182,560.00	1 & 2
Bench	50	ea	\$1,500.00	\$75,000.00	1 & 2
Picnic table	44	ea	\$1,500.00	\$66,000.00	1 & 2
Single waste receptacle	30	ea	\$1,000.00	\$30,000.00	1 & 2
Drinking fountain	3	ea	\$5,000.00	\$15,000.00	1 & 2
Group grill	3	ea	\$750.00	\$2,250.00	1 & 2
Bike rack	10	ea	\$750.00	\$7,500.00	1 & 2
Bench swings	10	ea	\$2,500.00	\$25,000.00	1 & 2
Post and rail fencing (@ community garden)	1110	lf	\$15.00	\$16,650.00	1 & 2
Pavilion rental signage	1	ea	\$1,000.00	\$1,000.00	1 & 2
Trail rules signage	3	ea	\$1,000.00	\$3,000.00	1 & 2
Facility rules signage	5	ea	\$1,000.00	\$5,000.00	1 & 2
5' Vinyl coated chain link fence (@ dog park)	1910	lf	\$15.00	\$28,650.00	1 & 2
5' High, 3' wide gate	2	ea	\$220.00	\$440.00	1 & 2
Dormitory Renovations	21935	sf	\$75.00	\$1,645,125.00	2
Theater Renovations	20685	sf	\$100.00	\$2,068,500.00	2
Disc Golf Course	1	ls	\$20,000.00	\$20,000.00	1 & 2
Restroom	1	ea	\$200,000.00	\$200,000.00	1 & 2
Concession / Restroom	2	ls	\$314,000.00	\$628,000.00	1 & 2
Octagon pavilion	1	ea	\$115,000.00	\$115,000.00	1 & 2
Small pavilion	2	ea	\$100,000.00	\$200,000.00	1 & 2
Pavilion with restrooms	1	ea	\$150,000.00	\$150,000.00	1 & 2
Group picnic pavilion	1	ea	\$450,000.00	\$450,000.00	1 & 2

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<b>Trailhead/ Trails</b>					
Asphalt trail 12' wide	5920	lf	\$35.00	\$207,200.00	1 & 2
Asphalt trail 8' wide	15180	lf	\$25.00	\$379,500.00	1 & 2
Wood chip trail 8' wide	4450	lf	\$8.00	\$35,600.00	1 & 2
Bench	30	ea	\$1,500.00	\$45,000.00	1 & 2
Single waste receptacle	15	ea	\$1,000.00	\$15,000.00	1 & 2
Trail rules signage	3	ea	\$1,500.00	\$4,500.00	1 & 2
Trail directional signage	10	ea	\$500.00	\$5,000.00	1 & 2
Kiosk with interpretive signage	1	ls	\$7,500.00	\$7,500.00	1 & 2
<b>Roads &amp; Parking Lots</b>					
Heavy-duty asphalt pavement	178551	sf	\$4.50	\$803,479.50	1 & 2
Resurfacing of existing roads and parking	300603	sf	\$2.00	\$601,206.00	1 & 2
Curb and Gutter	5000	lf	\$15.00	\$75,000.00	1 & 2
<b>Landscape and Irrigation</b>					
Landscaping and irrigation	1	ls	\$1,200,000.00	\$1,200,000.00	1 & 2
Sod	193365	sf	\$0.30	\$58,009.50	1 & 2
<b>PARK DEVELOPMENT SUBTOTAL</b>				<b>\$11,433,844.00</b>	1 & 2
<b>5% Mobilization, Bonds, Fees, Etc. and 15% Contingency</b>				<b>\$1,715,076.60</b>	1 & 2
<b>A&amp;E Fees (10%)</b>				<b>\$1,314,892.06</b>	1 & 2
<b>PROJECT TOTAL</b>				<b>\$14,463,812.66</b>	1 & 2

<b>Future Acquisition Area Alternate 1</b>					
Multi-Use Field Overlay	1	ls	\$100,000.00	\$100,000.00	1 & 2
Brook Run Subtotal				\$11,433,844.00	1 & 2
<b>ALTERNATE 1 SUBTOTAL</b>				<b>\$11,533,844.00</b>	1 & 2
<b>5% Mobilization, Bonds, Fees, Etc. and 15% Contingency</b>				<b>\$2,306,768.80</b>	1 & 2
<b>A&amp;E Fees (10%)</b>				<b>\$1,384,061.28</b>	1 & 2
<b>ALTERNATE 1 PROJECT TOTAL</b>				<b>\$15,224,674.08</b>	1 & 2

<b>Future Acquisition Area Alternate 2</b>					
Tennis Complex	1	ls	\$4,500,000.00	\$4,500,000.00	1 & 2
Brook Run Subtotal				\$11,433,844.00	1 & 2
Concession / Restroom (not included in this alternate)	1	ls	\$(314,000.00)	\$(314,000.00)	1 & 2
<b>ALTERNATE 2 SUBTOTAL</b>				<b>\$15,619,844.00</b>	1 & 2
<b>5% Mobilization, Bonds, Fees, Etc. and 15% Contingency</b>				<b>\$3,123,968.80</b>	1 & 2
<b>A&amp;E Fees (10%)</b>				<b>\$1,874,381.28</b>	1 & 2
<b>ALTERNATE 2 PROJECT TOTAL</b>				<b>\$20,618,194.08</b>	1 & 2

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Donaldson-Chesnut House					
Opinion of Probable Cost: 06-09-2011					
Site Acreage: 2.96 AC					
ITEM	QUA.	UNIT	COST/UNIT	COST	TIER
<b>Site Development</b>	1	ls	\$200,000.00	\$200,000.00	2
<b>Site Furnishings</b>					
Waste receptacle	5	ea	\$1,000.00	\$5,000.00	2
Bench (6' coated steel with or without back)	12	ea	\$1,500.00	\$18,000.00	2
Bike rack (inverted "U")	1	ea	\$750.00	\$750.00	2
Fire Ring	1	ls	\$7,500.00	\$7,500.00	2
Garden Fountain	1	ls	\$25,000.00	\$25,000.00	2
<b>Site Signage</b>					
Entrance sign	1	ls	\$15,000.00	\$15,000.00	2
Vehicular & handicapped signs	7	ea	\$250.00	\$1,750.00	2
Construction sign	2	ea	\$1,000.00	\$2,000.00	2
Park rules signage	1	ea	\$1,000.00	\$1,000.00	2
Trail rules signage	1	ea	\$1,000.00	\$1,000.00	2
Interpretive signs	1	ea	\$25,000.00	\$25,000.00	2
<b>Paving</b>					
Light duty asphalt pavement	11550	sf	\$3.25	\$37,537.50	2
Pavement striping	234	lf	\$0.35	\$81.90	2
Handicapped striping (symbol)	2	ea	\$55.00	\$110.00	2
Concrete pavers on sand base	2480	sf	\$16.00	\$39,680.00	2
Concrete wheel stops	23	ea	\$50.00	\$1,150.00	2
grass paver	4860	sf	\$10.00	\$48,600.00	2
5' brick sidewalk	1135	lf	\$35.00	\$39,725.00	2
<b>Masonry</b>					
Seat walls	210	lf	\$75.00	\$15,750.00	2
8' brick privacy wall	172	lf	\$100.00	\$17,200.00	2
<b>Trails/ Boardwalks/ Bridges</b>					
Asphalt trail- 10' wide	470	lf	\$27.00	\$12,690.00	2
<b>Landscaping &amp; Irrigation</b>					
Landscaping & irrigation	1	ls	\$200,000.00	\$200,000.00	2

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<b>Architecture</b>					
Garden Pavilion	1	ls	\$400,000.00	\$400,000.00	2
Building renovations	1	ls	\$1,000,000.00	\$1,000,000.00	2
Building stabilization	1	ls	\$200,000.00	\$200,000.00	1
<b>Fencing</b>					
8' high, 5' wide gate @ privacy wall	2	ea	\$500.00	\$1,000.00	2
4' ornamental fence - Perimeter Fence @ Cemetery	259	lf	\$45.00	\$11,655.00	2
4' Picket fence	75	lf	\$15.00	\$1,125.00	2
			<b>SUBTOTAL</b>	<b>\$2,328,304.40</b>	2
<b>5% mobilization, bonds, etc., &amp; 15% contingency</b>				<b>\$349,245.66</b>	2
<b>A&amp;E Fees (10%)</b>				<b>\$267,755.01</b>	1 & 2
<b>PROJECT TOTAL</b>				<b>\$2,945,305.07</b>	2

<b>Dunwoody Nature Center</b>					
Opinion of Probable Cost: 06-09-2011					
Site Acreage: 34.8 AC					
ITEM	QUA.	UNIT	COST/UNIT	COST	TIER
<b>Site Development</b>					
	1	ls	\$150,000.00	\$150,000.00	2
<b>Site Furnishings</b>					
Waste receptacle	6	ea	\$1,000.00	\$6,000.00	2
Bench (6' coated steel with or without back)	8	ea	\$1,500.00	\$12,000.00	2
Large picnic table (at pavilion)	9	ea	\$1,500.00	\$13,500.00	2
Bike rack (inverted "U")	2	ea	\$750.00	\$1,500.00	2
Drinking fountain	1	ea	\$5,000.00	\$5,000.00	2
Fire ring	1	ls	\$7,500.00	\$7,500.00	2
Built-in earth seating @ outdoor classroom	1	ls	\$20,000.00	\$20,000.00	2
<b>Site Signage</b>					
Entrance sign	1	ls	\$15,000.00	\$15,000.00	2
Directional signs	6	ea	\$500.00	\$3,000.00	2
Vehicular & handicapped signs	10	ea	\$250.00	\$2,500.00	2
Construction sign	2	ea	\$1,000.00	\$2,000.00	2
Park rules signage	1	ea	\$1,000.00	\$1,000.00	2
Trail rules signage	2	ea	\$1,000.00	\$2,000.00	2

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Playground rules signage	1	ea	\$1,000.00	\$1,000.00	2
Pavilion rules signage	1	ea	\$1,000.00	\$1,000.00	2
Fishing & revegetative rules signage	1	ea	\$1,000.00	\$1,000.00	2
<b>Paving</b>					
Re-surfacing parking lots and roads	29066	sf	\$3.00	\$87,198.00	2
Pavement striping	1215	lf	\$0.35	\$425.25	2
Handicapped striping (symbol)	6	ea	\$55.00	\$330.00	2
Concrete curb and gutter	5305	lf	\$13.00	\$68,965.00	2
Raised crosswalk (concrete)	1	ea	\$7,000.00	\$7,000.00	2
Light duty concrete pavement	62065	sf	\$3.50	\$217,227.50	2
<b>Trails/ Boardwalks/ Bridges</b>					
Asphalt trail- 10' wide	3750	lf	\$27.00	\$101,250.00	2
Boardwalk- 12' wide	108	lf	\$650.00	\$70,200.00	2
Wood chip trail- 10' wide	2710	lf	\$8.00	\$21,680.00	2
<b>Landscaping &amp; Irrigation</b>					
Sod	61210	sf	\$0.35	\$21,423.50	2
Landscaping	1	ls	\$50,000.00	\$50,000.00	2
Irrigation	1	ls	\$30,000.00	\$30,000.00	2
<b>Architecture</b>					
Restroom building	1	ls	\$125,000.00	\$125,000.00	2
Shade pavilion (30'x40')	1	ls	\$175,000.00	\$175,000.00	2
Nature Center	5000	sf	\$250.00	\$1,250,000.00	2
Arbor @ outdoor classroom	1	ls	\$25,000.00	\$25,000.00	2
<b>Playground</b>					
Playground structures	1	ls	\$150,000.00	\$150,000.00	2
Playground surfacing- engineered wood fiber (12" thick including gravel & fabric)	7485	sf	\$7.00	\$52,395.00	2
Gravel subgrade- under wood play surface (4" thick)	7485	sf	\$1.00	\$7,485.00	2
Geotextile fabric	7485	sf	\$0.50	\$3,742.50	2
			<b>SUBTOTAL</b>	<b>\$2,708,321.75</b>	2
			<b>5% mobilization, bonds, etc., &amp; 15% contingency</b>		2
			<b>A&amp;E Fees (7%)</b>	<b>\$189,582.52</b>	1
			<b>PROJECT TOTAL</b>	<b>\$3,304,152.54</b>	2

## SECTION 7: LAND ACQUISITION AND OPINIONS OF PROBABLE COST

Perimeter Park					
Opinion of Probable Cost: 06-09-2011					
Site Acreage: 2.77 AC					
ITEM	QUA.	UNIT	COST/UNIT	COST	TIER
<b>Site Development</b>	1	ls	\$100,000.00	\$100,000.00	1
<b>Site Furnishings</b>					
Waste receptacle	4	ea	\$1,000.00	\$4,000.00	1
Bench (6' coated steel with or without back)	8	ea	\$1,500.00	\$12,000.00	1
Bike rack (inverted "U")	2	ea	\$750.00	\$1,500.00	1
Bench swings with arbor	6	ea	\$3,000.00	\$18,000.00	1
Water feature	1	ls	\$150,000.00	\$150,000.00	1
<b>Site Signage</b>					
Entrance sign	1	ls	\$10,000.00	\$10,000.00	1
Directional signs	2	ea	\$500.00	\$1,000.00	1
Vehicular & handicapped signs	4	ea	\$250.00	\$1,000.00	1
Construction sign	1	ea	\$1,000.00	\$1,000.00	1
Park rules signage	1	ea	\$1,000.00	\$1,000.00	1
Trail rules signage	1	ea	\$1,000.00	\$1,000.00	1
<b>Paving</b>					
Heavy-duty asphalt pavement	4112	sf	\$4.50	\$18,504.00	1
Concrete curb and gutter	514	lf	\$13.00	\$6,682.00	1
Pavement striping	176	lf	\$0.35	\$61.60	1
Handicapped striping (symbol)	2	ea	\$55.00	\$110.00	1
Brick pavers on sand base	12084	sf	\$22.00	\$265,848.00	1
Stone under brick pavers	12084	sf	\$1.50	\$18,126.00	1
<b>Trails/ Boardwalks/ Bridges</b>					
Wood chip trail- 8' wide	1370	lf	\$8.00	\$10,960.00	1
Connector trail / sidewalk	1	ls	\$350,000.00	\$350,000.00	1
<b>Playground</b>					
Playground structures	1	ls	\$150,000.00	\$150,000.00	1

## SECTION 7: LAND ACQUISITION AND OPINIONS OF PROBABLE COST

Playground surfacing- engineered wood fiber (12" thick including gravel & fabric)	4715	sf	\$7.00	\$33,005.00	1
Gravel subgrade- under wood play surface (4" thick)	4715	sf	\$1.00	\$4,715.00	1
Geotextile fabric	4715	sf	\$0.50	\$2,357.50	1
<b>Landscaping &amp; Irrigation</b>					
Sod	1.22	ac	\$3,500.00	\$4,270.00	1
Landscaping	1	ls	\$35,000.00	\$35,000.00	1
Irrigation	1	ls	\$25,000.00	\$25,000.00	1
			<b>SUBTOTAL</b>	<b>\$1,225,139.10</b>	<b>1</b>
			<b>5% mobilization, bonds, etc., &amp; 15% contingency</b>	<b>\$183,770.87</b>	<b>1</b>
			<b>A&amp;E Fees (7%)</b>	<b>\$98,623.70</b>	<b>1</b>
			<b>PROJECT TOTAL</b>	<b>\$1,507,533.66</b>	<b>1</b>

Windwood Hollow Park					
Opinion of Probable Cost - 06-09-2011					
Site Acreage: 11.13 AC					
ITEM	QUA.	UNIT	COST/UNIT	COST	TIER
<b>Site Development</b>	1	ls	\$200,000.00	\$200,000.00	2
<b>Site Furnishings</b>					
Waste receptacle	6	ea	\$1,000.00	\$6,000.00	2
Bench swings with arbor	2	ea	\$3,000.00	\$6,000.00	2
Bench (6' coated steel with or without back)	4	ea	\$1,500.00	\$6,000.00	2
Large picnic table (at pavilion)	12	ea	\$1,500.00	\$18,000.00	2
Bike rack (inverted "U")	2	ea	\$750.00	\$1,500.00	2
Drinking fountain	1	ea	\$5,000.00	\$5,000.00	2
<b>Site Signage</b>					
Entrance sign	1	ls	\$15,000.00	\$15,000.00	2
Trail directional signs	2	ea	\$500.00	\$1,000.00	2
Vehicular & handicapped signs	2	ea	\$250.00	\$500.00	2
Construction sign	1	ea	\$1,000.00	\$1,000.00	2
Park rules signage	1	ea	\$1,000.00	\$1,000.00	2
Trail rules signage	1	ea	\$1,000.00	\$1,000.00	2

## SECTION 7: LAND ACQUISITION AND OPINIONS OF PROBABLE COST

Playground rules signage	1	ea	\$1,000.00	\$1,000.00	2	
Tennis court rules signage	1	ea	\$1,000.00	\$1,000.00	2	
Pavilion rules signage	1	ea	\$1,000.00	\$1,000.00	2	
<b>Paving</b>						
Light duty asphalt pavement	17665	sf	\$3.25	\$57,411.25	2	
Pavement striping	720	lf	\$0.35	\$252.00	2	
Handicapped striping (symbol)	2	ea	\$55.00	\$110.00	2	
Concrete wheel stops	40	ea	\$50.00	\$2,000.00	2	
<b>Trails</b>						
Wood chip trail- 10' wide	1385	lf	\$8.00	\$11,080.00	2	
Asphalt trail- 12' wide	2835	lf	\$34.00	\$96,390.00	2	
<b>Landscaping &amp; Irrigation</b>						
Mass seeding (sod)	50226	sf	\$0.39	\$19,588.14	2	
Landscaping	1	ls	\$25,000.00	\$25,000.00	2	
Irrigation	1	ls	\$25,000.00	\$25,000.00	2	
<b>Architecture</b>						
Pavilion (50'x 50')	1	ls	\$150,000.00	\$150,000.00	2	
Restroom building	1	ls	\$125,000.00	\$125,000.00	2	
<b>Tennis</b>						
Asphalt paving	24480	sf	\$3.25	\$79,560.00	2	
Tennis courts reconditioning (acrylic surface)	24480	sf	\$4.00	\$97,920.00	2	
Tennis net	4	ea	\$1,500.00	\$6,000.00	2	
Striping- per court	4	ea	\$200.00	\$800.00	2	
Lighting- 2-court pod- 50fc	2	ea	\$80,000.00	\$160,000.00	2	
12' high vinyl-coated fencing	648	lf	\$38.00	\$24,624.00	2	
4' wide x 7' high vinyl-coated gate	2	ea	\$332.00	\$664.00	2	
<b>Playground</b>						
Community playground (budget, includes safety surfacing)	1	ls	\$225,000.00	\$225,000.00	2	
Gravel subgrade- under wood play surface (4" thick)	19144	sf	\$1.00	\$19,144.00	2	
Geotextile fabric	19144	sf	\$0.50	\$9,572.00	2	
				<b>SUBTOTAL</b>	<b>\$1,400,115.39</b>	2
<b>5% mobilization, bonds, etc., &amp; 15% contingency</b>					<b>\$210,017.31</b>	2
				<b>A&amp;E Fees (7%)</b>	<b>\$308,025.39</b>	2
				<b>PROJECT TOTAL</b>	<b>\$1,918,158.08</b>	2

SECTION 7: LAND ACQUISITION AND OPINIONS OF PROBABLE COST

Table 7.1 - Ten Year Spending Plan

	TIER 1		TIER 2			TIER 3					Future	TOTAL
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021		
<b>EXISTING PARK RENOVATIONS</b>												
Brook Run Park	\$2,000,000	\$4,375,094	\$4,375,094		\$3,713,625							\$14,463,813
Donaldson Chesnut House	\$67,000		\$1,539,153	\$1,339,153								\$2,945,305
Dunwoody Park		\$189,583	\$2,000,000	\$1,114,570								\$3,304,153
Perimeter Center Park	\$1,507,534											\$1,507,534
North Dekalb Cultural Arts Center										\$3,089,237		\$3,089,237
Windwood Hollow Park					\$1,918,158							\$1,918,158
Peachtree Middle Sports fields					\$5,017,535							\$5,017,535
Vernon Springs Park												\$0
Georgetown Park		\$4,000,000										\$4,000,000
<b>RENOVATIONS TOTAL</b>	<b>\$3,574,534</b>	<b>\$8,564,676</b>	<b>\$7,914,246</b>	<b>\$2,453,723</b>	<b>\$10,649,318</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,089,237</b>	<b>\$0</b>	<b>\$36,245,734</b>
<b>NEW PARK, FACILITY AND GREENWAY CAPITAL COSTS</b>												
New Park		\$70,000	\$1,000,000									\$1,070,000
New Park		\$70,000	\$1,000,000									\$1,070,000
New Park					\$25,000	\$70,000	\$1,000,000					\$1,095,000
Peeler Road Greenway Phase 1	\$82,000	\$820,000										\$902,000
Nancy Creek Greenway Phases 3 and 4			\$210,000	\$2,100,000								\$2,310,000
Perimeter Center Trail Phases 2 and 6											\$4,730,000	\$4,730,000
North Fork of Nancy Creek Greenway Phase 5						\$1,980,000						\$1,980,000
<b>New Park, Facility and Greenway Total</b>	<b>\$82,000</b>	<b>\$960,000</b>	<b>\$2,210,000</b>	<b>\$2,100,000</b>	<b>\$25,000</b>	<b>\$2,050,000</b>	<b>\$1,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,730,000</b>	<b>\$13,157,000</b>
<b>LAND ACQUISITION COSTS</b>												
Park Land Acquisition	\$5,725,000											\$5,725,000
Greenway Acquisition			\$1,000,000			\$1,800,000					\$1,000,000	\$3,800,000
<b>LAND ACQUISITION</b>	<b>\$5,725,000</b>	<b>\$0</b>	<b>\$1,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,800,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,000,000</b>	<b>\$9,525,000</b>
<b>GENERAL DESIGN STANDARDS</b>												
Sign Standards	\$65,000											\$65,000
Design Standards	\$150,000											\$150,000
<b>GENERAL PARK DESIGN TOTAL</b>	<b>\$215,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$215,000</b>
<b>YEARLY TOTAL</b>	<b>\$9,596,534</b>	<b>\$9,524,676</b>	<b>\$11,124,246</b>	<b>\$4,553,723</b>	<b>\$10,674,318</b>	<b>\$3,850,000</b>	<b>\$1,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,089,237</b>	<b>\$5,730,000</b>	<b>\$59,142,734</b>

Tier1 and Tier 2 TOTAL	\$45,473,497
Tier3 TOTAL	\$7,939,237
TOTAL	\$53,412,734
FUTURE	\$5,730,000
Existing Funding	\$7,000,000
Total Funds Needed for Tier 1 and 2	\$38,473,497

2012-2021 TOTAL \$53,412,734

GRAND TOTAL \$59,142,734

Ten Year Average Spending	\$3,847,349.68
Per Capita (51,812) Spending 2011-12	
Population (2010 estimate):	\$74.26
Per Household (20,278) Spending 2011-12	\$176.26

