

City of Woodstock Regular Meeting of Mayor & Council Presentation

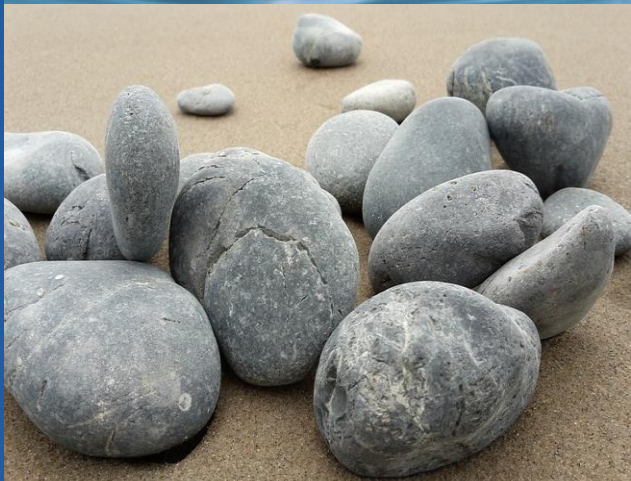
May 10, 2021



LITTLE RIVER PARK MASTER PLAN

PREPARED FOR:
CITY OF WOODSTOCK
12453 HIGHWAY 92
WOODSTOCK, GA
30188

PREPARED BY:



Project Process & Goals

The City of Woodstock's vision is to be the "City of Choice" for healthy living and high quality of life, accessible to the best recreation, leisure and entertainment opportunities available, all connected through an extensive network of parks, trails and natural areas. The Parks and Recreation Department sets the standard in meeting the recreation and leisure needs of the Woodstock Community. Currently, the Department manages seven (7) parks encompassing approximately 160 acres, over fifteen (15) miles of mountain bike trails and over ten (10) miles of paved multi-use trails.

The Little River Park is geographically located in an area that does not currently have a public park within walking distance for the many residential communities that are located in this section of the City. The closest public park with a playground is Dupree Park which is four (4) miles away and the closest connection to the City's Greenprint Trail System is Rubes Creek Trail which is seven (7) miles away. The addition of this park will provide area residents with a place to play, exercise and relax while enjoying the natural beauty that this section of the Little River corridor provides.

Based on information received during the project process, the following goals were established for the programming and design of the Little River Park Master Plan:



1. Preserve and protect the character of the site and create recreational amenities that will allow users to enjoy and engage with the natural environment.
2. Develop an interconnected paved multi-use trail network that will provide local residents with access to the park. The trail network must also provide connectivity to the Little River Elementary School and the Greenprints Trail System.
3. Create a wide-variety of recreational opportunities that are compatible with the site's natural character and that are accessible to a wide-range of users.

Project Site

Located within the eastern portion of the City of Woodstock, the approximate 106 acre Little River Park lies adjacent to Trickum Road along the Little River Corridor. The project site is comprised of three (3) distinct tracts of land that are located along the river corridor and consist of:



1. Trickum Road Park Zone - This tract of land was acquired by the City in 2017 for the purpose of developing a new park for the residents of Woodstock. The site consists of approximately 35 acres of gently rolling hills with an abundance of hardwood and pine trees, and also features a number of small streams, wetlands and a man-made pond. This tract is boarded to the north by the Little River and Woodview Court Residential Community, to the east and south by the Woodlands Residential Community, and to the west by Trickum Road, Little River Elementary School and the Glens at Kingsgate Residential Community. Existing structures on the site include residential and associated storage buildings.



2. Linear Corridor Zone - This track of land was acquired by the Greenprints Alliance and is boarded to the north and east by the River Oaks Residential Community, to the south by the Little River, and to the west by the Trickum Road Park Zone. The site consists of approximately 36.50 acres of predominately flat terrain comprised of floodway and floodplain. Vegetation throughout the linear corridor is comprised of hardwood and pine trees, and also features a number of small streams and wetlands. Existing structures on the site include a sewer line located adjacent to the river with connecting lines servicing the residential communities on both sides of the river.



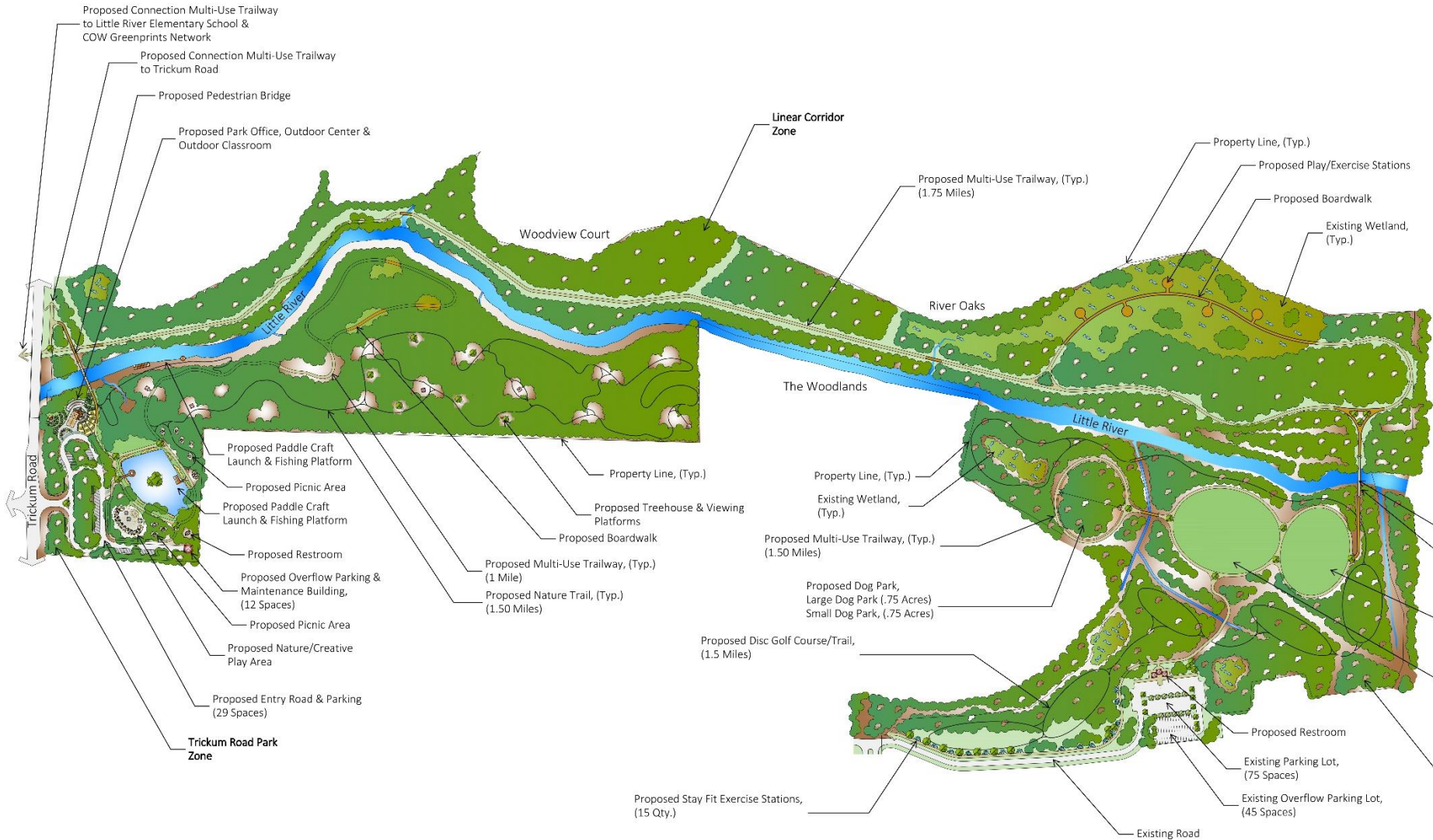
3. Woodlands Park Zone - This track of land is owned by the City and designated as park land. The site consists of approximately 34.50 acres of both gently rolling vegetated hills associated with the uplands and flat terrain associated with the floodway and floodplain adjacent to the river. The site is boarded to the north by the Little River, and to the east, south and west by the Woodlands Residential Community. Existing structures on the site include a paved and unpaved parking lot located on the upland, two multi-purpose practice fields located adjacent to the river, a paved walkway that connects the parking lot facility to the multi-use field area, and a number of sewer lines that crisscross the tract.

Project Site

Aerial Photograph: Little River Park Project Site



Site Plan



PROGRAM SUMMARY

Trickum Road Park Zone

1. Park Entry Road
2. One Way Access Road with Parking (29 Parking Spaces)
3. Overflow Parking (12 Parking Spaces)
4. Park Office & Outdoor Center Building
5. Park Maintenance & Storage Building
6. Restroom Building (1 Qty.)
7. Outdoor Classroom (1 Qty.)
8. Nature/Creative Play Area (1 Qty.)
9. Picnic Area (2 Qty.)
10. Nature Trail with Viewing Platforms & Tree Houses (1.50 Miles)
11. Watersports Training Area at Pond
12. Fishing & Paddle Craft Platforms at Pond
13. Multi-Use Concrete/Boardwalk Trailway (1 Mile)
14. Riverside Nature Trail with Paddle Craft Launch & Fishing Platform

Linear Corridor Zone

1. Multi-Use Concrete/Boardwalk Trailway (1.75 Miles)
2. Pedestrian Bridge Connection to Woodlands Park
3. Pedestrian Bridge Connection to Trickum Road Park
4. Trailway Play/Exercise Stations

Woodlands Park Zone

1. Multi-Use Concrete Trailway (1.25 Miles)
2. Multi-Use Open Space Field A (2.75 AC)
3. Multi-Use Open Space Field B (> AC)
4. Restroom Building (1 QTY.)
5. Disc Golf Trail (18 Hole PRO/AM Course)
6. Existing Parking Area (75 Parking Spaces)
7. Existing Overflow Parking Area (45 Parking Spaces)
8. Large Dog Park (.75 AC)
9. Small Dog Park (.75 AC)
10. Stay Fit Exercise Stations (15 Stations with Safety Surface & Shade Canopies)

Proposed Pedestrian Bridge

- Proposed Connection Multi-Use Trailway to the City of Milton & COW Greenprints Network
- Proposed Multi-Use Open Space Field, (2 Acres)
- Proposed Multi-Use Open Space Field, (2.75 Acres)

Woodlands Park Zone

- Proposed Restroom
- Existing Parking Lot, (75 Spaces)
- Existing Overflow Parking Lot, (45 Spaces)

Site Images



View: Proposed Watersports Training Area at Pond

Site Images



Enlargement: ADA Accessible Paddle Craft Launch

Site Images



View: Proposed Nature/Creative Play & Picnic Area

Site Images



Enlargement: Mounds, Tunnels, Nests, Steppers & Slides at Nature/Creative Play Area

Site Images



View: Tree House Trail

Site Images



Enlargement: Tree House Prototypes Along Trail

Site Images



View: Outdoor Classroom

Site Images



View: Viewing Deck at Park Office/Outdoor Center Building

Opinion of Probable Construction Cost – Trickum Road Park Zone

Little River Park 04/02/21

OPINION OF PROBABLE CONSTRUCTION COSTS
Trickum Road Park Zone

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
1	GENERAL CONDITIONS					
A.	Supervision/Insurance	1	JOB	\$140,800.00	\$140,800.00	\$100/hrX40hr/weekX32weeksX1.1
B.	Material Testing & Inspections	1	JOB	\$15,000.00	\$15,000.00	Allowance
C.	Bonds	1	JOB	\$62,000.00	\$62,000.00	Allowance
D.	Survey	1	JOB	\$35,000.00	\$35,000.00	20 Field Days
E.	Mobilization	1	JOB	\$31,000.00	\$31,000.00	Allowance
				Subtotal	\$283,800.00	

Little River Park 04/02/21

OPINION OF PROBABLE CONSTRUCTION COSTS
Trickum Road Park Zone

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
4	LOOP ROAD & PARKING					
A.	Asphalt Paving	38,825	SF	\$10.00	\$388,250.00	Allowance
B.	Aggregate Parking Spaces	380	CY	\$38.00	\$14,440.00	Allowance
C.	Rough Grading	9,500	CY	\$18.00	\$171,000.00	Allowance
D.	Fine Grading	4,750	CY	\$15.00	\$71,250.00	Allowance
E.	Retaining Walls (6'-16' height)	300	LF	\$750.00	\$225,000.00	Poured-In-Place
F.	Granite Veneer for Concrete Walls (6'-16' height)	300	LF	\$675.00	\$202,500.00	Allowance

Little River Park 04/02/21

OPINION OF PROBABLE CONSTRUCTION COSTS
Trickum Road Park Zone

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
8	PICNIC AREAS					
A.	Small Pavilion	8	EA	\$55,000.00	\$440,000.00	10' X 10' Small Pavilion
B.	Group Pavilion	1	EA	\$175,000.00	\$175,000.00	15' X 30' Group Pavilion
C.	Picnic Tables	12	EA	\$2,500.00	\$30,000.00	Allowance
				Subtotal	\$645,000.00	

Little River Park 04/02/21

OPINION OF PROBABLE CONSTRUCTION COSTS
Trickum Road Park Zone

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes
12	CANOE/KAYAK LAUNCH & FISHING PLATFORM					
A.	Canoe/Kayak Launch (River)	1	JOB	\$75,000.00	\$75,000.00	ADA Accessible
B.	Canoe/Kayak Launch (Pond)	1	JOB	\$25,000.00	\$25,000.00	ADA Accessible
C.	Fishing Platform (River)	1	JOB	\$15,000.00	\$15,000.00	ADA Accessible
D.	Fishing Platform (Pond)	1	JOB	\$10,000.00	\$10,000.00	ADA Accessible
E.	Natural Surface Trail	1,225	LF	\$25.00	\$30,625.00	4' Wide Soil Stabilized Trail
				Subtotal	\$155,625.00	
13	FINAL GRADING, SITE CLEANUP & DEMOBILIZATION					
A.	Final Grading, Site Cleanup & Demobilization	1	JOB	\$114,000.00	\$114,000.00	\$475/hr(4 man crew)X80/hr(30 days)
				Subtotal	\$114,000.00	
				Base Bid Subtotal:	\$6,300,415.00	
				25% Contingency (rounded):	\$1,575,100.00	
				Estimated Total (rounded):	\$7,875,515.00	

NOTE: This "Opinion of Probable Construction Costs" is not a construction cost estimate. It is an estimate of probable costs. Cost items and estimated quantities were determined from the Master Plan developed for the City of Woodstock, dated April 2, 2021. Unit costs were based on pricing provided by RSMeans, manufacturers, product suppliers and previous project experience. Since the project team has no control over the actual cost of contractor labor, materials, equipment, means and methods, or services furnished by others, or over the construction contractor's methods of determining prices, or over competitive bidding or market conditions, the project team cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from the prepared Opinion of Probable Construction Costs within any specified accuracy range.

City of Woodstock EENM



Opinion of Probable Construction Cost – Linear Corridor Zone

Little River Park							
OPINION OF PROBABLE CONSTRUCTION COSTS Linear Corridor Zone							
Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes	
1 GENERAL CONDITIONS							
A.	Supervision/Insurance	1	JOB	\$105,800.00	\$105,800.00	\$100/hrX40hr/weekXh24weeksX1.1	
B.	Material Testing & Inspections	1	JOB	\$30,000.00	\$30,000.00	Allowance	
C.	Bonds	1	JOB	\$51,790.00	\$51,790.00	Allowance	
D.	Survey	1	JOB	\$17,500.00	\$17,500.00	10 Field Days	
E.	Mobilization	1	JOB	\$25,895.00	\$25,895.00	Allowance	
					Subtotal	\$230,785.00	
2 EROSION & SEDIMENT CONTROL							
A.	Construction Entrance	3	EA	\$5,000.00	\$15,000.00	Allowance	
B.	Silt Fence (Double Row Type C)	10,300	LF	\$15.00	\$154,500.00	Allowance	
C.	Filter Socks	2,500	LF	\$15.00	\$37,500.00	Allowance	
D.	Field Modifications	1	JOB	\$5,000.00	\$5,000.00	Allowance	
E.	Temporary Site Mulching/Seeding	65,150	SF	\$0.30	\$19,545.00	Allowance	
F.	Concrete Wash-Out	3	EA	\$2,000.00	\$6,000.00	Allowance	
					Subtotal	\$230,785.00	

Little River Park							
OPINION OF PROBABLE CONSTRUCTION COSTS Linear Corridor Zone							
Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes	
L.	Trail Play Stops	5	EA	\$350,000.00	\$1,750,000.00	Boardwalk Platform & Play Equipment	
M.	Benches	14	EA	\$1,750.00	\$24,500.00	Allowance	
N.	Trash Receptacles	7	EA	\$1,500.00	\$10,500.00	Allowance	
O.	Bicycle Racks	7	EA	\$1,500.00	\$10,500.00	Allowance	
P.	Doggie Pots	7	EA	\$500.00	\$3,500.00	Allowance	
Q.	Bollards	12	EA	\$750.00	\$9,000.00	Allowance	
					Subtotal	\$4,431,825.00	
5 Final Grading, Site Cleanup & Demobilization							
A.	Final Grading, Site Cleanup & Demobilization	1	JOB	\$57,000.00	\$57,000.00	\$475/hr(4 man crew)X120hr(15 days)	
					Subtotal	\$57,000.00	

Base Bid Subtotal:	\$5,256,755.00
25% Contingency (rounded):	\$1,314,190.00
Estimated Total (rounded):	\$6,570,945.00

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Opinion of Probable Construction Cost – Woodlands Park Zone

Little River Park 04/02/21

OPINION OF PROBABLE CONSTRUCTION COSTS
Woodlands Park Zone

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes	
1 GENERAL CONDITIONS							
A.	Supervision/Insurance	1	JOB	\$140,800.00	\$140,800.00	\$100/hrX40hr/weekX32weeksX1.1	
B.	Material Testing & Inspections	1	JOB	\$15,000.00	\$15,000.00	Allowance	
C.	Bonds	1	JOB	\$39,500.00	\$39,500.00	Allowance	
D.	Survey	1	JOB	\$35,000.00	\$35,000.00	20 Field Days	
E.	Mobilization	1	JOB	\$19,750.00	\$19,750.00	Allowance	
					Subtotal	\$250,050.00	

Little River Park 04/02/21

OPINION OF PROBABLE CONSTRUCTION COSTS
Woodlands Park Zone

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes	
2 EROSION & SEDIMENT CONTROL							
A.	Construction Entrance	1	EA	\$5,000.00	\$5,000.00	Allowance	
3 BASKET STATIONS							
D.	Basket Station	54	EA	\$170.00	\$9,180.00	Three Stations Each W/ Locking System	
E.	Pro Tee	18	EA	\$1,300.00	\$23,400.00	6' x 12' Concrete Pad	
F.	Arm Tee	18	EA	\$1,300.00	\$23,400.00	6' x 12' Concrete Pad	
					Subtotal	\$350,855.00	

Little River Park 04/02/21

OPINION OF PROBABLE CONSTRUCTION COSTS
Woodlands Park Zone

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes	
4 RESTROOM BUILDING & OVERFLOW PARKING							
A.	Restroom Building	1	EA	\$325,000.00	\$325,000.00	Allowance	
B.	Water/Electric/Sewer Utility Service Connection	1	JOB	N.I.C.	N.I.C.		
C.	Overflow Parking Gravel Resurfacing	280	CY	\$38.00	\$9,880.00	4" Gravel Depth	
					Subtotal	\$344,880.00	

Little River Park 04/02/21

OPINION OF PROBABLE CONSTRUCTION COSTS
Woodlands Park Zone

Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes	
5 DOG PARK							
A.	Selective Clearing & Grubbing	1.5	AC	\$7,500.00	\$11,250.00		
B.	Perimeter Chain Link Fencing	870	LF	\$35.00	\$30,450.00	5'-0" HT Chain Link Fence	
C.	Double-Gate Vestibule	2	EA	\$5,000.00	\$10,000.00	Fencing, Gates & Concrete Pad	
D.	Engineered Wood Fiber Mulch	65,340	SF	\$3.00	\$196,020.00	6" thick Dog Safe Mulch	
E.	Doggie Pots	8	EA	\$500.00	\$4,000.00	Allowance	
F.	Doggie Water Stations	2	EA	\$4,380.00	\$8,760.00	Allowance	
G.	Signage	1	JOB	\$10,000.00	\$10,000.00	Allowance	
H.	Benches	16	EA	\$1,750.00	\$28,000.00	Allowance	
					Subtotal	\$298,480.00	

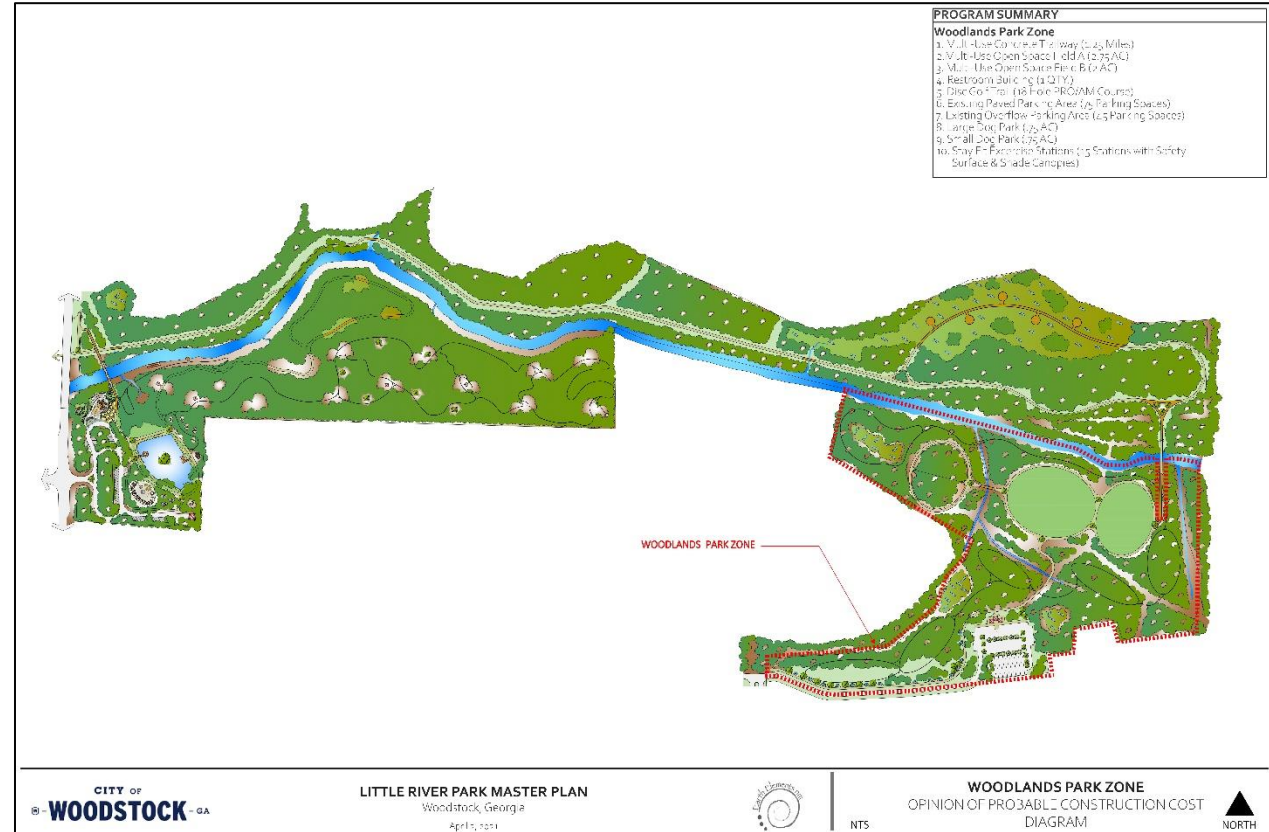
Little River Park 04/02/21

OPINION OF PROBABLE CONSTRUCTION COSTS
Woodlands Park Zone

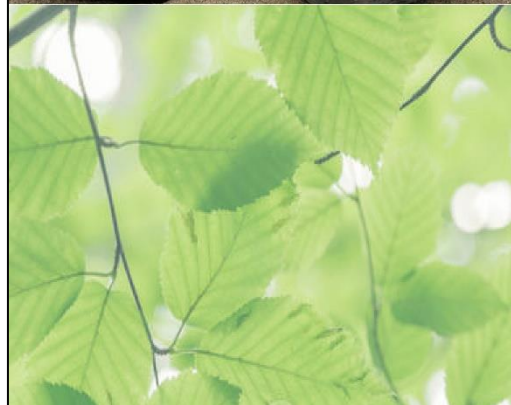
Item No.	Description	Estimate Quantity	Units	Unit Price	Total Item Cost	Notes	
6 FINAL GRADING, SITE CLEANUP & DEMOBILIZATION							
A.	Final Grading, Site Cleanup & Demobilization	1	JOB	\$133,000.00	\$133,000.00	\$475/hr(4 man crew)X280hr(35 days)	
					Subtotal	\$133,000.00	

Base Bid Subtotal: \$3,957,665.00
 25% Contingency (rounded): \$989,420.00
Estimated Total (rounded): \$4,947,085.00

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Little River Park Master Plan Report



LITTLE RIVER PARK MASTER PLAN

PREPARED FOR:
CITY OF WOODSTOCK
12453 HIGHWAY 92
WOODSTOCK, GA
30188

PREPARED BY:



May 10, 2021



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May 10, 2021



LITTLE RIVER PARK
MASTER PLAN

Questions?



PREPARED BY:

