



Recreational Area at Lakes at Green Valley

Team Members: Austin Horvat, Kody Trowbridge, Anna Timm
 Faculty Advisor: Dr. Durham, Dr. Christian

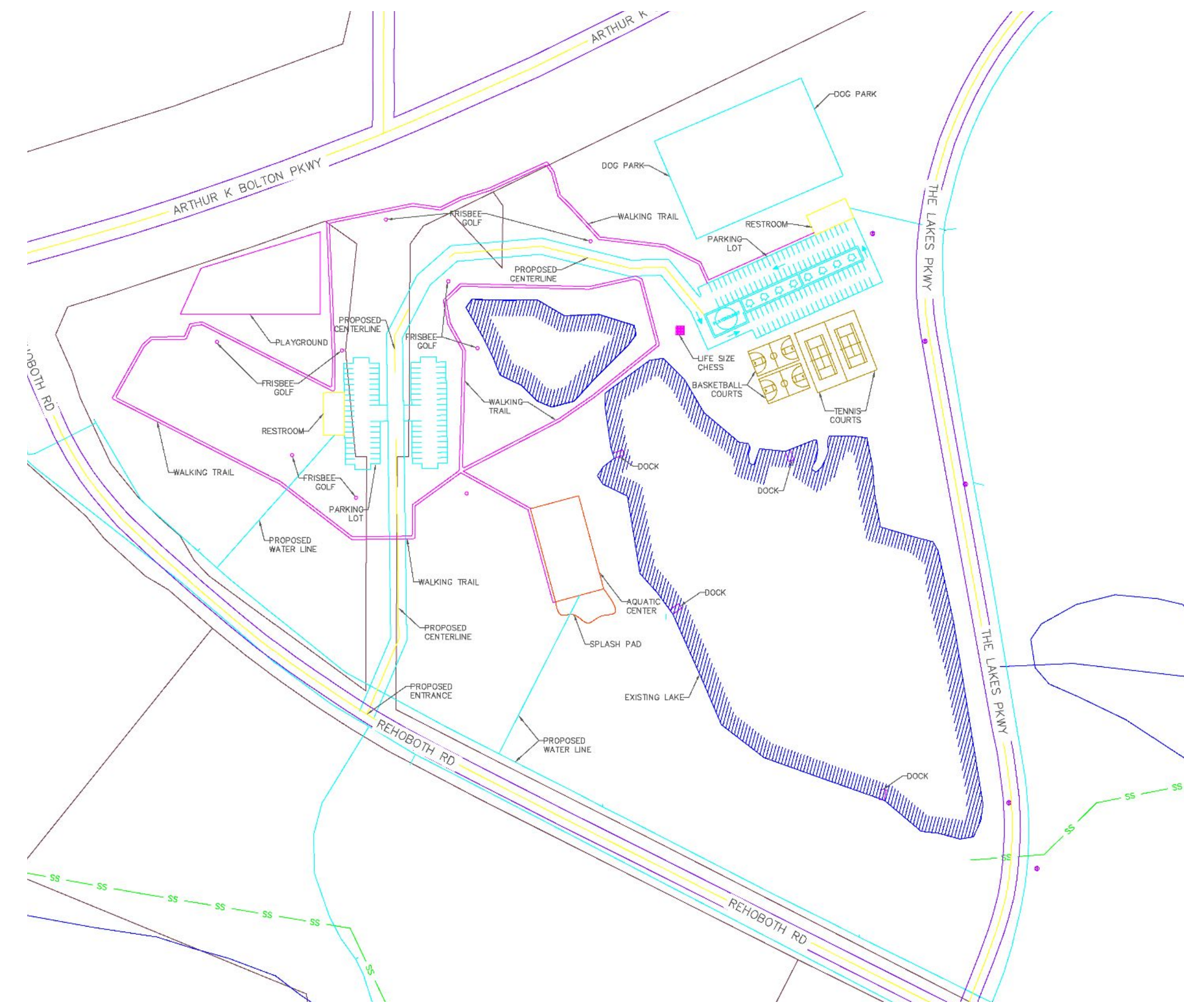
Background

The Lakes at Green Valley Industrial Park is a quickly growing area. As the Spalding County Development Authority (SCDA) continues to attract companies to the industrial park, a desire for a scenic, functional green space has risen. The site is approximately 49 acres with two lakes on site. The SCDA wants this park to be an attraction for the residents of Griffin, GA. The SCDA has developed its own sustainable rating system comparable to the Leadership in Energy and Environmental Design (LEED) certification standards. The Lakes at Green Valley is the only industrial park to have a ratings system like this on the east coast south of New Jersey.

Site Design

Park Features

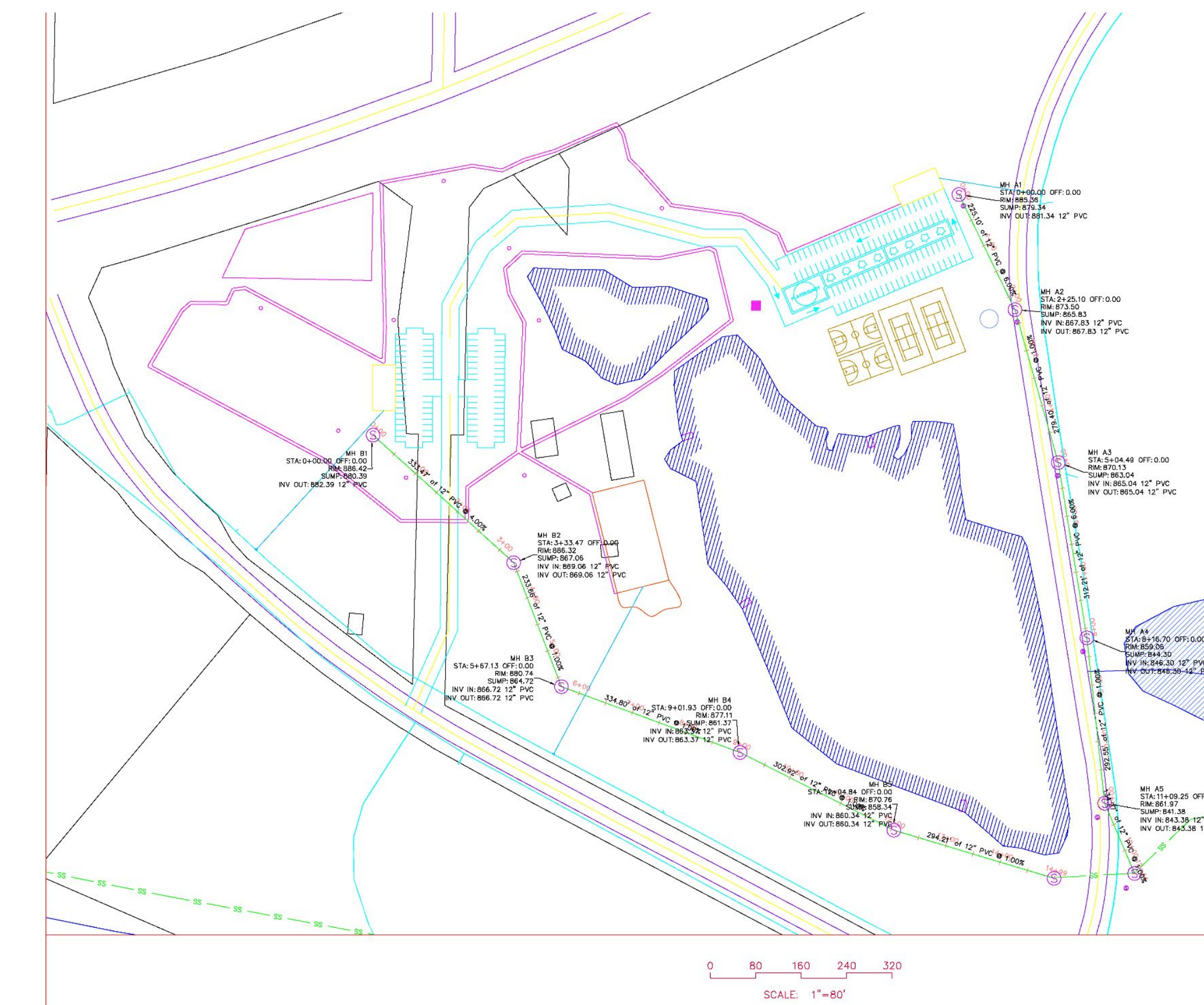
- Dog Park
- Basketball Courts
- Tennis Courts
- Aquatic Center
- Walking Trail
- Frisbee Golf
- Life Size Chess
- Playgrounds
- Docks
- Restrooms



Cost

AKA Civil was given no budget for the site design, however the team still did their best to minimize cost by using green materials and creating a more natural park. The cost for the site alone (not including building cost of the aquatic center) came out to roughly \$2.4 million.

Utilities

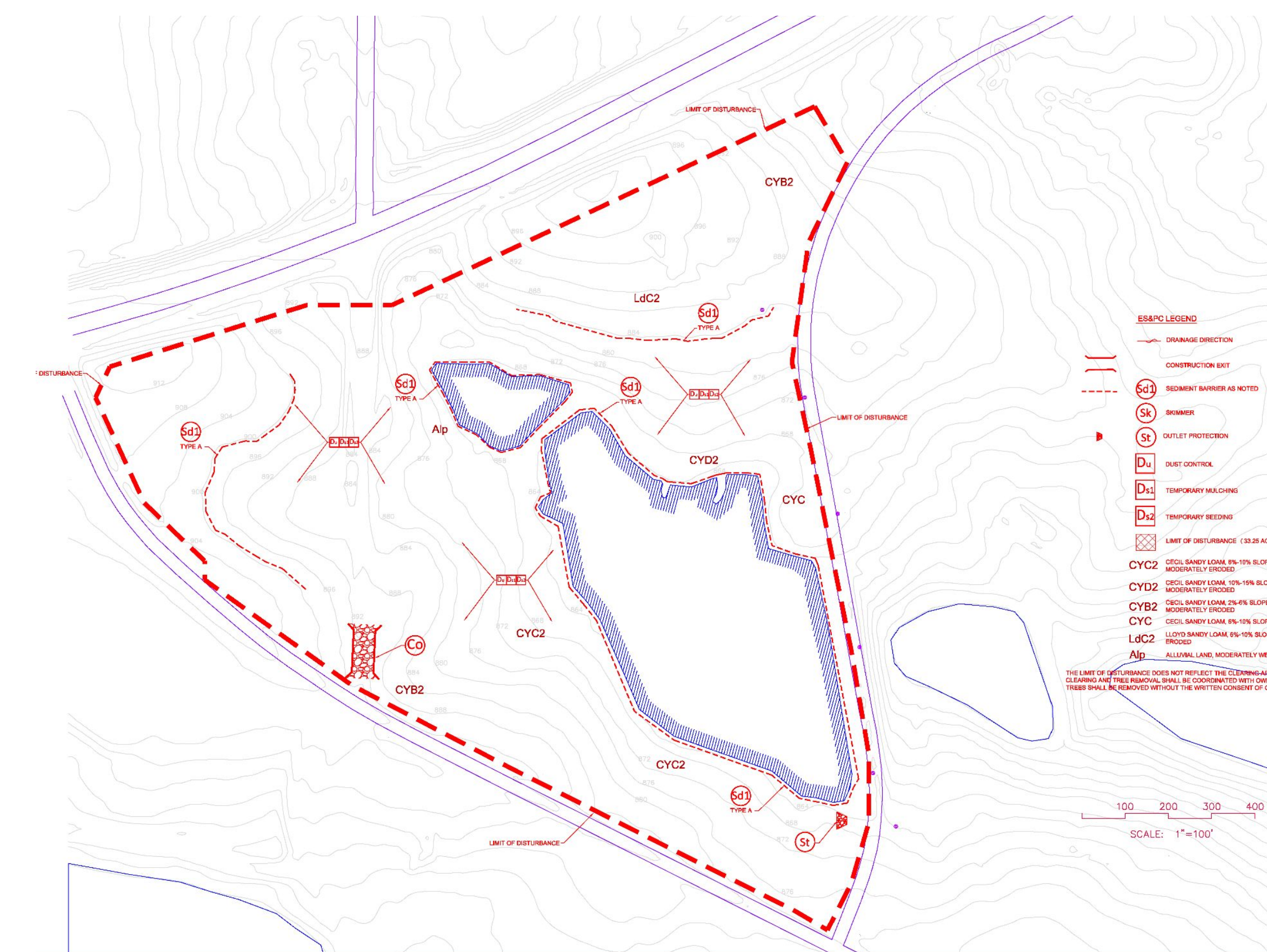


Design

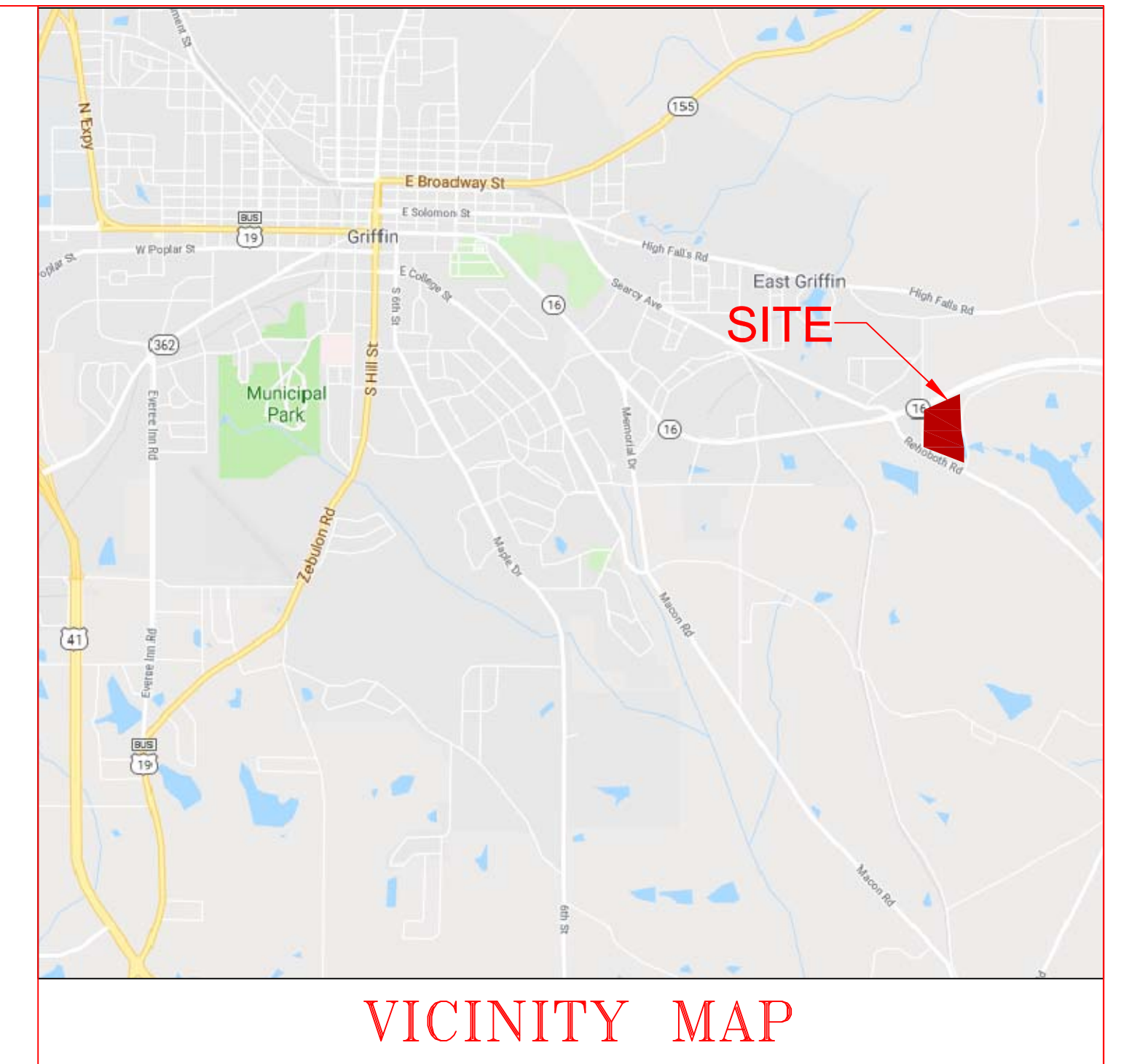
AKA Civil Engineering aimed to design an attraction for the residents of Griffin, Georgia that still maintained an environmentally friendly concept. Griffin lacks both a dog park and aquatic center, so these were both important qualities to include in the design. The firm created a water-centric area that is both aesthetically pleasing and functionally useful.

The ponds in the middle of the site were also useful for stormwater management. After running a hydrologic analysis, the team calculated that the two ponds were more than capable of handling the post-development runoff created from the new construction. Therefore no detention pond was needed for the design.

Erosion Control

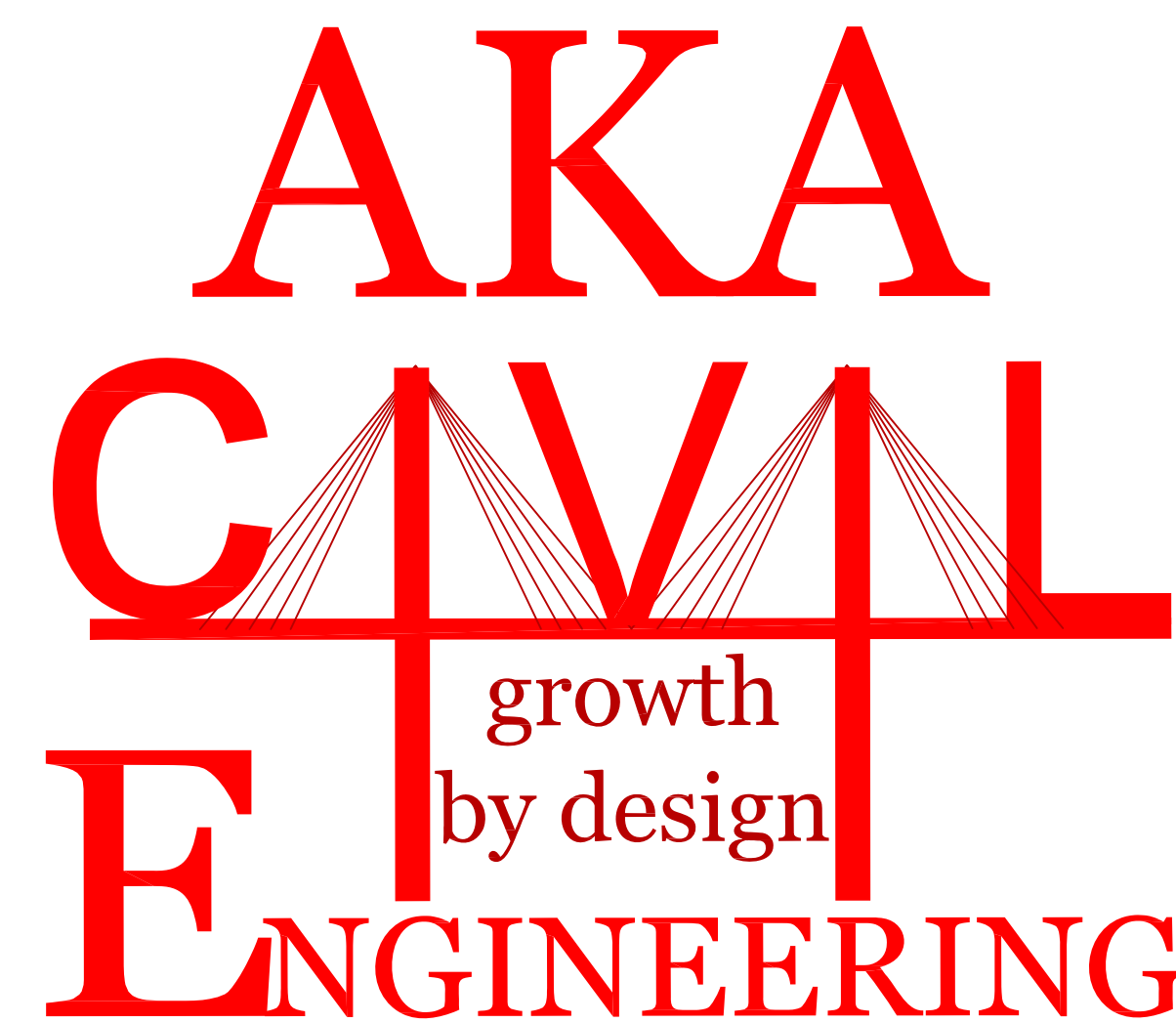


SITE CONSTRUCTION PLANS



LAKES AT GREEN VALLEY INDUSTRIAL PARK

PREPARED FOR:
GRIFFIN-SPALDING DEVELOPMENT AUTHORITY
109 EAST SOLOMON STREET
GRIFFIN, GA 30224-1009



DRIFTMIER ENGINEERING CENTER
597 DW BROOKS DRIVE
ATHENS, GA 30602
912-230-7334 (CELL)



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MAGNETIC NORTH

0 100 200 300 400

SCALE: 1"=100'

| REVISIONS |
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ATHENS, GA 30602
912-230-7334 CELL

EXISTING CONDITIONS

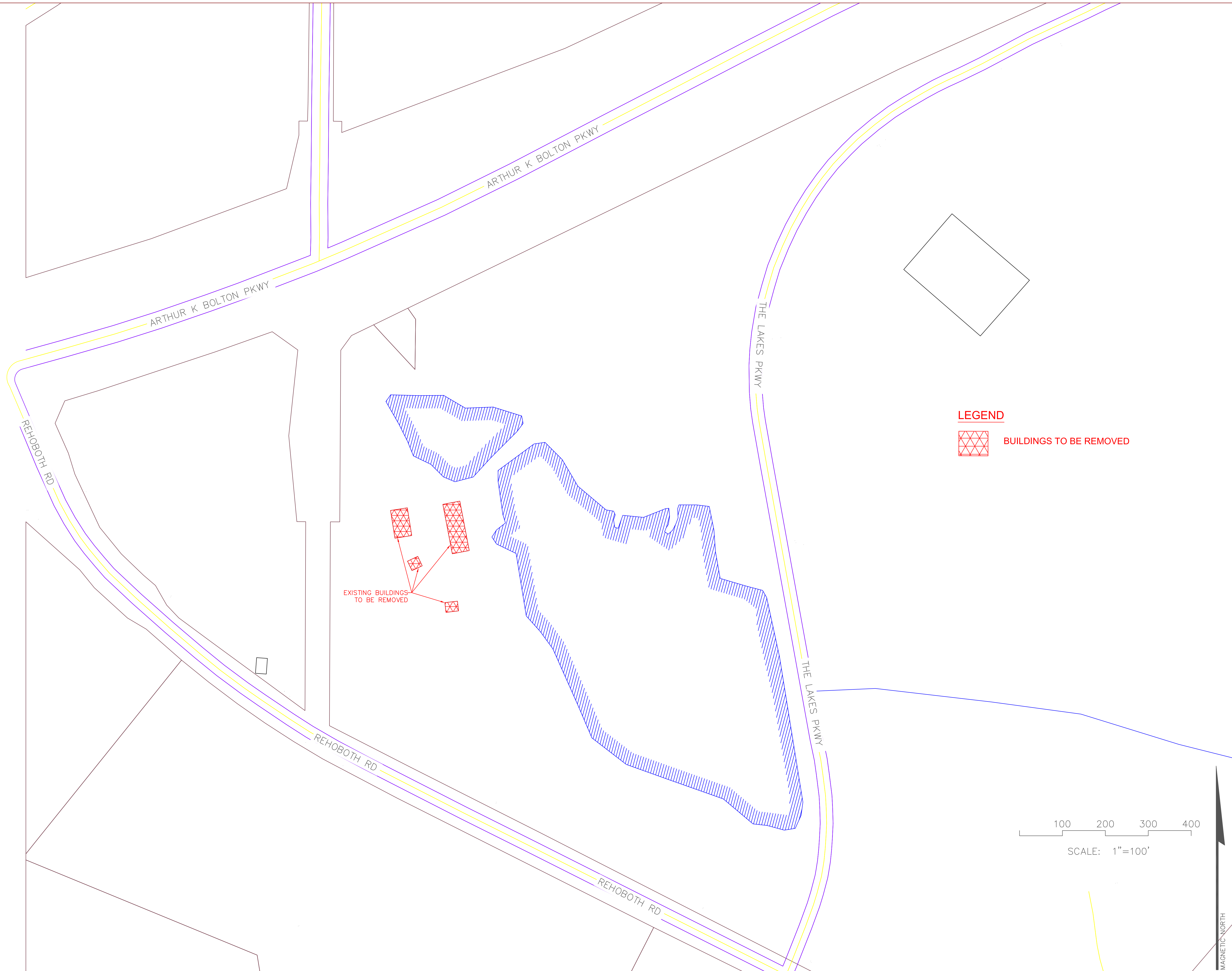
LAKES AT GREEN VALLEY INDUSTRIAL PARK
SPALDING COUNTY, GA

PREPARED FOR:
GRIFFIN-SPALDING DEVELOPMENT AUTHORITY

DATE: 2018-04-09
DRAWN BY: XXX
CHECKED BY: XXX
SCALE: 1"=100' (FOR 24"x36")



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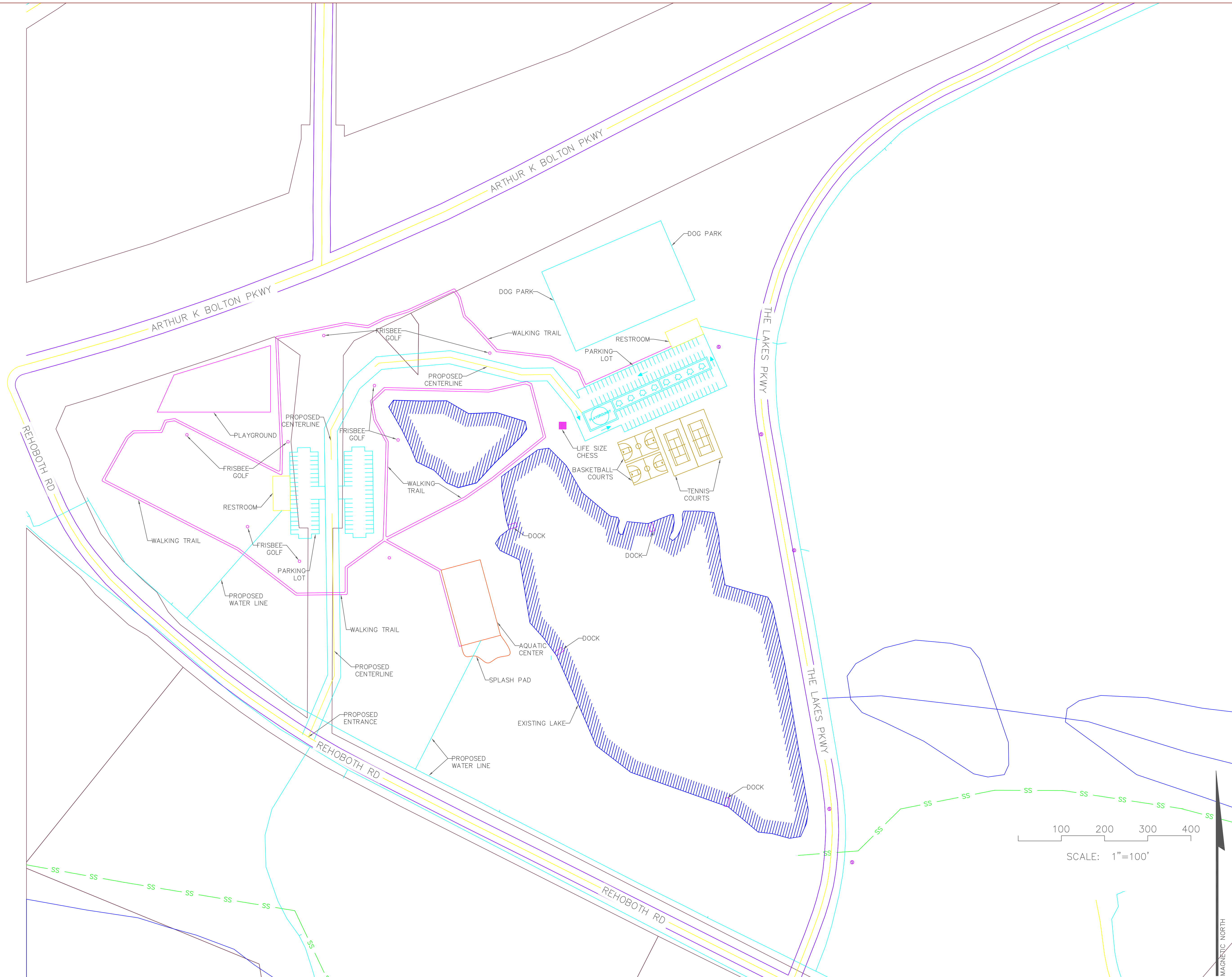
AKA CIVIL ENGINEERING
 597 DW BROOKS DRIVE
 ATHENS, GA 30602
 912-230-7334 CELL

DEMOLITION PLAN
LAKES AT GREEN VALLEY INDUSTRIAL PARK
SPALDING COUNTY, GA
 PREPARED FOR:
GRIFFIN-SPALDING DEVELOPMENT AUTHORITY

DATE: 2018-04-09
 DRAWN BY: XXX
 CHECKED BY: XXX
 SCALE: 1"=100' (FOR 24"x36")

G3

SHEET:

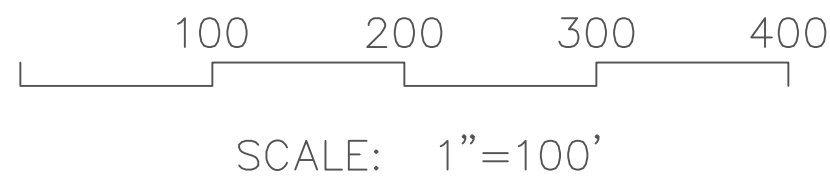


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SITE DESIGN WITH AQUATIC CENTER
LAKES AT GREEN VALLEY INDUSTRIAL PARK
SPALDING COUNTY, GA
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GRIFFIN-SPALDING DEVELOPMENT AUTHORITY

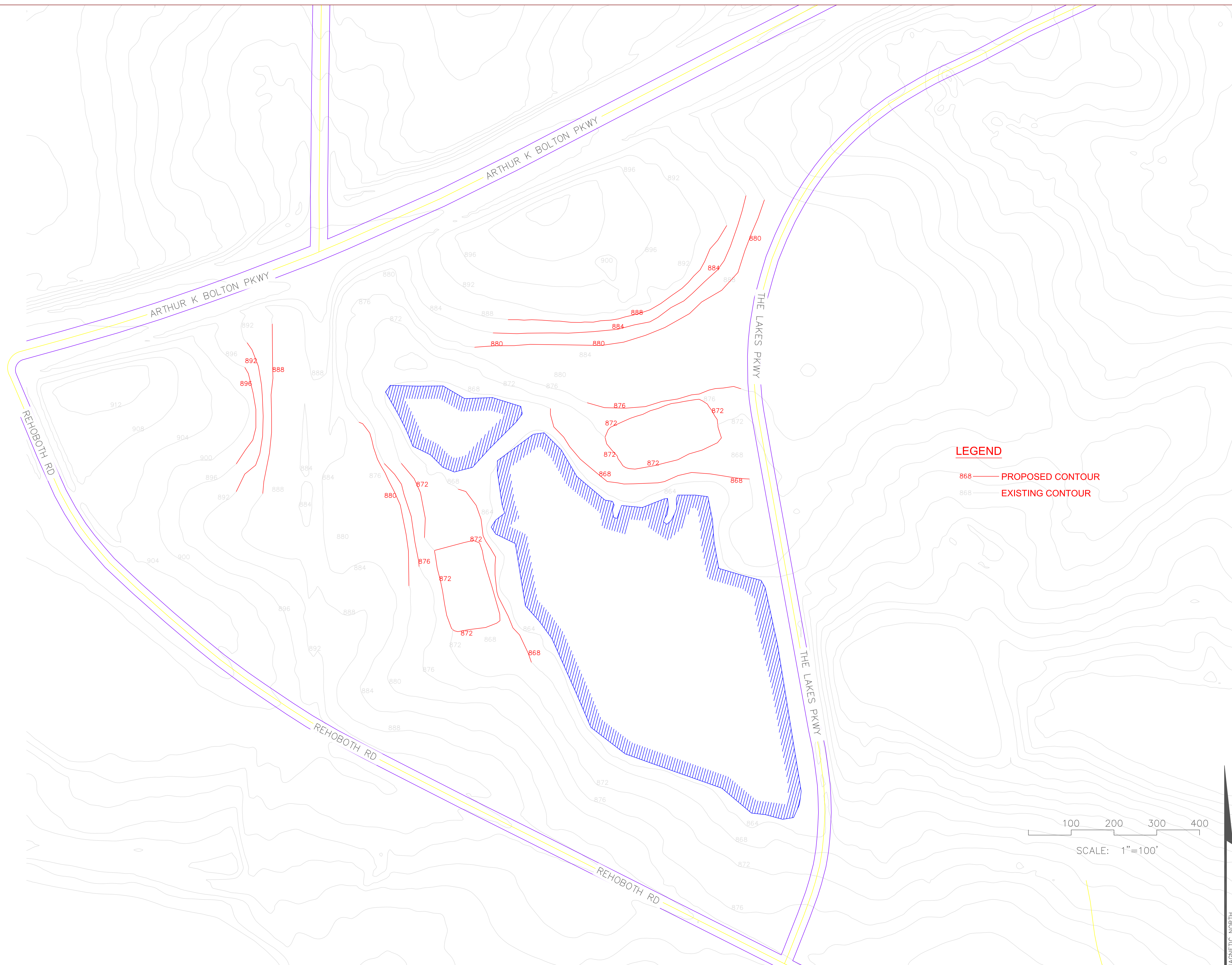
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 DRAWN BY: XXX
 CHECKED BY: XXX
 SCALE: 1"=100' (FOR 24"x36")



MAGNETIC NORTH

G4

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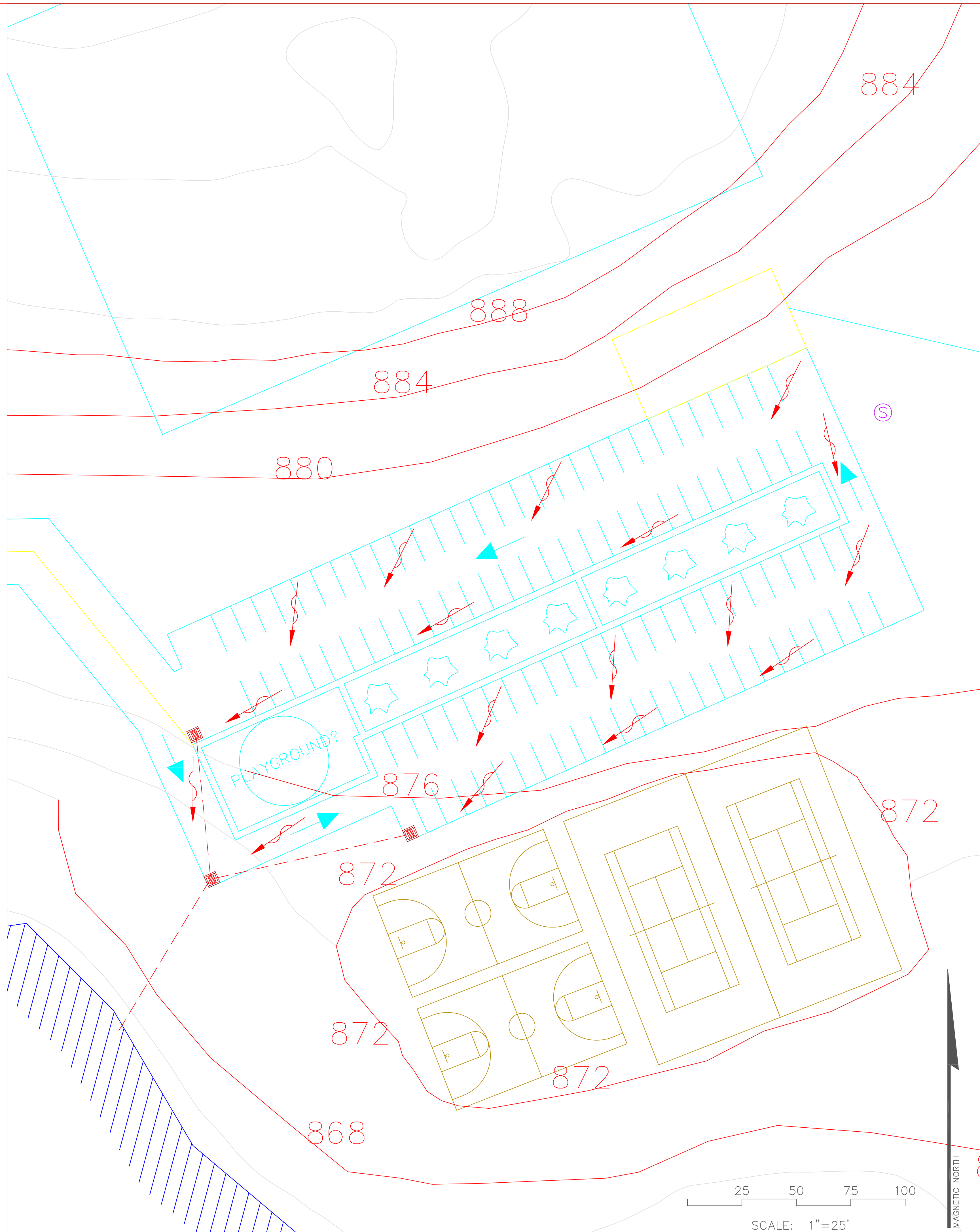
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GRADING PLAN
LAKES AT GREEN VALLEY INDUSTRIAL PARK
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GRIFFIN-SPALDING DEVELOPMENT AUTHORITY

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 CHECKED BY: XXX
 SCALE: 1"=100' (FOR 24"x36")

C1

SHEET:



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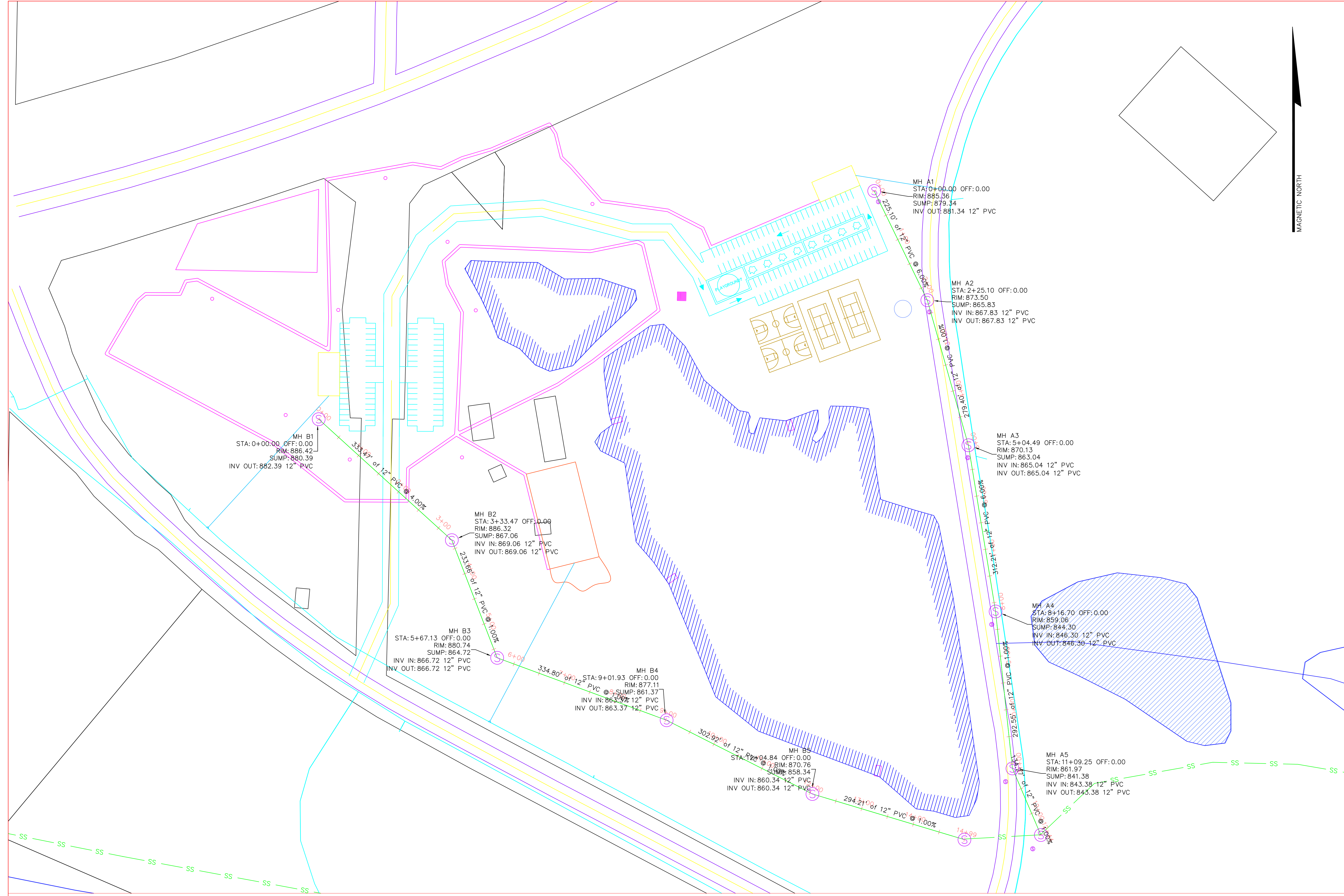
AKA CIVIL ENGINEERING
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STORM WATER MANAGEMENT PLAN
LAKES AT GREEN VALLEY INDUSTRIAL PARK
SPALDING COUNTY, GA
PREPARED FOR:
GRIFFIN-SPALDING DEVELOPMENT AUTHORITY

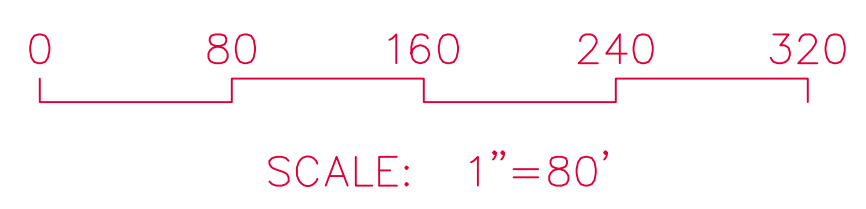
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MAGNETIC NORTH



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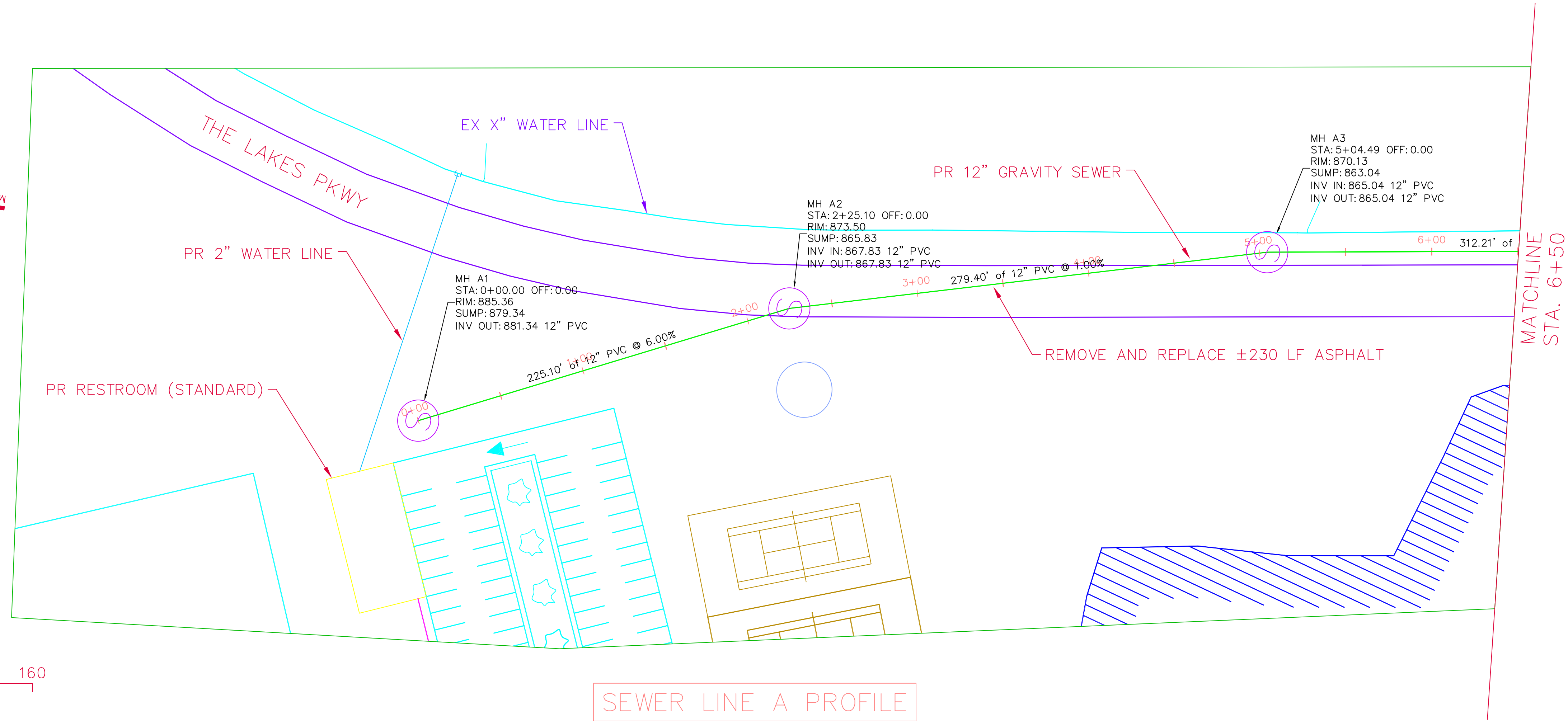
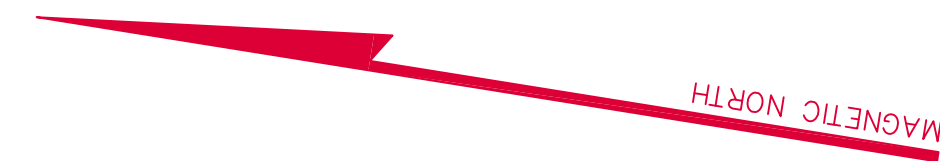
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912-230-7334 CELL

PROPOSED SEWER AND WATER PLAN
LAKES AT GREEN VALLEY INDUSTRIAL PARK
SPALDING COUNTY, GA
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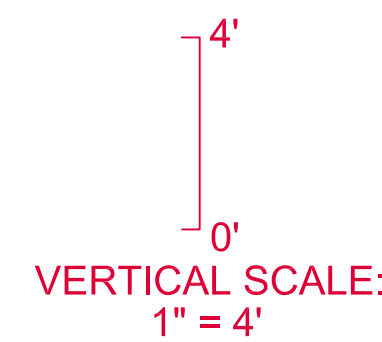
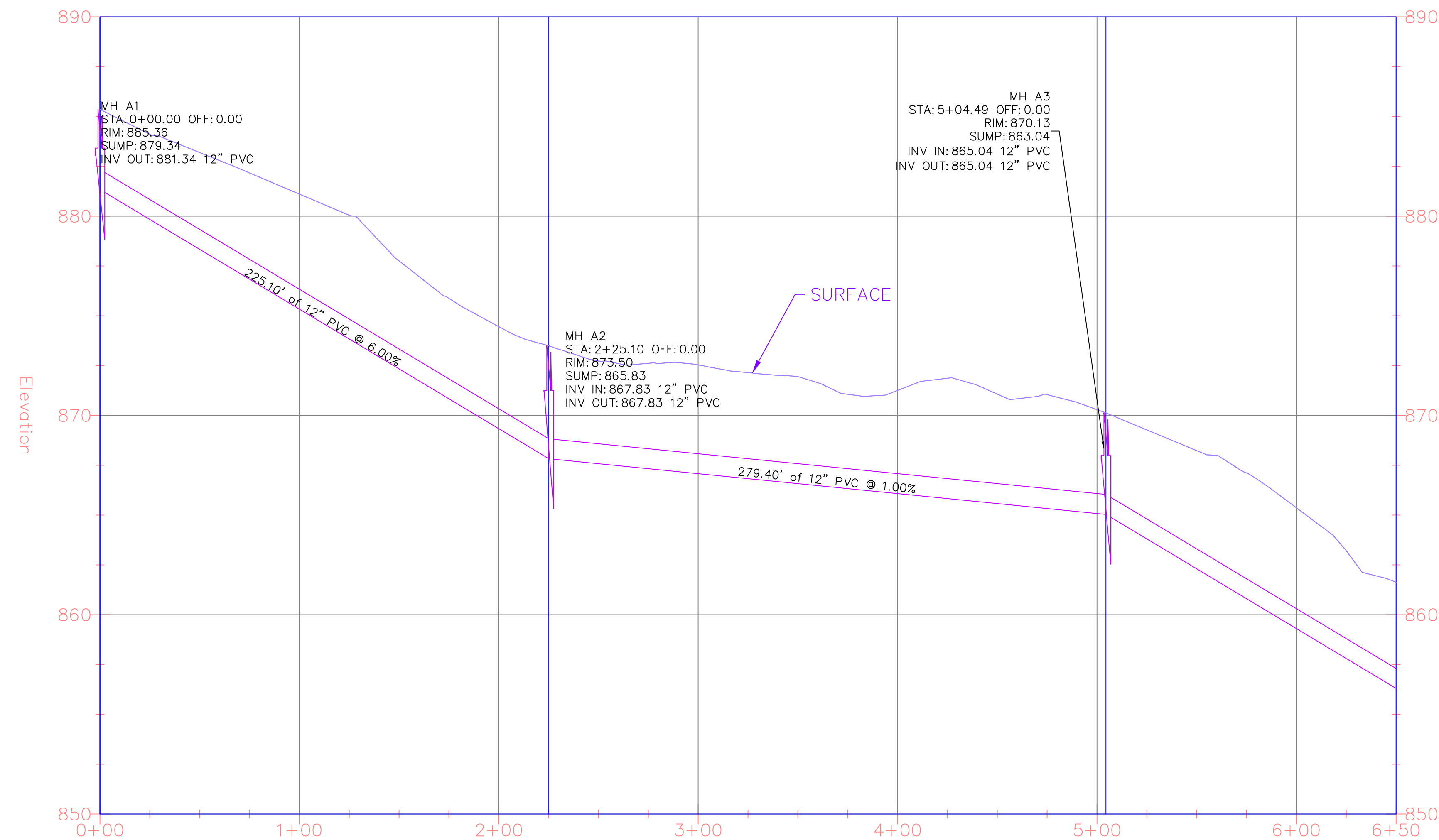
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CHECKED BY: AJH
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C3-1

SHEET:



SEWER LINE A PROFILE



| NO. | DATE | DESCRIPTION |
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PROPOSED SEWER LINE A PLAN

LAKES AT GREEN VALLEY INDUSTRIAL PARK
SPALDING COUNTY, GA

PREPARED FOR:
GRIFFIN-SPALDING DEVELOPMENT AUTHORITY

DATE: 2018-04-09

DRAWN BY: XXX

CHECKED BY: XXX

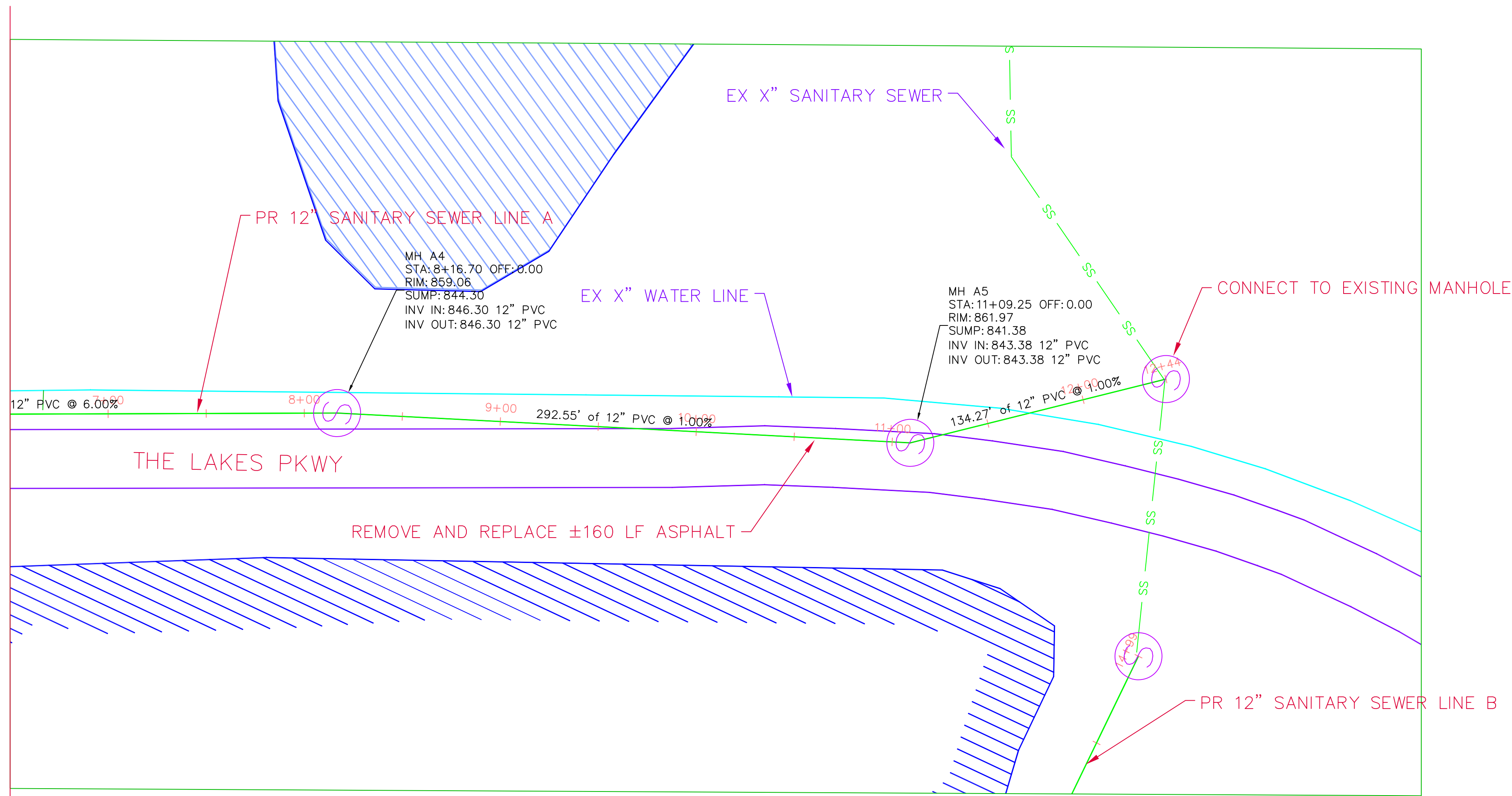
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C3-2

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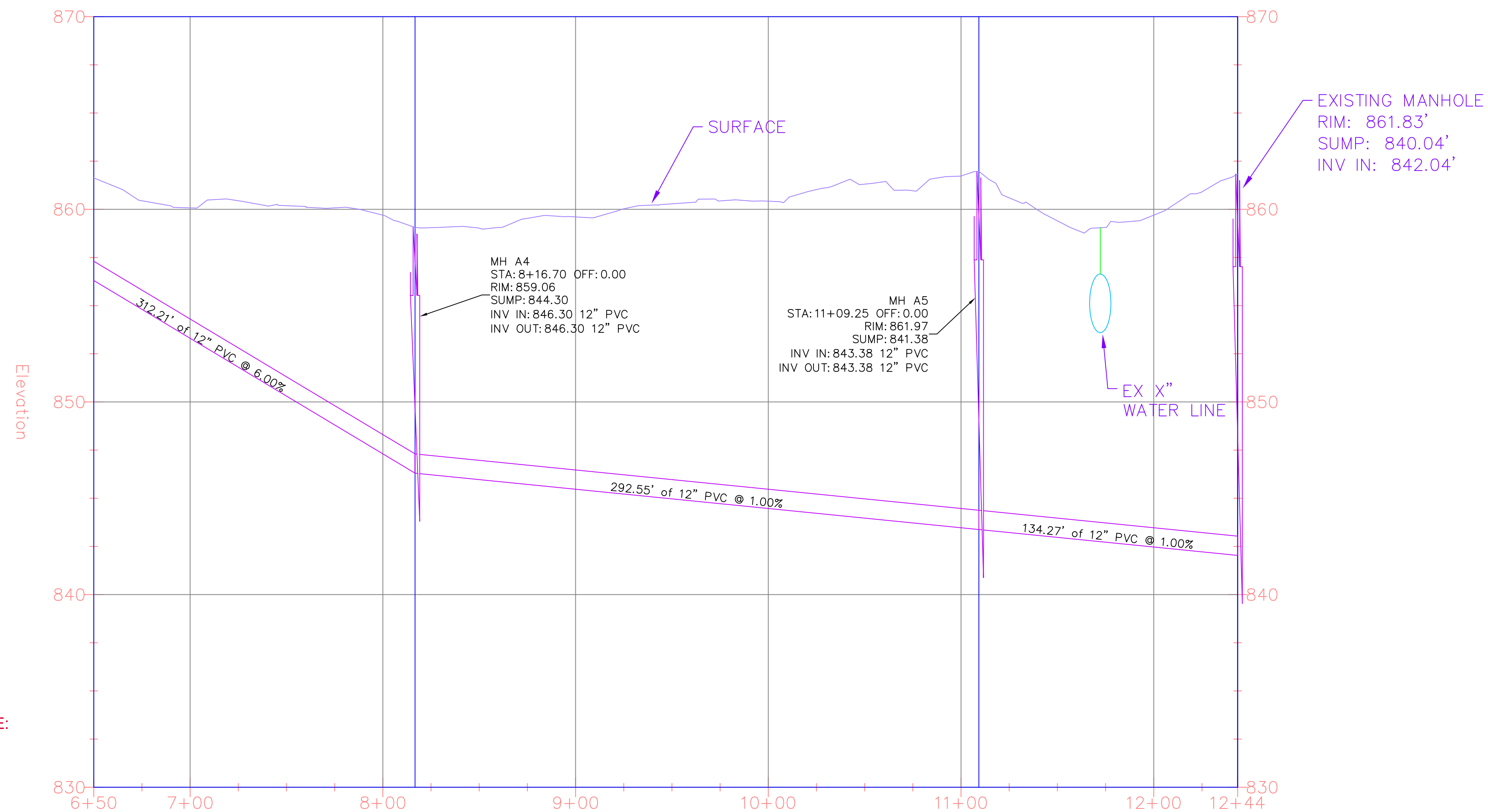


MATCHLINE
STA. 6+50



SCALE: 1"=40'

SEWER LINE A PROFILE



VERTICAL SCALE:
1" = 4'

| NO. | REVISIONS |
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PROPOSED SEWER LINE A PLAN

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DATE: 2018-04-09

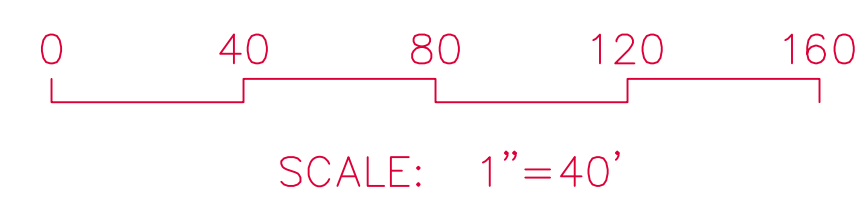
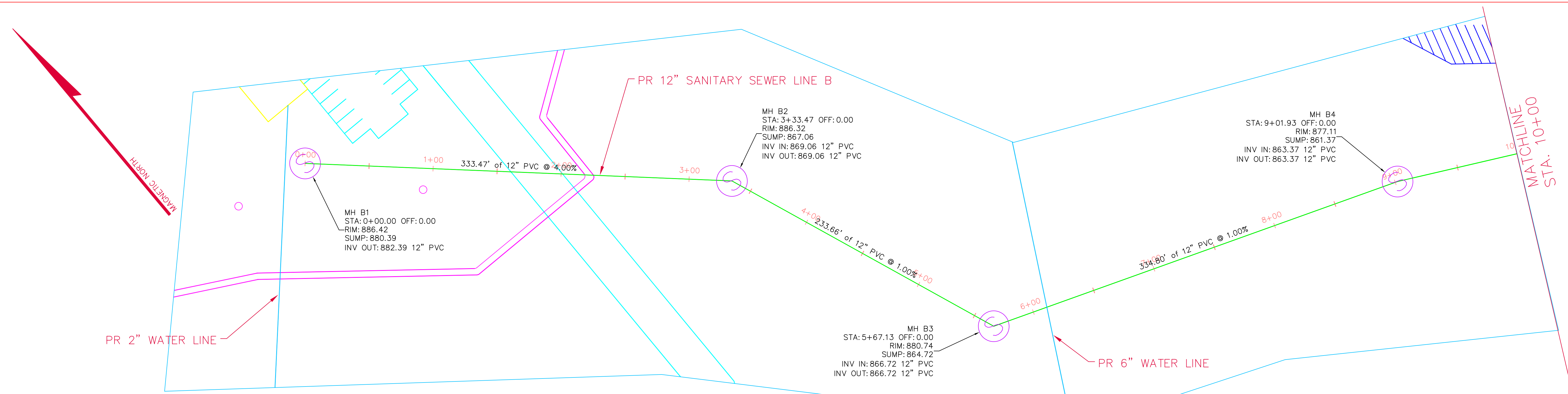
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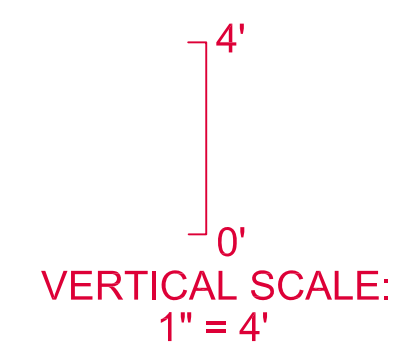
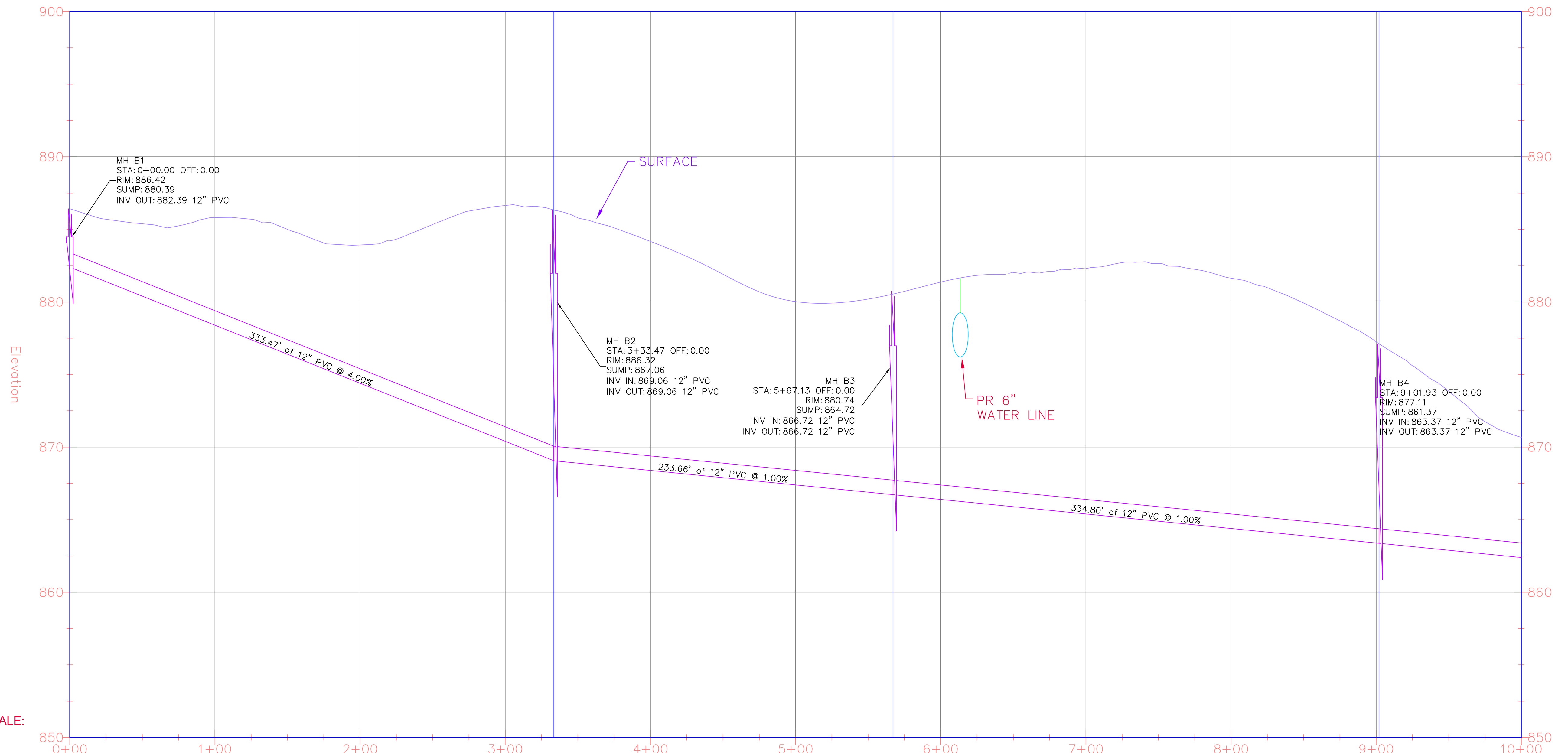
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C3-3

SHEET:



SEWER LINE B PROFILE



| REVISIONS |
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PROPOSED SEWER LINE B PLAN

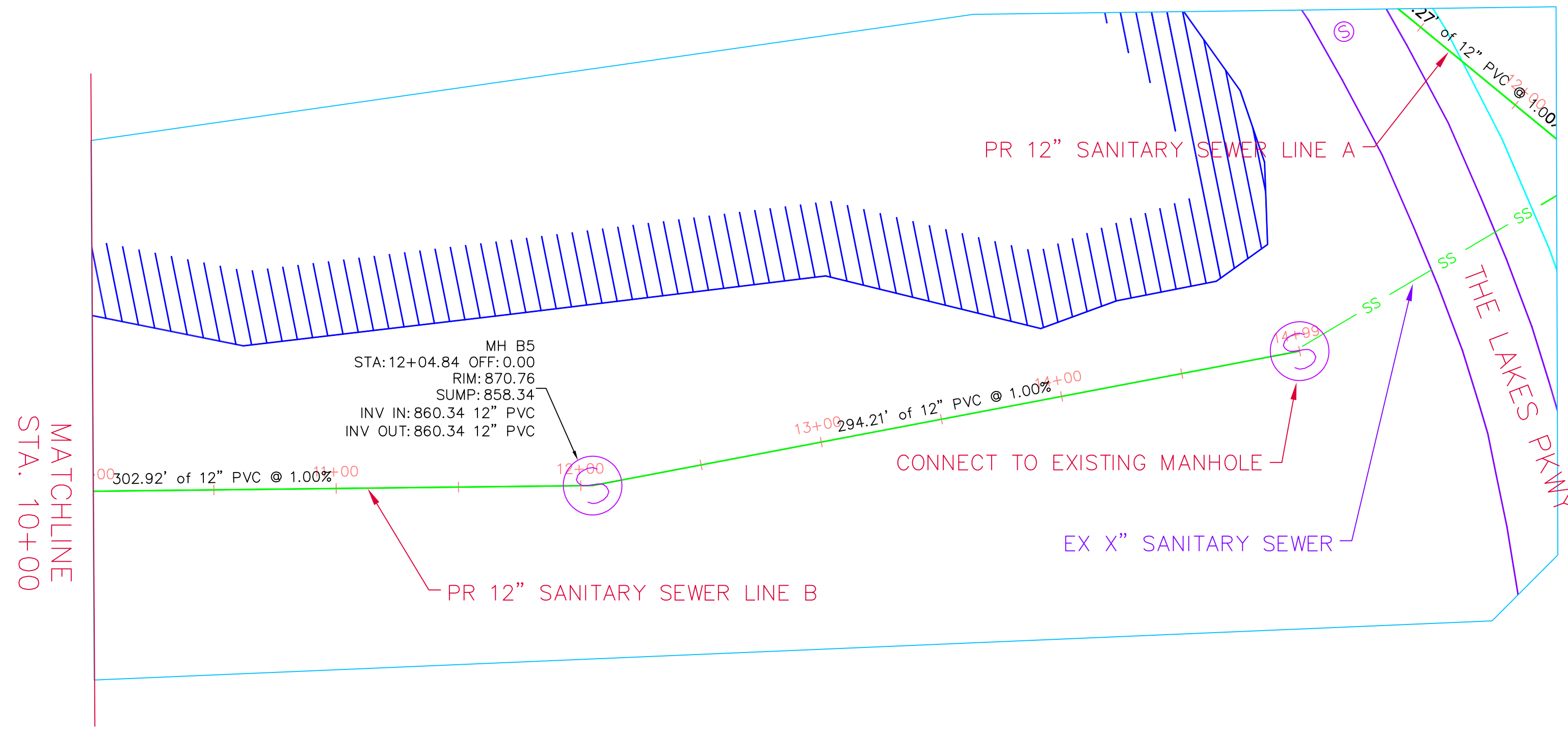
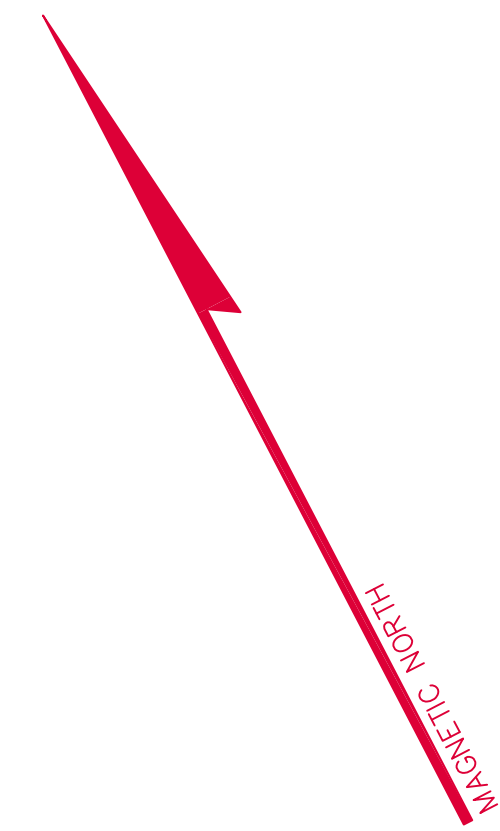
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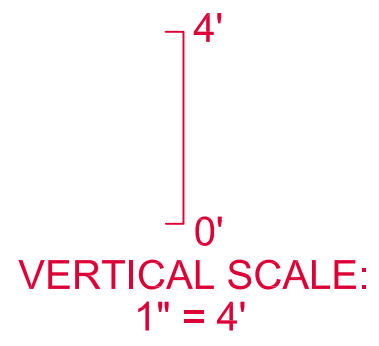
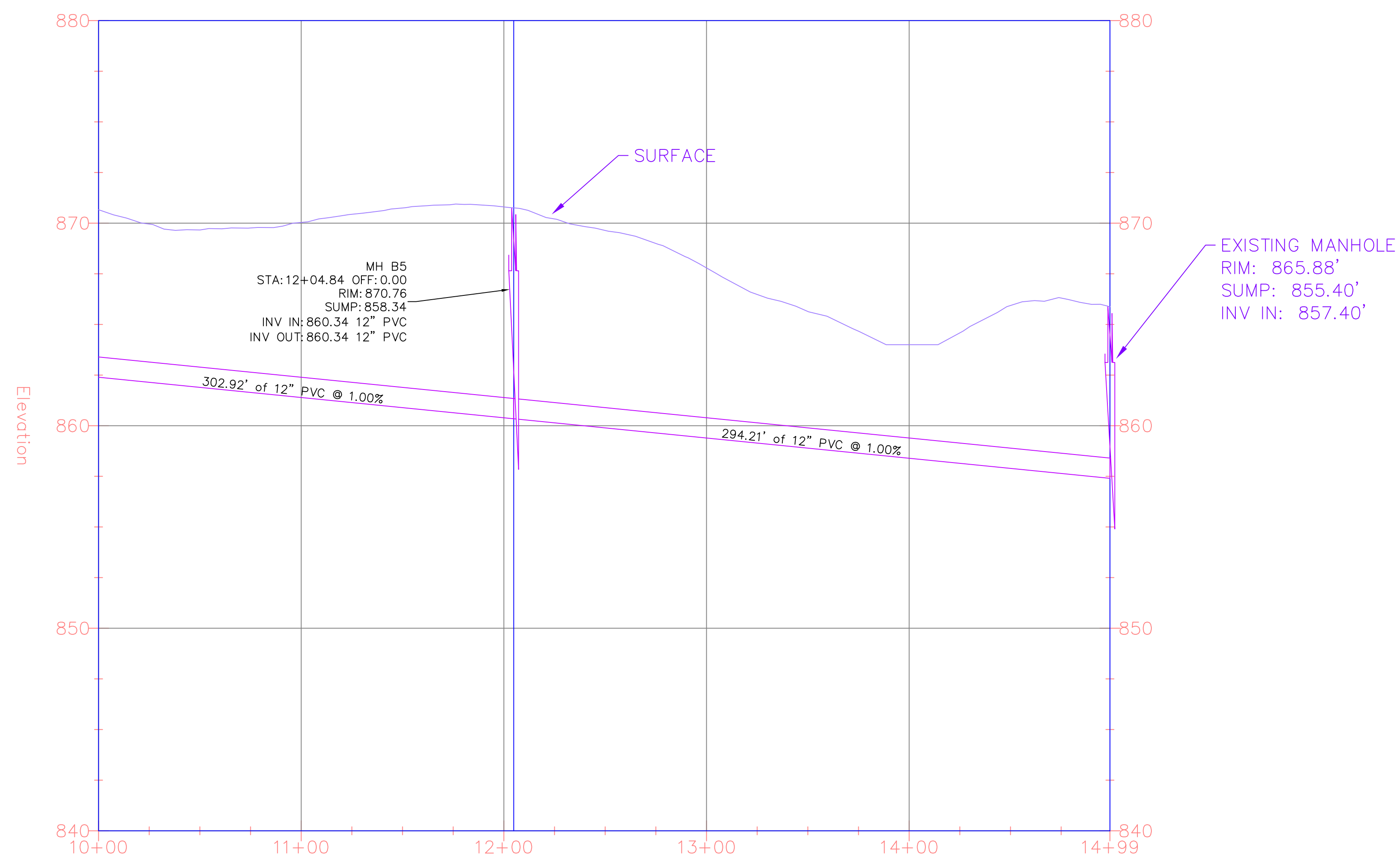
DATE: 2018-04-09
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SCALE: 1"=40' (FOR 24"x36")

C3-4

SHEET:



SEWER LINE B PROFILE



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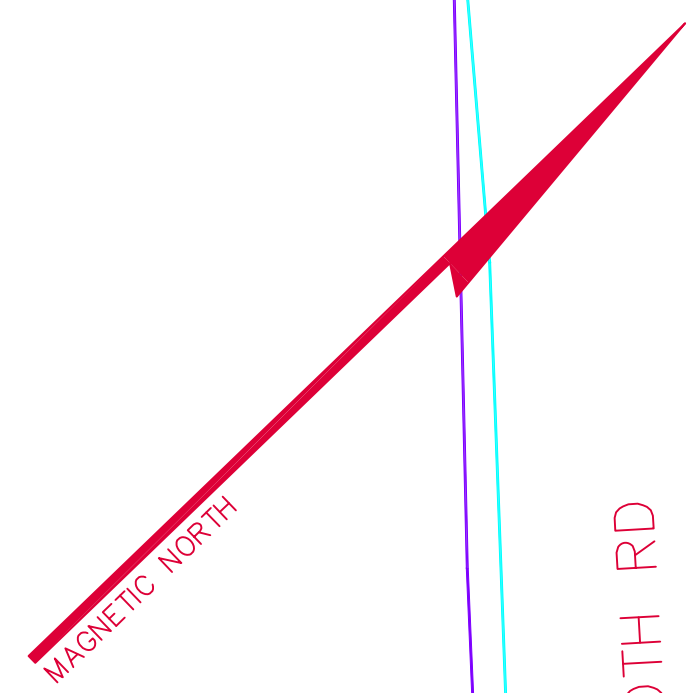
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PROPOSED SEWER LINE B PLAN
LAKES AT GREEN VALLEY INDUSTRIAL PARK
SPALDING COUNTY, GA
PREPARED FOR:
GRIFFIN-SPALDING DEVELOPMENT AUTHORITY

DATE: 2018-04-09
DRAWN BY: XXX
CHECKED BY: XXX
SCALE: 1"=40' (FOR 24"x36")

C3-5

SHEET:



REHOBOTH RD

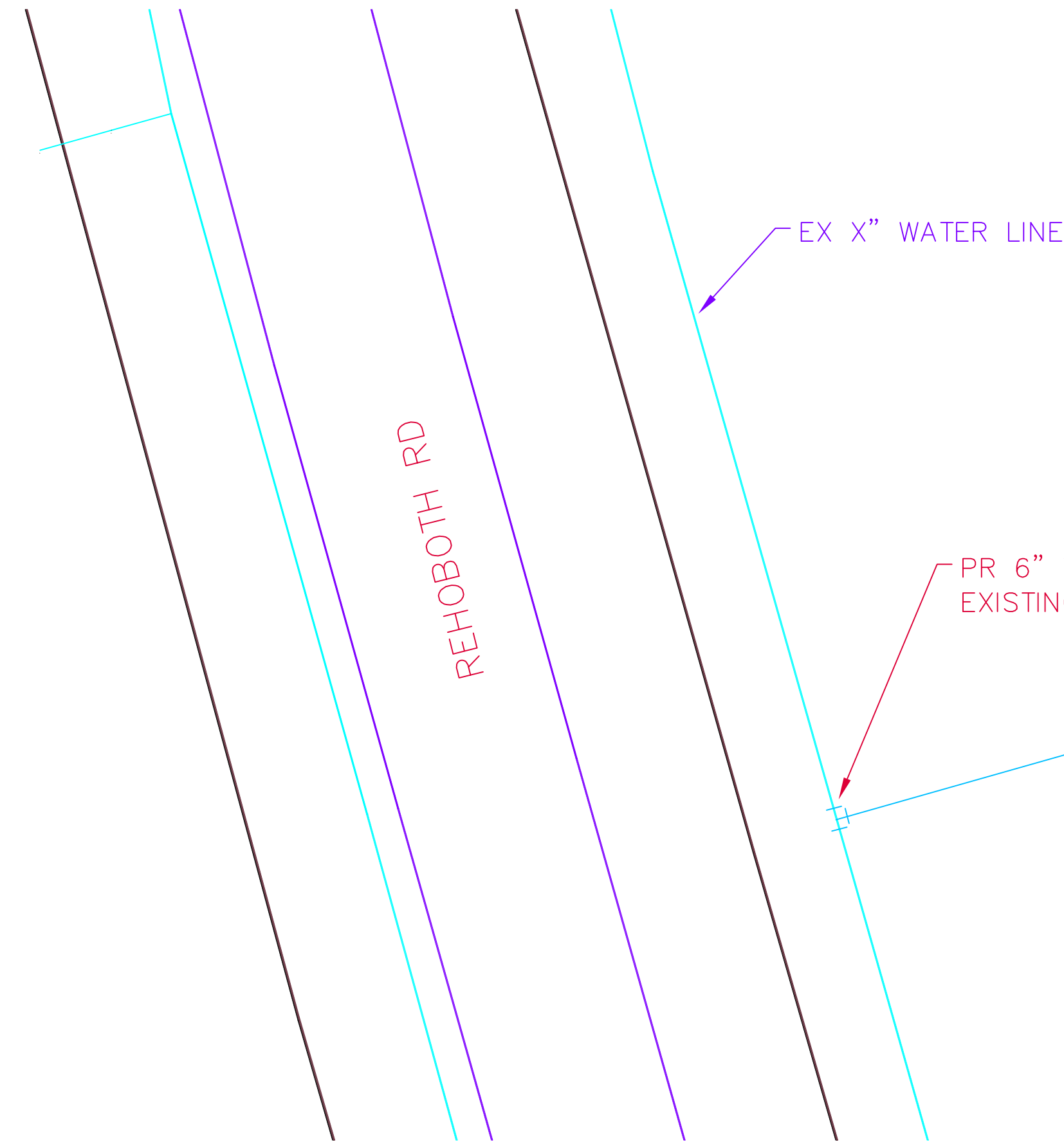
EX X" WATER LINE

PR 2" TEE CONNECTING TO EXISTING X" WATER LINE

PR 2" WATER LINE

PR RESTROOM FACILITY

PR 12" SANITARY SEWER LINE B



EX X" WATER LINE

PR 6" TEE CONNECTING TO EXISTING X" WATER LINE

PR 6" WATER LINE

PR AQUATIC CENTER W/ SPLASH PAD

PR 12" SANITARY SEWER LINE B



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PROPOSED WATER LINE PLAN

**LAKES AT GREEN VALLEY INDUSTRIAL PARK
SPALDING COUNTY, GA**

PREPARED FOR:
GRIFFIN-SPALDING DEVELOPMENT AUTHORITY

DATE: 2018-04-09

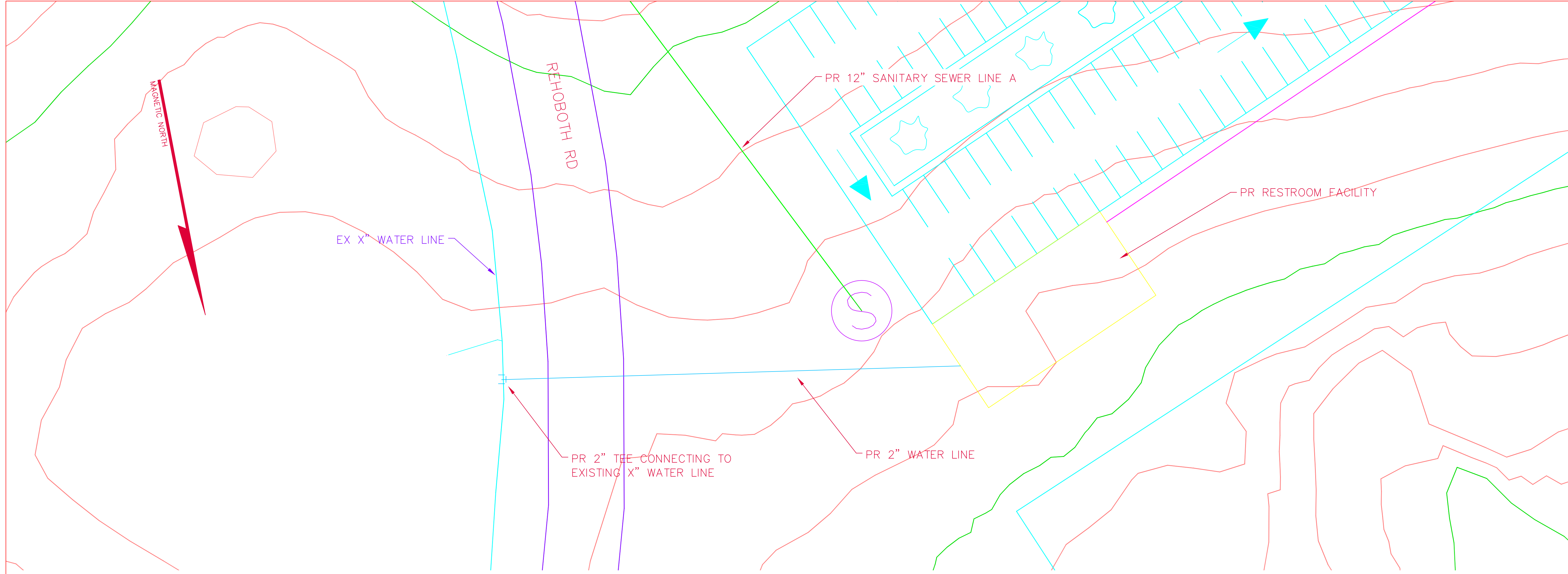
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CHECKED BY: XXX

SCALE: 1"=20' (FOR 24"x36")

C4-1

SHEET:



| REVISIONS |
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912-230-7334 CELL

PROPOSED WATER LINE PLAN

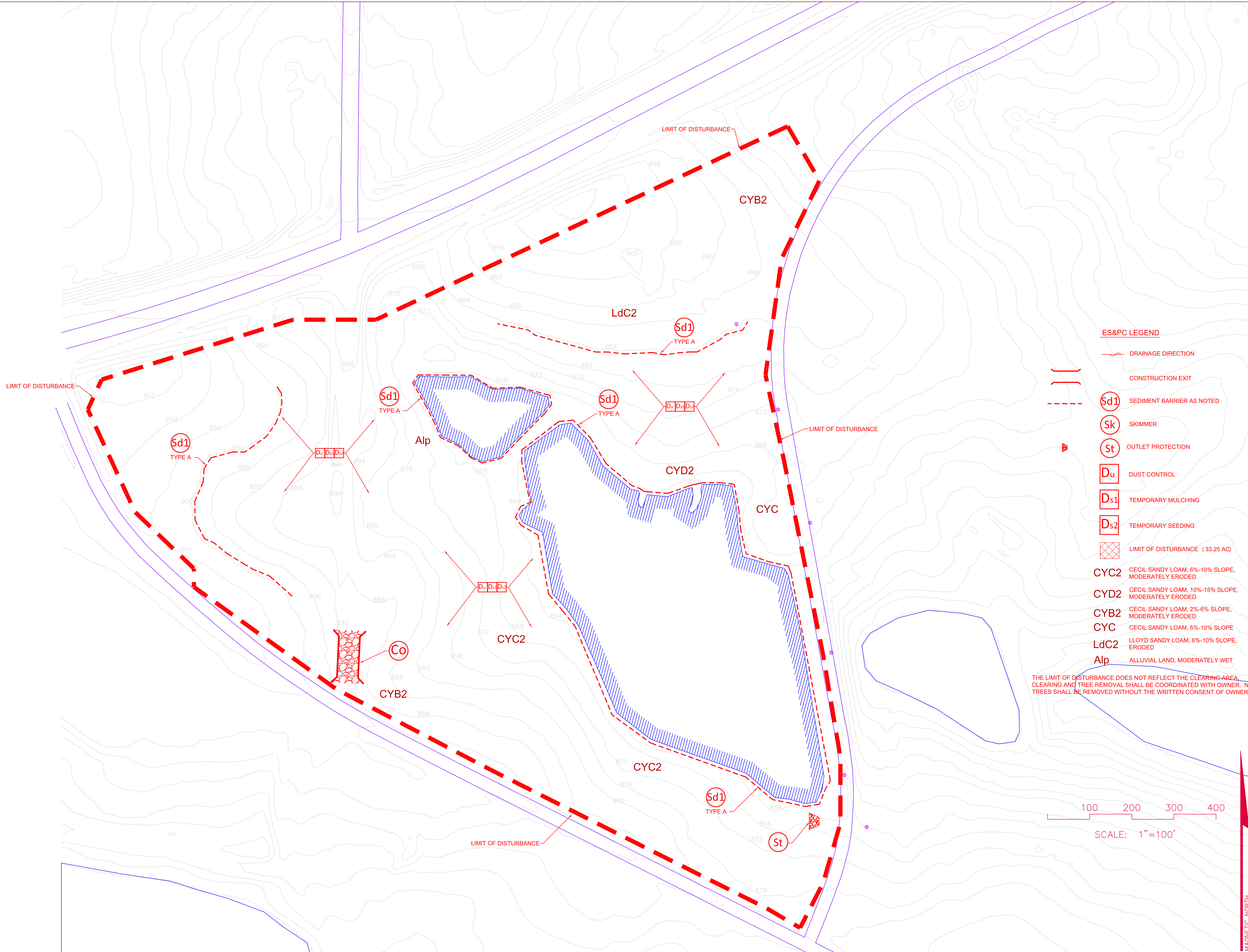
**LAKES AT GREEN VALLEY INDUSTRIAL PARK
SPALDING COUNTY, GA**

PREPARED FOR:
GRIFFIN-SPALDING DEVELOPMENT AUTHORITY

DATE: 2018-04-09
DRAWN BY: XXX
CHECKED BY: XXX
SCALE: 1"=20' (FOR 24"x36")

C4-2

SHEET:



- ES&PC LEGEND**
- DRAINAGE DIRECTION
 - CONSTRUCTION EXIT
 - SEDIMENT BARRIER AS NOTED
 - SKIMMER
 - OUTLET PROTECTION
 - DUST CONTROL
 - TEMPORARY MULCHING
 - TEMPORARY SEEDING
 - LIMIT OF DISTURBANCE (33.25 AC)
 - CYC2** CECIL SANDY LOAM, 6%-10% SLOPE, MODERATELY ERODED
 - CYD2** CECIL SANDY LOAM, 10%-15% SLOPE, MODERATELY ERODED
 - CYB2** CECIL SANDY LOAM, 2%-6% SLOPE, MODERATELY ERODED
 - CYC** CECIL SANDY LOAM, 6%-10% SLOPE, ERODED
 - LdC2** LLOYD SANDY LOAM, 6%-10% SLOPE, ERODED
 - Alp** ALLUVIAL LAND, MODERATELY WET
- THE LIMIT OF DISTURBANCE DOES NOT REFLECT THE CLEARING AREA. CLEARING AND TREE REMOVAL SHALL BE COORDINATED WITH OWNER. NO TREES SHALL BE REMOVED WITHOUT THE WRITTEN CONSENT OF OWNER.

| REVISIONS |
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EROSION SEDIMENT & POLLUTION CONTROL PLAN
LAKES AT GREEN VALLEY INDUSTRIAL PARK
SPALDING COUNTY, GA
PREPARED FOR:
GRIFFIN-SPALDING DEVELOPMENT AUTHORITY

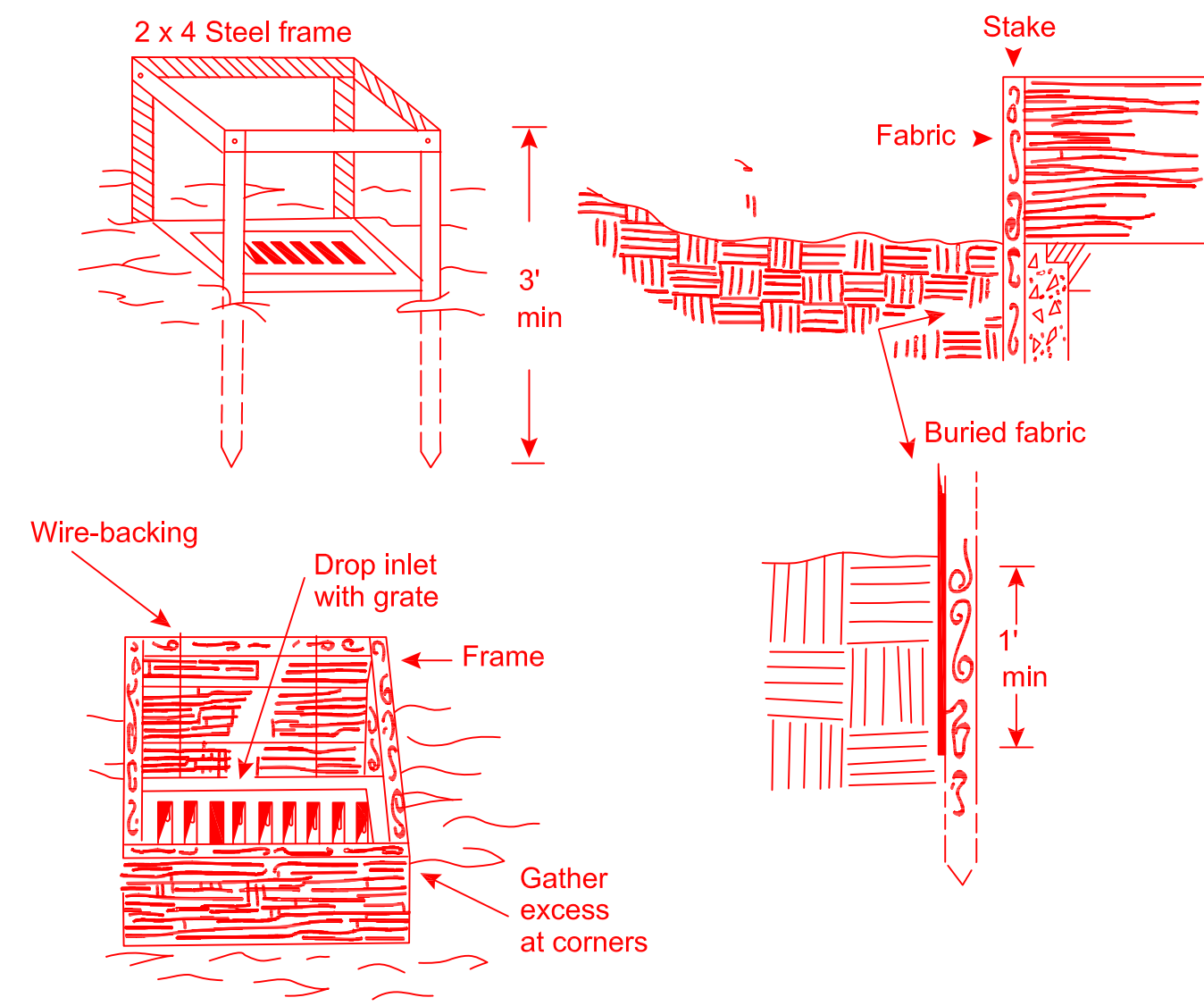
DATE: 2018-04-09
DRAWN BY: XXX
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SCALE: 1"=100' (FOR 24"x36")

MAGNETIC NORTH

E1

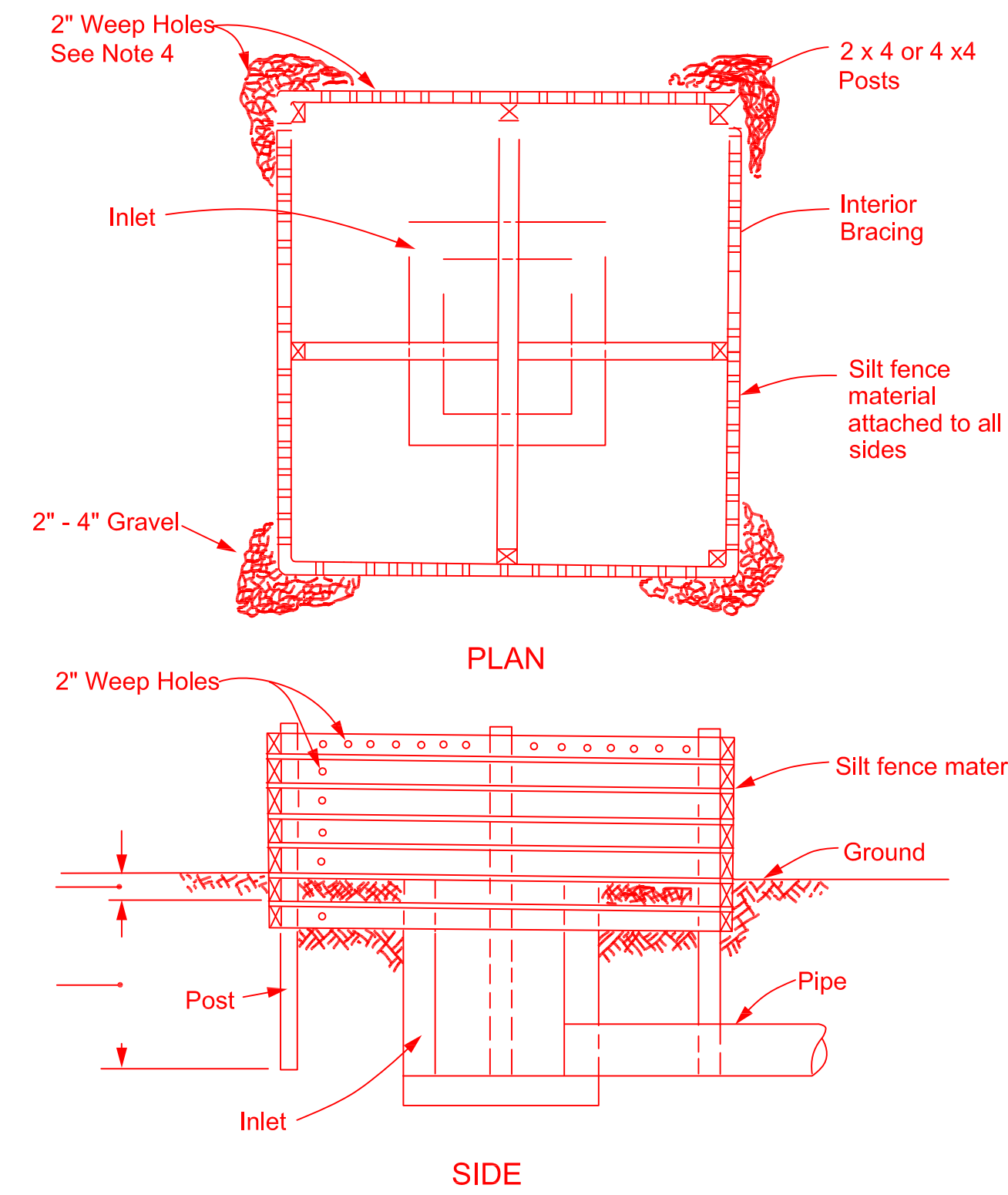
SHEET:

Sd2



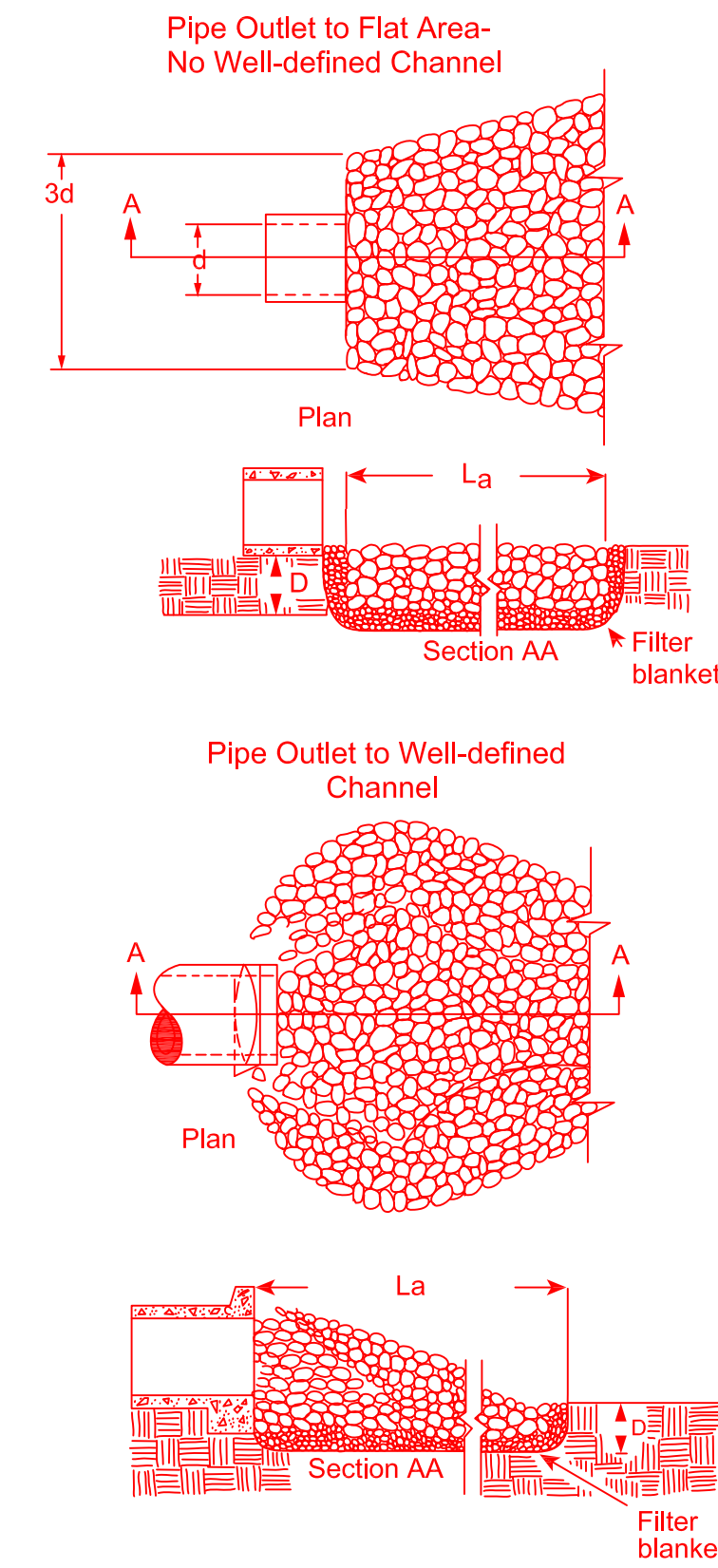
INLET SEDIMENT TRAP FABRIC AND FRAME NTS

Sd2



INLET SEDIMENT TRAP NTS

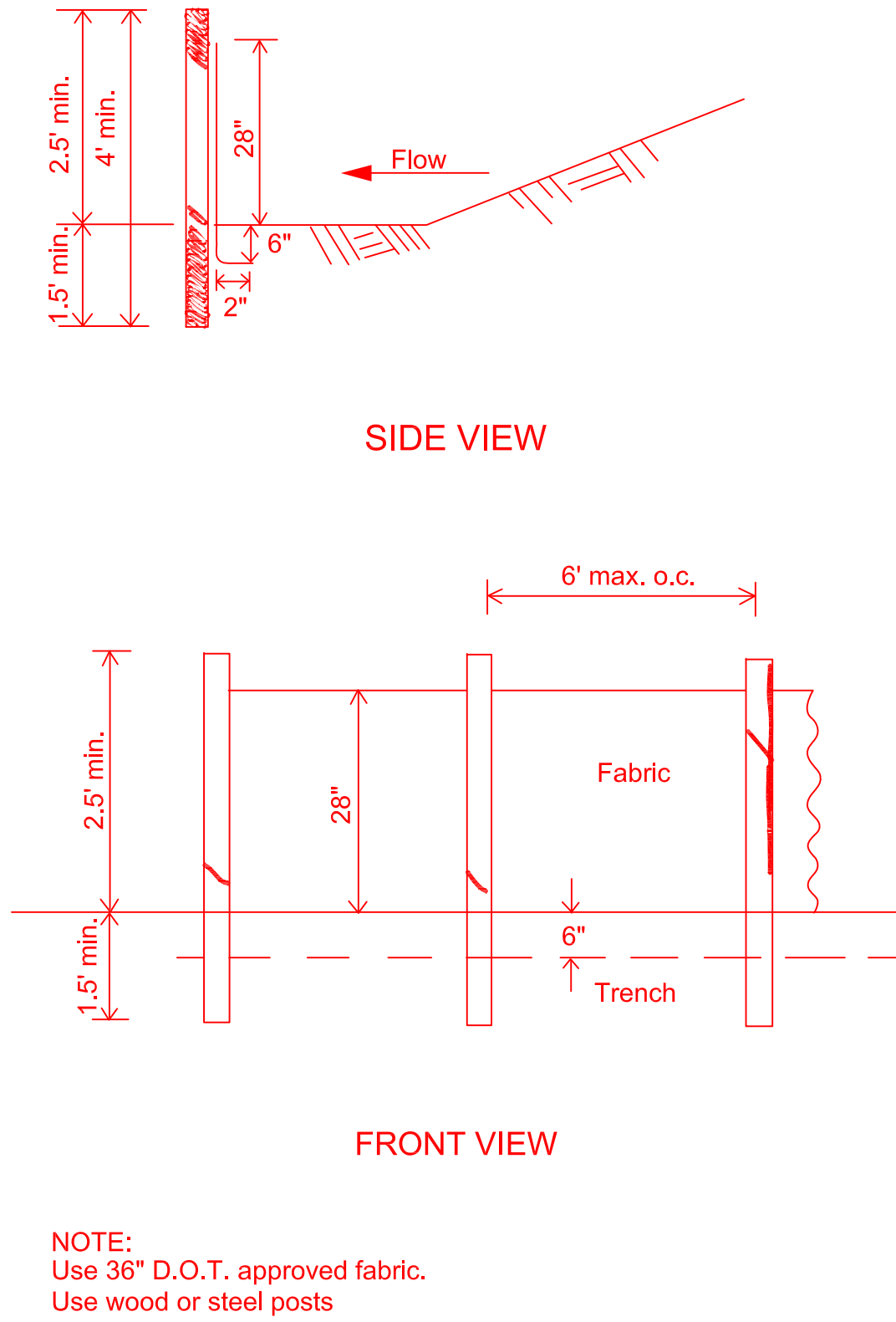
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- Notes
1. L_a is the length of the riprap apron.
 2. $D = 1.5$ times the maximum stone diameter but not less than 6".
 3. In a well-defined channel extend the apron up the channel banks to an elevation of 6" above the maximum tailwater depth or to the top of the bank, whichever is less.
 4. A filter blanket or filter fabric should be installed between the riprap and soil foundation.

RIP RAP OUTLET PROTECTION NTS

Sd1



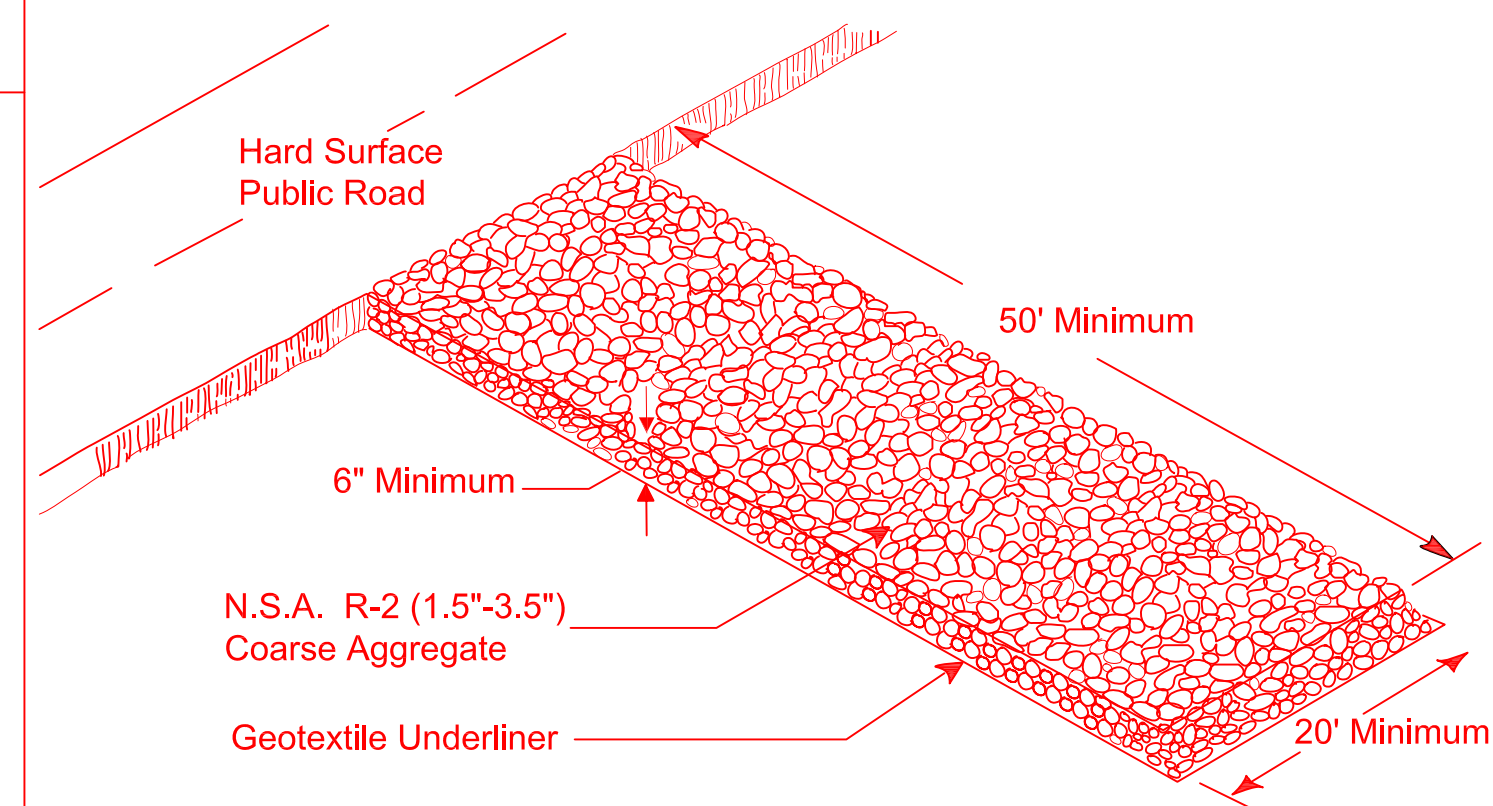
SILT FENCE - TYPE A NTS

09/15/14 TO 09/15/15

| ACTIVITY | MONTH | | | | | | | | | | | |
|--|-------|---|---|---|---|---|---|---|---|----|----|----|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| INSTALL CONSTRUCTION EXIT & SILT FENCE | ■ | ■ | ■ | ■ | | | | | | | | |
| INSTALL GRADING PHASE EROSION MEASURES | | ■ | ■ | ■ | ■ | | | | | | | |
| BUILDING PHASE | | | | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| FINAL LANDSCAPING & FINAL BMP'S | | | | | | | | | | | | ■ |
| REMOVAL OF TRAP EROSION MEASURES | | | | | | | | | | | | ■ |
| MAINTENANCE OF BMP'S | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |

CONSTRUCTION TIMELINE

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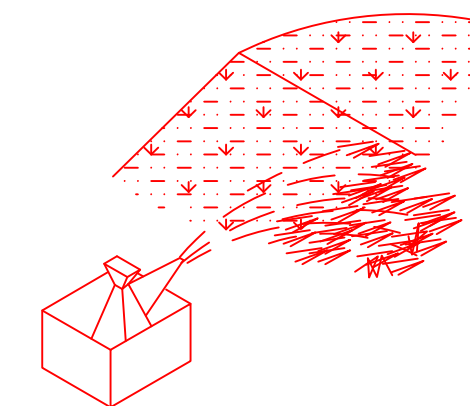


CRUSHED STONE CONSTRUCTION EXIT NTS

Ds2

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS)

ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS.



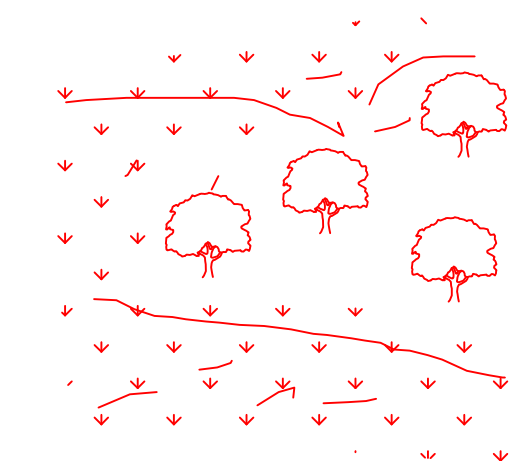
³ 12 MONTHS OR UNTIL ESTABLISHMENT OF FINISHED GRADE OR PERMANENT VEGETATION. SITE PREPARATION:

- * GRADING AND SHAPING
- * SEED BED PREPARATION
- * APPLY LIME AND FERTILIZER
- * PLANT SEEDING, SELECT SPECIES BY SEASON AND REGION
- * APPLY MULCHING MATERIAL IF NEEDED
- * IRRIGATE IF NEEDED, BUT NOT AT RATE TO CAUSE EROSION

Ds3

DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDINGS)

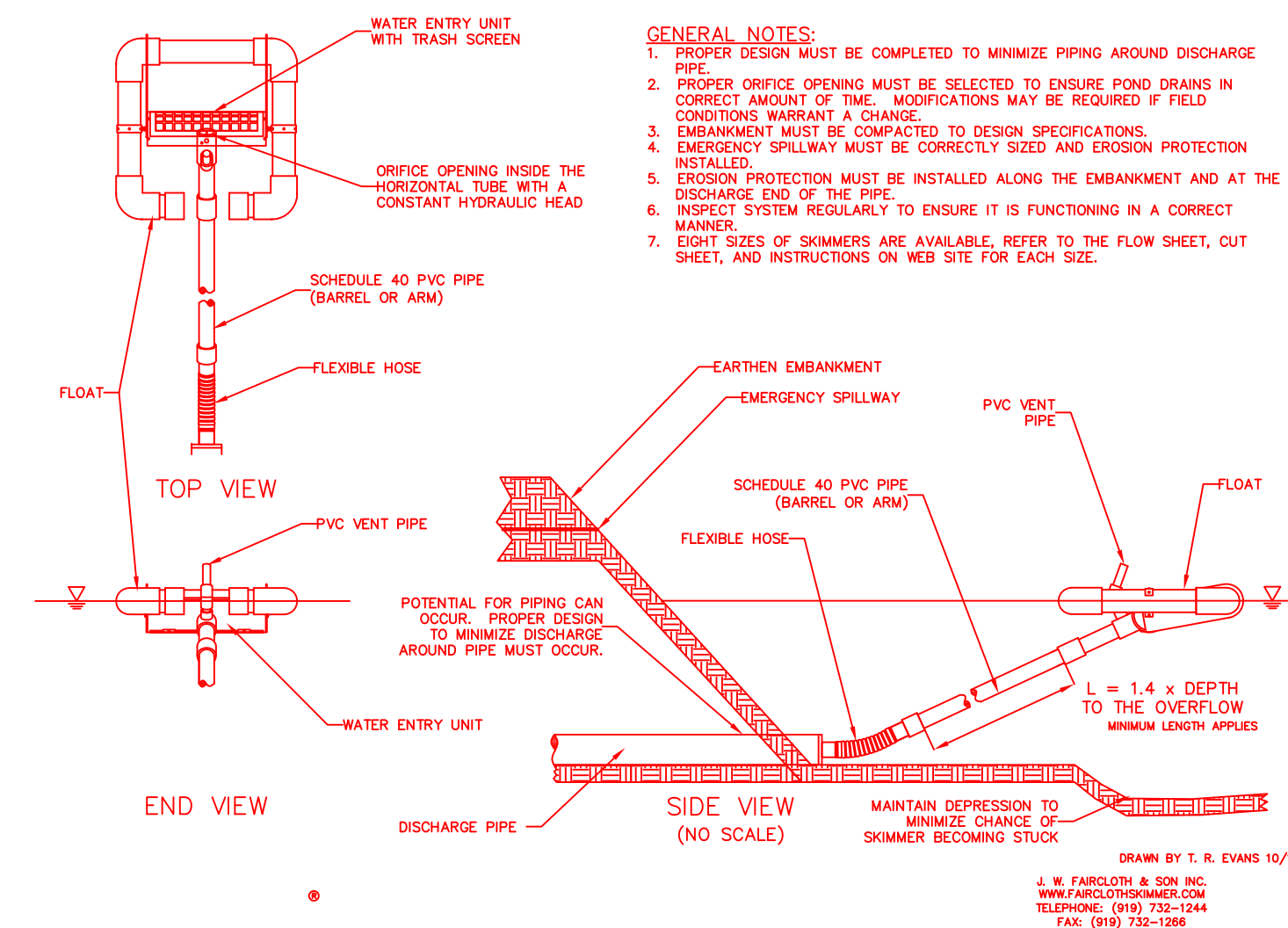
ESTABLISHING A PERMANENT VEGETATIVE COVER WITH FAST GROWING SEEDINGS.



APPLICABLE ON HIGHLY ERODIBLE OR SEVERELY ERODED AREAS, SOMETIMES CALLED "CRITICAL AREAS" INCLUDING:

- * CUT OR FILL SLOPES
- * EARTH SPILLWAYS
- * BORROW AREAS
- * CHANNEL BANKS
- * BERMS
- * ROADSIDES
- * SPOIL AREAS
- * GULLIED LANDS

Sk



REVISIONS

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EROSION SEDIMENT & POLLUTION CONTROL DETAILS

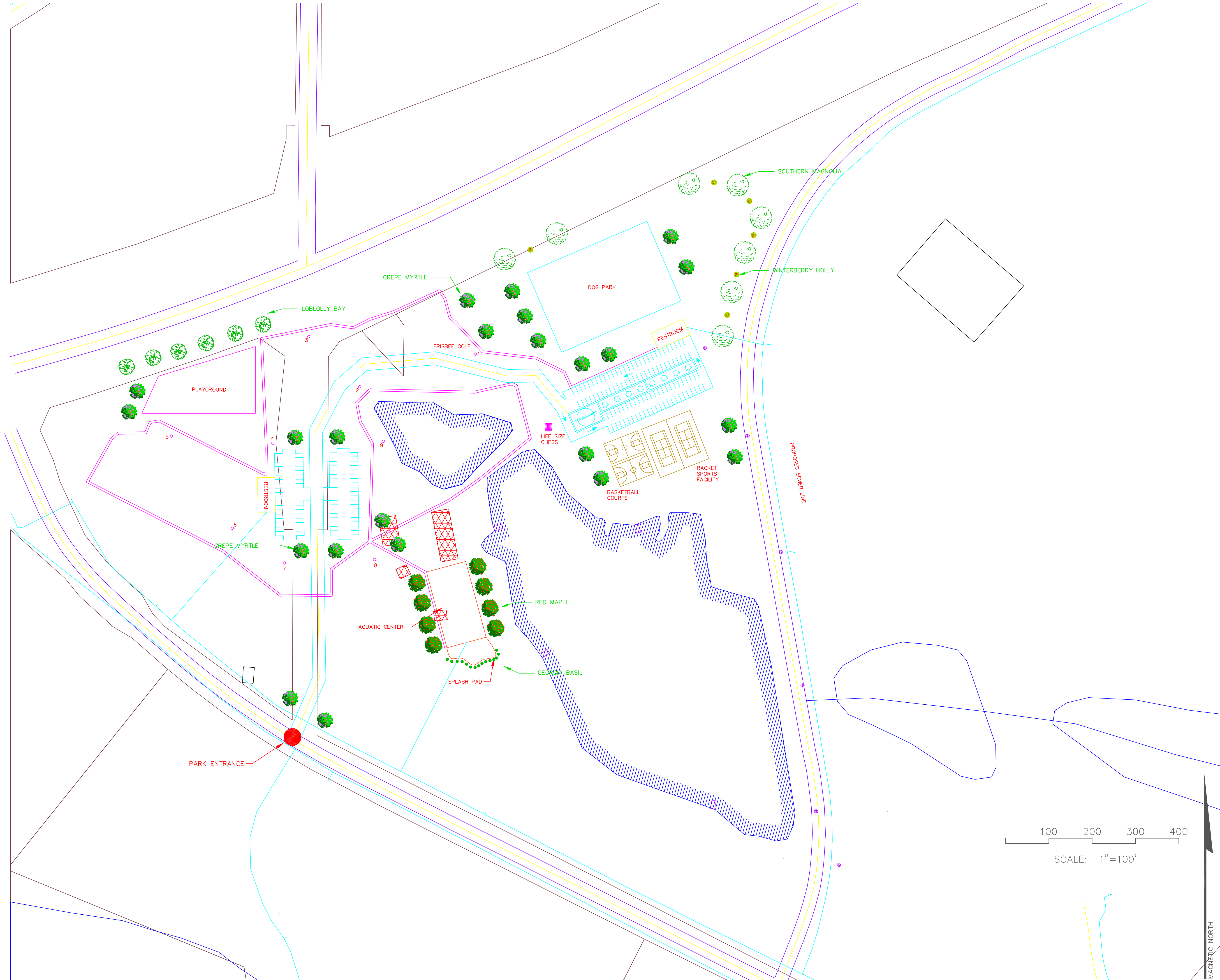
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PREPARED FOR:
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DATE: 2018-04-09
DRAWN BY: XXX
CHECKED BY: XXX
SCALE: 1"=100' (FOR 24"x36")

E2

SHEET:



| REVISIONS |
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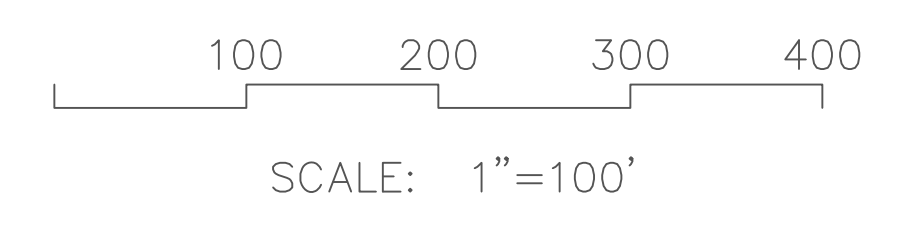
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LANDSCAPING PLAN
LAKES AT GREEN VALLEY INDUSTRIAL PARK
SPALDING COUNTY, GA
 PREPARED FOR:
GRIFFIN-SPALDING DEVELOPMENT AUTHORITY

DATE: 2018-04-09
 DRAWN BY: XXX
 CHECKED BY: XXX
 SCALE: 1"=100' (FOR 24"x36")



SHEET:



MAGNETIC NORTH

| Cost Estimate | | | | |
|---------------------------|-------------|---------------|-----------------|---------------------|
| Item | Cost | Units | Quantity | Total |
| Paving | | | | |
| Asphalt Drive | \$1.64 | sq ft | 30,500.00 | \$50,020.00 |
| Concrete Sidewalk | \$4.00 | sq ft | 40,400.00 | \$161,600.00 |
| Concrete Curb | \$5.00 | LF | 7,000.00 | \$35,000.00 |
| | | | Total | \$246,620.00 |
| Parking Lot | | | | |
| Asphalt | \$1.64 | sq ft | 71,000.00 | \$116,440.00 |
| Grading | \$60.00 | /space | 200 | \$12,000.00 |
| Drainage | \$115.00 | /space | 200 | \$23,000.00 |
| Paint | \$3.88 | /18 ft stripe | 220 | \$853.60 |
| Lighting | \$150.00 | ea | 15 | \$2,250.00 |
| | | | Total | \$154,543.60 |
| Public Utilities | | | | |
| 2" Water Main | \$4.00 | LF | 510.00 | \$2,040.00 |
| 6" Water Main | \$7.00 | LF | 335.00 | \$2,345.00 |
| 2"x6" Connecting Tee | \$350.00 | ea | 1.00 | \$350.00 |
| 6"x6" Connecting Tee | \$330.00 | ea | 1.00 | \$330.00 |
| Main Tap | \$2,000.00 | ea | 2 | \$4,000.00 |
| Hydrant | \$2,000.00 | ea | 3 | \$6,000.00 |
| Sewer | \$25.00 | LF | 2,750.00 | \$68,750.00 |
| Manhole | \$2,000.00 | ea | 10 | \$20,000.00 |
| Electricity | \$15,000.00 | LS | 1.00 | \$15,000.00 |
| | | | Total | \$118,815.00 |
| Demolition/Grading | | | | |
| Demo Buildings on Site | \$13,000.00 | each | 1 | \$13,000.00 |
| Grading | | sq ft | 218000 | \$800,000.00 |
| Surveying | | LS | 1 | \$50,000.00 |
| | | | Total | \$863,000.00 |
| Fields/Courts | | | | |
| Tennis | \$65,000.00 | /court | 3 | \$195,000.00 |
| Basketball | \$25,000.00 | /court | 2 | \$50,000.00 |
| | | | Total | \$245,000.00 |
| Landscaping | | | | |
| Trees | \$15,000.00 | LS | 1 | \$10,000.00 |
| Shrubbery | \$5,000.00 | LS | 1 | \$2,500.00 |
| Red Maple | \$80.00 | ea | 6 | \$480.00 |
| Georgia Basil | \$12.00 | ea | 15 | \$180.00 |
| Southern Magnolia | \$80.00 | ea | 10 | \$800.00 |
| Winterberry Holly | \$22.00 | ea | 8 | \$176.00 |

| | | | | |
|-------------------------|--------------|-----------------|--------------------|----------------|
| Loblolly Bay | \$20.00 | ea | 8 | \$160.00 |
| Crepe Myrtle | \$50.00 | ea | 23 | \$1,150.00 |
| | | | Total | \$15,446.00 |
| Facilities | | | | |
| Picnic Tables | \$400.00 | ea | 18 | \$7,200.00 |
| Restrooms | \$100,000.00 | LS | 2 | \$200,000.00 |
| Lighting | \$150.00 | ea | 4 | \$600.00 |
| | | | Total | \$207,800.00 |
| Recreational | | | | |
| Playground | \$55,000.00 | ea | 2 | \$110,000.00 |
| Playground Surface | \$0.20 | per lb | 114,000.00 | \$22,800.00 |
| Dock | \$40.00 | sq ft | 160 | \$6,400.00 |
| Kayak Launch | \$650.00 | /ramp kit | 2 | \$1,300.00 |
| Benches | \$500.00 | ea | 30 | \$15,000.00 |
| Fencing | \$8.00 | LF | | \$0.00 |
| Trash Receptacle | \$200.00 | ea | 20 | \$4,000.00 |
| Lighting | \$150.00 | ea | 20 | \$3,000.00 |
| Frisbee Golf | \$150.00 | hole | 9 | \$1,350.00 |
| Life Size Chess | \$500.00 | board | 1 | \$500.00 |
| Dog Park- Fencing | \$15.00 | ft | 1000 | \$15,000.00 |
| Dog Park Gate | \$100.00 | per gate | 2 | \$200.00 |
| Dog Poop Bag Dispenser | \$200.00 | per receptacle | 3 | \$600.00 |
| Dog Park Water Fountain | \$3,000.00 | per fountain | 1 | \$3,000.00 |
| | | | Total | \$183,150.00 |
| Walking Trail | | | | |
| Clearing/Grubbing | \$2,550.00 | acre | 2.4 | \$6,120.00 |
| Granular Surfacing | \$0.50 | sq ft | 104,252.00 | \$52,126.00 |
| | | | Total | \$58,246.00 |
| Erosion Control | | | | |
| Silt Fence | \$50.00 | per 100 ft roll | 50 | \$2,500.00 |
| Skimmer 8" | \$5,000.00 | ea | 2 | \$10,000.00 |
| Skimmer 4" | \$1,320.00 | ea | 1 | \$1,320.00 |
| Outlet Protection | \$1,900.00 | ea | 1 | \$1,900.00 |
| Temporary Mulching | \$1,400.00 | ac | 1.28 | \$1,792.00 |
| Temporary Seeding | \$1,050.00 | ac | 1.38 | \$1,449.00 |
| Construction Exit | \$2,400.00 | per exit | 1 | \$2,400.00 |
| | | | Total | \$21,361.00 |
| Contingencies | | | | |
| 8% of Project Total | | | | \$169,118.53 |
| | | | Total (no conting) | \$2,113,981.60 |

| | | | | | |
|--|--|--|--------------------|----------------|--|
| | | | Grand Total | \$2,283,100.13 | |
| Side Notes | | | | | |
| Cost for Aquatic Center construction was not included as we were responsible for construction and site designs | | | | | |
| Costs for labor were also not included. The SCDA mentioned labor being handled by the county. | | | | | |
| The standard Spalding County restrooms and playgrounds were used. | | | | | |

Cost Estimate- Phase 1

| Item | Cost | Units | Quantity | Total | Notes |
|---------------------------|--------------|---------------|-----------|--------------|-------|
| Paving | | | | | |
| Asphalt Drive | \$1.64 | sq ft | 15,250.00 | \$25,010.00 | |
| Concrete Sidewalk | \$4.00 | sq ft | 20,200.00 | \$80,800.00 | |
| Concrete Curb | \$5.00 | LF | 3,500.00 | \$17,500.00 | |
| | | | Total | \$123,310.00 | |
| Parking Lot | | | | | |
| Asphalt | \$1.64 | sq ft | 35,500.00 | \$58,220.00 | |
| Grading | \$60.00 | /space | 100 | \$6,000.00 | |
| Drainage | \$115.00 | /space | 100 | \$11,500.00 | |
| Paint | \$3.88 | /18 ft stripe | 110 | \$426.80 | |
| Lighting | \$150.00 | ea | 8 | \$1,200.00 | |
| | | | Total | \$77,346.80 | |
| Public Utilities | | | | | |
| 2" Water Main | \$4.00 | LF | 330.00 | \$1,320.00 | |
| 6" Water Main | \$7.00 | LF | 335.00 | \$2,345.00 | |
| 2"x6" Connecting Tee | \$350.00 | ea | 1.00 | \$350.00 | |
| 6"x6" Connecting Tee | \$330.00 | ea | 1.00 | \$330.00 | |
| Main Tap | \$2,000.00 | ea | 2 | \$4,000.00 | |
| Hydrant | \$2,000.00 | ea | 2 | \$4,000.00 | |
| Sewer | \$25.00 | LF | 1,500.00 | \$37,500.00 | |
| Manhole | \$2,000.00 | ea | 5 | \$10,000.00 | |
| Electricity | \$15,000.00 | LS | 1.00 | \$15,000.00 | |
| | | | Total | \$74,845.00 | |
| Demolition/Grading | | | | | |
| Demo Buildings on Site | \$13,000.00 | each | 1 | \$13,000.00 | |
| Grading | | sq ft | 109000 | \$450,000.00 | |
| Surveying | | | | \$50,000.00 | |
| | | | Total | \$513,000.00 | |
| Landscaping | | | | | |
| Red Maple | \$80.00 | ea | 6 | \$480.00 | |
| Georgia Basil | \$12.00 | ea | 15 | \$180.00 | |
| Crepe Myrtle | \$50.00 | ea | 10 | \$500.00 | |
| | | | Total | \$1,160.00 | |
| Facilities | | | | | |
| Picnic Tables | \$400.00 | ea | 5 | \$2,000.00 | |
| Restrooms | \$100,000.00 | LS | 1 | \$100,000.00 | |
| Lighting | \$150.00 | ea | 4 | \$600.00 | |
| Trash Receptacle | \$200.00 | ea | 6 | \$1,200.00 | |
| Benches | \$500.00 | ea | 5 | \$2,500.00 | |
| | | | Total | \$106,300.00 | |

| | | | | | |
|---|------------|-----------------|--------------------|---------------------|--|
| Erosion Control | | | | | |
| Silt Fence | \$50.00 | per 100 ft roll | 50 | \$2,500.00 | |
| Skimmer 8" | \$5,000.00 | ea | 2 | \$10,000.00 | |
| Skimmer 4" | \$1,320.00 | ea | 1 | \$1,320.00 | |
| Outlet Protection | \$1,900.00 | ea | 1 | \$1,900.00 | |
| Temporary Mulching | \$1,400.00 | ac | 1 | \$1,400.00 | |
| Temporary Seeding | \$1,050.00 | ac | 1 | \$1,050.00 | |
| Construction Exit | \$2,400.00 | per exit | 1 | \$2,400.00 | |
| | | | Total | \$20,570.00 | |
| Contingencies | | | | | |
| 8% of Project Total | | | | \$73,322.54 | |
| | | | | | |
| | | | Total (no conting) | \$916,531.80 | |
| | | | Grand Total | \$989,854.34 | |
| Side Notes | | | | | |
| Cost for Aquatic Center construction was not included as we were responsible for construction and site designs. | | | | | |
| Costs for labor were also not included. The SCDA mentioned labor being handled by the county. | | | | | |
| The standard Spalding County restrooms and playgrounds were used. | | | | | |

