



Comprehensive
Program Services

Brook Run Park – City Council Update

Schematic Design Summary

Great Lawn

1. Pavilion with single roof structure, 16 picnic tables, restrooms, and drinking fountain
2. Bandshell to have arcing roof design to increase shade for viewers, stepped “seating” area to accommodate approximately 300 -500 people
3. Minimize hardscape to limit tree removal and reduce costs

Parking Lot / Picnic Area

1. 125 parking spaces to be provided
2. Picnic pavilion with 6 picnic tables, restrooms, and drinking fountain

Multi-purpose Field

1. Artificial Turf fields to increase field availability and to reduce maintenance costs
2. Underground storm water detention system to minimize tree removal
3. Utilizing retaining walls to minimize construction footprint to save trees
4. Concession building to include storage, restrooms, drinking fountain, and office

Schematic Design Construction Cost Summary

Item	Concept Estimate	Schematic Design Estimate	Difference
Multiuse Fields	\$3,067,714	\$3,282,143	\$214,428
New Barclay Entrance	\$84,986	\$64,162	-\$20,824
Open Play Field	\$35,689	\$35,689	\$0
Great Lawn	\$2,277,584	\$2,104,990	-\$172,593
Parking / Picnic	\$739,019	\$740,635	\$1,615
Disc Golf	\$29,925	\$29,925	\$0
Contingency	\$311,746	\$187,726	-\$124,020
Permit Fees, Mobilization	\$532,997	\$528,150	-\$4,816
Total	\$7079631	\$6,973,422	-\$106,209

Construction Schedule

- Reeves and Young and Lose Architects are currently reviewing and fine tuning construction pricing
- Once schematic designs and pricing are reviewed and approved by the City of Dunwoody, then construction drawings will be prepared
- Once construction drawings are completed and approved, then project will move to the permitting and construction phase
- Construction will start approximately March 2019 and will take approximately 210 days to complete



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North Shallowford Annex – City Council Update

Construction Budget Summary

Item	Original Estimate	50% Estimate	90% Estimate	GMP
Construction Cost	\$563,420	\$673,509	\$672,359	\$694,359
BM&K Fee	\$22,036	\$25,985	\$25,927	\$27,774
Contingency	\$46,392	\$51,971	\$51,856	\$27,774
Bond	-	\$5,000	\$5,000	\$5,000
Total	\$631,848	\$756,466	\$755,143	\$754,908

Construction Cost Review

- Original site improvement costs of \$50,500 were based without a grading plan. Once full plan set was review, price increased to \$82,680. Removal of the gravel parking lot from the scope of work reduced project cost by \$38,000.
- Painting costs were reduced by \$20,988 between original estimate and 90% estimate.
- Flooring costs were increased from \$16,000 on the original estimate to \$53,454 on the 90% estimate. This increase is due to rooms being added to scope and change of material from carpet to vinyl flooring in some rooms.
- Sprinkler system costs increased to from the original estimate of \$2.15/sf to \$3.13sf. This updated sf cost is in-line with current market estimates.
- HVAC costs have increased in Atlanta due to current economic conditions. Along with additional scope, the HVAC cost increased \$25,252.
- Electrical costs were reduced by \$15,000 by deciding to utilize existing lighting
- Security was not included in original or 50% estimate. 90% estimate has \$60,000 allocated for security.

Construction Schedule

- 100% design documents are currently being reviewed by the City of Dunwoody for permitting
- Permitting can take between 10-30 days
- Once plans are permitted, construction will start
- Construction will take approximately 60 days
- Final Closeout will take an additional 30 days
- Project completion will be in early-mid December 2018