COUNTY AGENDA REQUEST

Department:	Public Works	Presenter(s):	Public Works Director Phil Mallon
Meeting Date:	Tuesday, March 10, 2015	Type of Request:	New Business

Wording for the Agenda:

Review of conceptual design and cost estimate for the Justice Center Passive Park.

Background/History/Details:

Over the past few months, County staff has worked with Commissioner Brown and the Justice Center Park Committee to develop a conceptual design and cost estimate for existing green space around the Justice Center.

Currently, Fayette County owns more than fifteen (15) acres of green space located between the Courthouse, the Senior Center, Williamsburg Way and Lee Street. The land is covered with a mix of hardwoods, shrubs and pine trees. During the summer of 2015, interns working for Fayette County developed ideas for creating a passive park. The primary goals of the park are to provide: walking trails, shaded gathering areas, and a community flower garden.

Provided as back-up to this request is a rendering with these amenities and a cost estimate for construction. Many of the park's features can be developed over time.

Once complete, the park would be operated by the Parks & Recreation Department and maintained by Building & Grounds.

What action are you seeking from the Board of Commissioners?

Direction from the Board on if additional staff time should be spent on this project and, if so, guidance on park amenities, budget and time frame / priorities.

If this item requires funding, please describe:

This project is an approved CIP for the Parks & Recreation Department with a budget of $125,000 (No. 5110H).

Has this request been considered within the past two years?	No	If so, when?	
Is Audio-Visual Equipment Required for this Request?*	Yes	Backup Provided with Request?	Yes

**** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance	Yes	Reviewed by Legal	
Approved by Purchasing	Not Applicable	County Clerk's Approval	Yes
Administrator's Approval			

Staff Notes:

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To: Steve Rapson, County Manager
Steve Brown, Commissioner
Justice Center Committee

From: Phil Mallon, Public Works

Date: February 12, 2015

Re: Justice Center Park – revised conceptual layout and cost estimate

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On January 26th, Anita Godbee (Parks & Recreation) and I attended the Justice Park Committee to get feedback from the Committee on the initial concept and cost estimate. The Committee clarified their vision for the park's features and identified several significant cost-saving features. Attached is the revised concept and cost estimate.

Based on input from the Committee, **Phase 1** currently includes:

- **Patio Area** - A 12,000 sf concrete patio with two shade canopies, two charcoal grills, trash cans, picnic tables and other patio furniture. Site preparation would be by Fayette County and a Contractor would be used for pouring the concrete pad (regular concrete, no stain or stamped finish). The patio size and layout is based on the configuration at Dogwood Church in Peachtree City.
- **Sun & Shade Garden** – Fayette County would clear and grub a ½ acre area, prepare the ground for planting beds and bring in topsoil. A water line and spigots for irrigation would be installed as part of Phase 1. Concrete curbing for the island beds is deferred to a future phase for cost savings. No money is set aside for plants, flowers, fences, etc.
- **Path Construction** – The Committee was split on whether the paths should be natural or paved. Due to the considerable cost for paving, the revised concept is based around natural paths. Fayette County would remove vegetation from the path but would do minimal grading. Wood chips, generated on-site, would be placed along the pathway, approximately 8 feet wide. Selective pruning and herbicides would be used to keep vegetation off the path. Small amounts of pipe would be used, as needed, for drainage. The path would have four entrance points, each with bollards to prevent un-authorized vehicular access. The cost includes benches and trash cans along the path and a vegetative screen along the back of the Williamsburg Way homes.

  (Stone dust is a third option for path construction. This material is crushed stone that

compacts well and provides a smoother, more durable and firmer surface than wood chips, but has a material cost of $8,000. This option may also require development of an Erosion and Sedimentation Control Plan, depending on the final size and shape of the path and patio. Some of the material costs would be recovered if the paths were paved in the future.)

This work can be done without third-party engineering or surveying. The cost for Phase 1 is $128,000, of which 78% is for the concrete patio and shade systems.

Optional Future Phases

Below are features and amenities that may be provided at some point in the future as funds are available.

- A third shade canopy for the patio area;
- Electrical service to the patio (Dogwood Church specifically recommended fans for the canopies; power could also be used for security cameras);
- A tot-lot;
- Landscaping around the patio and at entrances;
- Monuments/stonework at park entrances;
- Concrete curbing to delineate garden beds;
- Stamped concrete, stepping stones or pavers between the patio and garden area;
- Fitness stations along the path;
- Paving of path with asphalt (material cost for paving is approximately $23,000);
- A fence along Williamsburg Way homes (may not be needed with vegetative screen);
- Additional benches, furniture, grills and dog stations;
- Installation of one or more picnic pavilions (ranging in complexity from a picnic table in a clear area to pre-fabricated structures with concrete slabs); and
- Bathrooms.

The costs for these features are provided on attached tabular estimate. Of all the "options", the need for a bathroom has gotten the most support from various people.

The total cost for the "optional future phases" is $195,200. The project cost for Phase 1 and the Future Phases is $323,600.

Comments and suggestions are welcome.
pmallon@fayettecountyga.gov
770-320-6010

Justice Center Park - Concept Cost Estimate

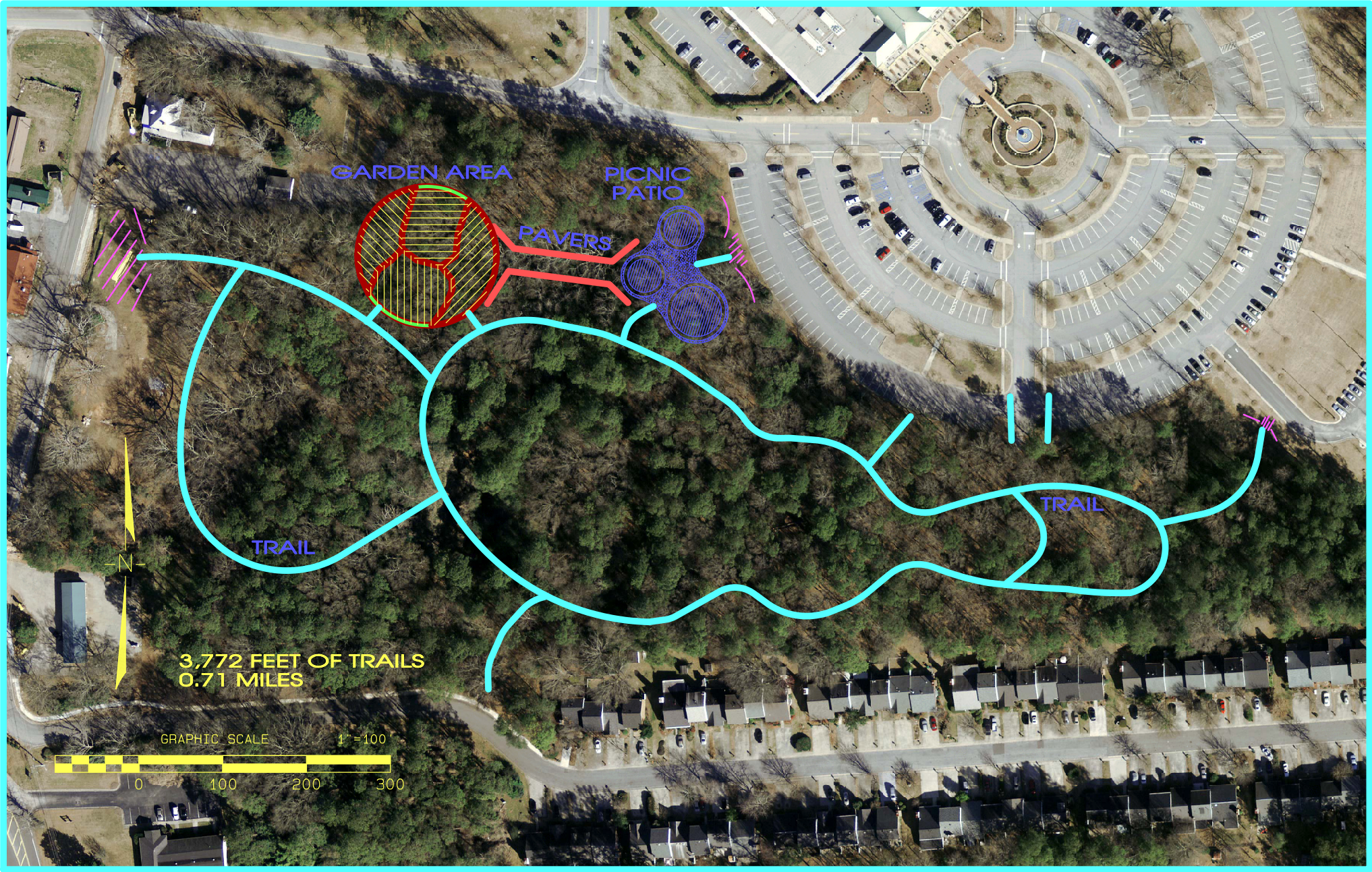
No.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
PHASE 1					
	DESIGN & PERMITTING				
1	Survey & staking - in-house	LS	1	$0	$0
2	Engineering - Site Plan, ESCP, Stormwater Plan	LS	1	$0	$0
3	NPDES Permit	AC	1.8	$0	$0
					$0
	PATIO AREA CONSTRUCTION (.3-acre clearing for 12,000 sf patio)				
4	Clearing & Grubbing - Patio Area	AC	0.3	$6,500	$1,950
5	Erosion Control	LS	1	$1,500	$1,500
6	Concrete patio area (sized for three covered areas)	SF	12,000	$5.00	$60,000
7	Shade Systems Canopy 20-ft DIA - primary patio area	EA	2	$20,000	$40,000
8	Charcoal grills	EA	2	$250	$500
9	Patio Furniture (security?)	LS	1	$2,500	$2,500
10	Metal Trash Cans with Lids	EA	3	$400	$1,200
					$107,650
	SUN & SHADE GARDEN (0.5-acre clearing)				
11	Clearing & Grubbing - Garden Area	AC	0.5	$6,500	$3,250
12	Minor grading for bed preparation (in-house labor, cost for topsoil)	LS	1	$1,000	$1,000
13	Erosion Control	LS	1	$500	$500
14	Water Service for irrigation spigots	LS	1	$5,000	$5,000
					$9,750
	PATH CONSTRUCTION (0.7 mile of natural path, 8-ft wide)				
15	Brush removal & minor grading	LS	1.0	$2,500	$2,500
16	Informational signs	EA	5.0	$200	$1,000
17	Erosion Control	LS	1	$500	$500
18	Drainage Pipe (18" HDPE), 20-ft sections each	EA	4	$220	$880
19	Metal Trash Cans with Lids	EA	4	$400	$1,600
20	Bollards	EA	5	$200	$1,000
21	Metal Benches	EA	4	$500	$2,000
22	Vegetative screening along back of Williamsburg Way homes	LS	1	$1,500	$1,500
					$10,980
	Total Phase 1				**$128,380**

OPTIONAL FUTURE ITEMS

	PATIO AREA				
23	3rd Shade System Canopy 20-ft DIA - primary patio area	EA	1	$20,000	$20,000
24	Tot-Lot Play set	LS	1	$15,000	$15,000
25	Landscaping - plants, ground cover	LS	1	$3,000	$3,000
26	Conduit installation for future power service	LS	1	$2,000	$2,000
27	Electrical service connection with meter	LS	1	$5,000	$5,000
					$45,000
	SUN/SHADE GARDEN				
28	Concrete roll-back curb/edge for garden area	LF	400	$14	$5,600
29	200 lf of stamped & stained concrete paths between patio area and garden (pavers as alternative, possibly donated)	SF	2,000	$6.00	$12,000
					$17,600
	ASPHALT PATHS				
30	Entrance monuments and landscaping	EA	3	$3,500	$10,500
31	Fitness Stations along walking path (basic at $1,000 ea)	EA	8	$1,000	$8,000
32	GAB - (29,600 sf x 5 inches deep) at 115 lbs/cf	TON	708	$8.00	$5,667
33	Asphalt Pavement (29,600 sf x 2 inches thick) at 110 lbs/sy	TON	361	$48.00	$17,347
34	Metal Trash Cans with Lids	EA	2	$400	$800
35	Dog Stations	EA	2	$500	$1,000
36	Metal Benches	EA	2	$500	$1,000
37	Chain-link fence along back of Williamsburg Way	LF	1,200	$12.00	$14,400
					$58,714
	PICNIC PAVILLIONS (4 total)				
38	Clearing & Grubbing - picnic areas, 250 sf each	EA	4	$1,000	$4,000
39	Erosion Control	EA	4	$200	$800
40	Charcoal grills, 1 at each picnic station	EA	2	$250	$500
41	Small pavilion (12'x12') - pre-engineered, site prep, concrete, roof, etc.	EA	3	$6,000	$18,000
42	Large pavilion (52'x28') - pre-engineered, site prep, concrete, roof, etc.	EA	1	$45,000	$45,000
43	Metal Trash Cans with Lids	EA	4	$400	$1,600
44	8-ft Metal Picnic Tables, 2 at each picnic station	EA	8	$500	$4,000
					$73,900
	Total Future Phases				**$195,214**
	Total Cost - Phase One plus Future Phases				**$323,594**

Assumptions

1. **Initial walking path is 8-ft wide, natural material (wood chips). Approximately 0.7 miles.**
2. **Future option includes paving the pathway.**
3. **Patio area is 12,000 sf concrete with 2 shade covers (initial) and optional 3rd in future.**
4. **Sun & shade garden based on 1/2-acre cleared area. No concrete edging in first phase.**
5. **Most work done by Fayette County. No charge for labor and equipment.**
6. **Water provided to garden in Phase 1.**
7. **Optional electrical connection to patio in future phase.**
8. **No ROW or easements and no bathrooms in cost estimates.**


GARDEN AREA
PICNIC PATIO
PAVERS
TRAIL
TRAIL
N
3,772 FEET OF TRAILS
0.71 MILES
GRAPHIC SCALE
1" = 100'
0
100
200
300