



RECREATION COMMISSION WORK SESSION JANUARY 24, 2024

ALPHARETTA CITY HALL
COMMUNITY ROOM
2 PARK PLAZA
5:30 PM

1. WORK SESSION ANNOUNCEMENTS

This meeting agenda is for workshop purposes only. Items will be discussed by the members of the Board or Commission, but no formal action will be taken on presented agenda items.

2. CALL TO ORDER

3. WORK SESSION ITEMS

a. 2024 Bond Projects Update

Quarterly update on the current status of the Series 2022 Park Bond Projects.

b. Council Retreat 2024 Updates

Annual update from the Recreation, Parks & Cultural Services Department at Director on January 2024 Council Retreat.

c. Archery Program at Innovation Academy

Informational meeting to present the plans for Atlanta Archery Club range set-up and programming at Innovation Academy.

4. ITEMS FROM COMMISSION MEMBERS

5. ADJOURNMENT



STAFF REPORT

Department: Recreation, Parks & Cultural Services

Submitted By: Kurt Kirby

Meeting Date: January 24, 2024

AGENDA ITEM:

2024 Bond Projects Update

Quarterly update on the current status of the Series 2022 Park Bond Projects.

STAFF RECOMMENDATION:

This workshop is presented for Recreation Commission discussion and information purposes. No vote or formal action is requested at this time.

ITEM DESCRIPTION:

In November 2021, the Alpharetta citizens voted in favor of a \$29.5 million parks bonds initiative for the development and renovation of city parks. Staff will give an update on the progress of each bond project and address any questions from the Recreation Commission.

ATTACHMENTS:

1. 2022 Series Park Bond Projects Update - Quarter 1

Park Bond Projects Update

Farmhouse Park

Project:	The 5.36-acre Farmhouse Property is the site of the original settlement that became present day Alpharetta and has been acquired by the City and proposed for a "heritage park." \$2M was dedicated under the approved 2021 Park Bond Referendum to create such a plan, complete necessary surveys and engineering assessments, and begin development of trails, paths, and other amenities.
Available Funds:	\$1,969,430 (Park Bond Account)
Completed Activities:	Survey and conceptual design of a staircase and trail from a sidewalk along Old Milton Parkway to an observation area overlooking the old mill remnants.
Current Activity:	RPCS is in communication with potential developers of 3150 Old Milton Parkway and their design consultant.
Schedule:	None currently.
Other Notes:	GDOT has recently informed City Staff of site impacts resulting from the Georgia 400 Managed Lanes Project.

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Mid Broadwell Park

Project:	The project involves constructing the final elements of Mid Broadwell Park including development of a playground area, trails throughout the property, a limited parking area, and other amenities. The park's development is based on a plan that was developed through a community-driven process in 2019. \$500,000 of the approved bond funds are earmarked to construct restrooms, trails/sidewalks, parking, and to outfit the park with basic amenities such as trash receptacles and benches.
Available Funds:	\$30,000 (Park Bond Account)
Completed Activities:	Survey, design, construction Phase I, and playground procurement.
Current Activity:	Park is currently under construction. Phase I which included connecting utilities to the restroom building; creating a nine-space gravel parking lot; installing a sidewalk connecting to the playground; installing the playground underdrain and base; and installing a bioretention cell have been completed. The playground has been ordered.
Schedule:	Construction completed October 2023. Playground installation to be completed in the second quarter of 2024.

Old Rucker Park

Project: Old Rucker Park is an approximately 10-acre tract of land that was once a commercial nursery and is home to a variety of species of plants and trees. The rolling topography of the property is highlighted by a small stream that runs through the park. While a small section of the site has been developed into our operating educational farm (Old Rucker Farm), approximately 7.5 acres remain to be planned and developed into a passive recreational space.

The project involves the design of the remaining 7.5 acres and the construction and installation of parking, restrooms, and other amenities necessary for the property to be a functional passive park.

Available Funds: \$2,590,180 (Park Bond Account)

Completed Activities: Survey and design.

Current Activity: 100% plans have been submitted.

Schedule: Procurement is tentatively scheduled for the second quarter of 2024 with construction starting in the third quarter. Construction is anticipated to take 12 to 18 months depending on required phasing.

Other Notes: Current engineer's estimate is \$3,860,919 which includes a 10% contingency (\$3,509,927 base). An average of \$1,255,814 (\$904,822 without a 10% contingency). Staff and the design team have been evaluating cost savings opportunities and project phasing. The Fulton County Health Department approved the septic system request which has saved over \$300,000 in construction costs.

After receiving 50% plans for the future boardwalk, RPCS made the decision to stop design work. This was based on environmental impacts and perceived minimal benefit for the estimated cost.

RPCS has expressed a desire to maintain public operations of some farm elements during construction. PW believes any accommodation beyond minimal access by City Staff will result in higher construction costs resulting from phasing and/or greater contractor liability. The current intent is to include an alternate scenario in the bid imposing no restrictions upon the contractor beyond minimal access for City Staff during construction.

Union Hill Park Improvements

Project: Union Hill Park is a roughly 11-acre park space located on Union Hill Road south of McGinnis Ferry Road. The park today is very much under-utilized and consists primarily of a covered roller hockey rink, combined restroom and concession building, and a parking lot.

Under the 2021 Parks Bond Referendum, the City dedicated \$3.25M to recreating Union Hill Park as a recreational and gathering space to better meet the needs of current and future Alpharetta residents. The process would begin with an intensive public engagement and visioning program to determine what elements the new Union Hill Park should include and how to tie those elements together into a cohesive park space. From that concept, engineering and construction plans would be created and the site redeveloped.

- Available Funds: \$2,570,667 (Park Bond Account)
- Completed Activities: Survey and covered arena renovations.
- Current Activity: The concept plan was formally approved by City Council on September 18, 2023. The design team is scheduled to submit the 40% plans in February and 100% plans in June of this year.
- Schedule: Construction could begin as early as the fourth quarter of 2024. Design is anticipated to take approximately 10 months to complete once the concept is approved.
- Other Notes: Current engineer’s estimate is \$3,493,116 which includes a 32% contingency and escalation (\$2,646,300 base). Staff will work with the design team to identify cost-saving opportunities.

Waters Road Park

- Project: Waters Road Park will be located on a 1.6-acre parcel of land located near the intersection of Waters Road and Kimball Bridge Road. The project as proposed includes the creation, with public input, of a design plan and development of the land for use as a passive park space. Such passive park areas are commonly developed to include parking, designed play areas, restrooms, trails, pavilions, and park amenities such as benches and trash receptacles as appropriate to the size of the property and character of the area in which the site is located.
- Available Funds: \$780.30 (Park Bond Account)
- Completed Activities: Survey and design.
- Current Activity: Construction began on August 28, 2023.
- Schedule: Construction is on schedule. Completion anticipated in the first quarter of 2024.

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Webb Bridge Park Upper Field Turf

- Project: This project would resurface the upper soccer field at Webb Bridge Park, replacing the existing natural grass with artificial turf. During the last soccer season 60% of the practices and games that were scheduled on this field were cancelled due to wet conditions while only 10% of scheduled events on the lower soccer field, which has artificial turf, had to be

cancelled. Converting the upper field to artificial turf would greatly improve the playability, usage, and athletic experience for the Alpharetta soccer program.

Available Funds: \$1,321,715 (Park Bond & Sewer Connection Capital Accounts)

Completed Activities: Survey.

Current Activity: Procurement preparation for sewer construction.

Schedule: Sewer design was approved in December 2024. Procurement of the sewer construction is scheduled for February 2024.

The current plan is to simultaneously bid out the construction of the sewer connection and the design/build of the turf field replacement. Construction of the sewer connection should take approximately 90 days. While the sewer connection is under construction, design of the turf field will take place. Construction of the turf field is anticipated to begin in November 2024, after the soccer season concludes, and be completed in March 2025.

Other Notes: Staff originally estimated design of the sewer connection at \$135,000 and construction at \$740,000 for a total of \$875,000. The survey and design have been acquired for \$91,615.

The design team presented two options: 1) a traditional gravity flow lift station per the concept developed by staff or 2) a low-pressure pump solution. Staff have directed the design team to move forward with the low-pressure pump solution.

- Initial construction estimate was \$705,270 for the gravity scenario and \$412,500 for the low-pressure pump scenario (both include a 20% contingency).
- Low-pressure system is also anticipated to take 8 to 10 weeks less time to construct.

As of January 2023, RPCS was provided a budget cost of \$1,300,000 for design and construction of the turf field. The budget cost included: design and permitting prep, E&S controls/restoration, excavation, geotextile, perimeter piping, concrete curbing with nailer board, turf with a 70/30 infill, two soccer fields, and four mini soccer fields. Not included in the scope were fencing, netting, and stormwater.

- Providing new fencing for the entirety of the field is estimated at \$33,600 (\$21/LF).
- Providing netting along half of the perimeter (western and southern edges) is estimated at \$180,000 (\$225/LF).

Based on current funding and budget estimates, another \$43,000 is needed for the sewer and an additional \$562,600 for the turf field (excluding stormwater) for a total of \$605,600.

Wills Park Improvements

Project: At 120 acres, Wills Park is Alpharetta's largest single park property and includes a 60-acre equestrian show facility, 10 baseball fields, the newly renovated Wills Park Pool, three playgrounds, six tennis courts, and an 18-hole disc golf course. The park amenities have

been developed over the years, but until 2019 there was not a single vision or plan for the park and many of the park's facilities are showing their age.

In 2019 the City adopted the Wills Park Master Plan, in an effort to bring all the park elements together and make it a more cohesive place that feels special and unique. The plan's goals are to unite the various park facilities, identify key facility improvements, and strengthen connections to nearby neighborhoods.

The 2021 Parks Bond dedicated \$4M of the bond funds to implementing projects defined in the Wills Park Master Plan, including a complete renovation of the Wacky World Playground, create additional parking, improve the disc golf course, completely rebuilding the Waggy World Dog Park, and creating a family gathering spot near the pool facility.

Available Funds: \$5,211,101 (Park Bond, Impact Fees, and Hotel Motel Accounts)

Completed Activities: Survey, conceptual design, restroom architectural design, and Phase I design (Wacky World area).

Current Activity: Procurement preparation for Wacky World area construction.

Schedule: Phase I, the Wacky World area's new restroom building, and site work will be advertised for construction in February 2024. Construction is anticipated to begin in the second quarter of 2024.

Plans for Phase II which include the gateways, spine, and Waggy World Dog Park improvements are anticipated to be completed in April 2024.

Other Notes: \$250,000 has been set aside for playground equipment and surface. This is in addition to the fundraising campaign. This leaves \$4,961,101 available for the other elements of this project.

Current Cost Estimates:

- \$846,454 – Construction cost estimate for restroom building (as of June 2022).
- \$5,179,873 – Construction cost estimate for site work of all phases (spine, gateways, Waggy World improvements, Wacky World area improvements, and parking expansion). This amount includes a 20% contingency and 5% cost escalation.
 - Elimination of the parking expansion is estimated to reduce the cost by \$678,251.
 - It may be possible to offset approximately \$390,260 of the estimated cost with stormwater funds.
 - These two items would adjust the estimated total of the remaining site work to be \$4,111,362.
- Overall Total (Site + Restroom): \$6,026,327 (\$1,065,226 over)
 - Less Stormwater: \$5,636,067 (\$674,966 over)
 - Less Parking Expansion: \$5,348,076 (\$386,975 over)
 - Less Stormwater & Parking Expansion: \$4,957,816 (in budget)
- Parking expansion would add 72 spaces at approximately \$9,420 per space.

The current plan is to include the parking expansion as an add alternate in the Wacky World area procurement. If the City elects not to move forward with it as part of that

offering, it could then be included as an add alternate with the second phase procurement (Gateway, Spine, Waggy World).

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Wills Park Equestrian Center Improvements

Project: In 2019 the City adopted a master plan for the Equestrian Center as part of the larger Wills Park Master Plan. While the Wills Park Equestrian Center is older and smaller than some of its competitors, its neighborhood setting and shed row barns tucked into the trees give it an edge with a homey, boutique feeling and an in-town location. The master plan identified priority improvements that will better connect the facility to the larger Wills Park and the overall community while also better positioning the facility as a draw for regional events. These priorities include leveling rings and improving their drainage; new footing; an additional outdoor show ring; additional schooling areas at the end of show rings; new, safe barns; improved manure management; separate circulation for pedestrians, horses, and cars; and maximizing the continuity of operations during construction.

The 2021 Parks Bond Referendum would aid the City with beginning implementation of the Equestrian Center Master Plan by replacing all the existing barns on site with new horse barns for a total of 380; renovating the three existing arenas to include improved drainage and erosion control, new footings, new fencing, and new lighting; improving drainage and stormwater management; and improving access to the barns and to the arenas.

The total anticipated project cost for this phase of the project is \$10M; however, the remaining \$5M in funding would be provided by a private non-profit organization, the Wills Park Equestrian Foundation.

Available Funds: \$3,535,621 (Park Bond Account)

Completed Activities: Survey, conceptual design, renovation of Arena 3. (Construction of Arena 1 was accomplished with capital funding and was not part of the bond.)

Current Activity: The design team is working on developing plans for the Phase I design package which will focus on renovations to Arena 2 and Arena 4.

Schedule: The Phase I plan set is anticipated to be completed in October 2024. Project is anticipated to advertise for construction bids in February 2024.

Plans for the remainder of the site should be completed in July 2024.

Other Notes: Project has been broken down into 3 phases:

- Phase I: Renovations of Arena 2 and Arena 4
- Phase II: New entry drive, parking (front & rear), three new barns
- Phase III: Promenade, entry gates/enhancements, five new barns
- The viewing pavilion between Arenas 1 and 2, renovations to the existing concessions building, and renovations to the covered arena are not included in the scope of this project.

The Wills Park Equestrian Foundation has promised to provide \$5M towards the project. To date, they have contributed \$747,870 for work associated with the construction of Arena 1 and the renovation of Arena 3. This would leave a minimum remaining contribution of \$4,252,130 for a total budget (City + Equestrian Foundation) of \$7,787,751.

The existing show office will need to be abated and demolished prior to renovation of Arena 2. This work is estimated to cost \$30,000.

Current Cost Estimates:

- The design team has reached out to five barn manufacturers for estimates. They have received costs ranging from \$468,080 to \$1,494,240 per barn.
 - A total of eight barns are desired in the final build-out. Each barn provides 40 stalls.
- Using the average of all five manufacturers: \$19,719,287
- Using the lowest cost of the five manufacturers: \$14,058,189
- Approximately \$1.2M of the estimated costs may be eligible for stormwater funding.
- Construction of Phases I and II are targeted with current funding. Funding for Phase III would need to be programmed with future capital or bond funds.



STAFF REPORT

Department: Recreation, Parks & Cultural Services

Submitted By: Morgan Rodgers

Meeting Date: January 24, 2024

AGENDA ITEM:**Council Retreat 2024 Updates**

Annual update from the Recreation, Parks & Cultural Services Department at Director on January 2024 Council Retreat.

STAFF RECOMMENDATION:

This report is presented for Recreation Commission discussion and information purposes. No vote or formal action is requested at this time.

ITEM DESCRIPTION:

This report will be a brief verbal update from the Director of Recreation, Parks & Cultural Services on the outcome of the January 21-22, 2024 Council Retreat.

ATTACHMENTS:

None



STAFF REPORT

Department: Recreation, Parks & Cultural Services

Submitted By: Christine Young

Meeting Date: January 24, 2024

AGENDA ITEM:

Archery Program at Innovation Academy

Informational meeting to present the plans for Atlanta Archery Club range set-up and programming at Innovation Academy.

STAFF RECOMMENDATION:

This report is presented for Recreation Commission discussion and information purposes. No vote or formal action is requested at this time.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: YES

TOTAL PROJECT COST: With a few current recreational programs having been discontinued, the net cost for the new archery program is null and will be covered by current operational budget funding.

ITEM DESCRIPTION:

Atlanta Archery Club approached the city about moving its existing program to a location that would enhance programming and serve the club as a new location. Recreation Services saw this as an opportunity to bring on a unique program that very few agencies in the state of Georgia offer and provide the community with a new and exciting sport.

After much discussion, we offered Innovation Academy's old softball field as a location for them to operate out of and provide programming through classes and camps for the City. They will continue their clinics, events, and private instruction at this location.

The principal at IA is excited to partner with Atlanta Archery Club for intramural and after-school activities for their student body and has been very supportive throughout this process.

Atlanta Archer Club will provide a covered archery line, targets, supplies, fencing and netting. We feel that they have exhibited a professional, safe set-up plan and are looking to kick off their programming in March.

ALTERNATIVES:

N/A

ATTACHMENTS:

1. Archery - Program FY2024-2025
2. Archery - Location Layout
3. Archery - Line Structural Rendering

ATLANTA ARCHERY CLUB

Whatever your age, whatever your skill level, Atlanta Archery Club is here to teach the science, philosophy and art of Archery. Explore this ancient skill as a casual hobby or a competitive sport. Each lesson or camp helps participants safely learn the correct form and techniques. Classes and camps are offered year-round; private lessons, clinics, birthday parties or corporate events may be scheduled through the instructor at info@altantaarchery.club

BEGINNING ARCHERY

Learn the basics of archery technique, form, and focus. Coaches provide instruction to build skills while having fun during the 12-week session. One practice session per week during “Open Range” times, included with the class. “Open Range” practice sessions available weekly from 12:00 - 2:00 pm / 6:00 - 8:00 pm (hours subject to change). Comfortable shoes, casual clothing, and securing long hair are recommended; bring water bottle. All equipment is provided.

AGES: 8+

INSTRUCTOR: Atlanta Archery Club Coaches

COST: \$399 Resident/\$598.50

DATES:	DAYS:	TIME:	ACTIVITY #:
Apr 13-Jun 29	Sat	12:30-2pm	TDB
Jul 13-Sep 28	Sat	12:30-2pm	TBD
Oct 5-Dec 21	Sat	12:30-2pm	TBD

INTERMEDIATE ARCHERY

Build on the basics of archery and dive deeper into each step of the shot cycle, refining technique, form, and focus. Coaches provide instruction to improve skills while having fun during the 12-week session. One practice session per week during “Open Range” times, included with the class. “Open Range” practice sessions available weekly from 12:00 - 2:00 pm / 6:00 - 8:00 pm (hours subject to change). Comfortable shoes, casual clothing, and securing long hair are recommended; bring water bottle. All equipment is provided.

AGES: 8+

INSTRUCTOR: Atlanta Archery Club Coaches

COST: \$399 Resident/\$598.50

DATES:	DAYS:	TIME:	ACTIVITY #:
Apr 13-Jun 29	Sat	2-3:30pm	TDB
Jul 13-Sep 28	Sat	2-3:30pm	TBD
Oct 5-Dec 21	Sat	2-3:30pm	TBD

SUMMER CAMPS 2024

ARCHERY CAMP: "THE WAY OF THE BOW"

Embark on an adventure learning archery and enhancing skills in a safe and fun environment. Campers learn the basics of archery technique, form, and focus. Coaches provide instruction to build skills while having fun during camp. Comfortable shoes, casual clothing, and securing long hair are recommended; bring lunch, two snacks, sunscreen and water bottle. All equipment is provided.

AGES: 8-18

INSTRUCTOR: Atlanta Archery Club Coaches

COST: \$349 Resident/\$523.50

DATES:	DAYS:	TIME:	ACTIVITY #:
Jun 3-6	Mon-Thu	11am-4pm	TDB
Jun 17-20	Mon-Thu	11am-4pm	TBD
Jul 8-11	Mon-Thu	11am-4pm	TBD

Our Purpose:

- Provide a safe, fun space for archers to learn and grow their skills in the self-empowering sport of Archery.
- Teach archers techniques in grounding and centering to harness the power of their breath and learn to let go.
- Instill the idea that any goal can be a target, and the skills learned through Archery can be applied both on the range and in the world.
- Share the skills and steps to personal power through the way of the bow with your camper!

Archers will:

- Understand the shot cycle.
- Craft their own custom leather arm guard.
- Practice archery-strengthening form.
- Have a great experience.

What to Bring to Camp:

- Comfortable clothing and shoes.
- Backpack.
- Sunscreen (applied beforehand and provided for reapplication).
- Non-perishable lunch and two snacks.
- Water bottle.

Sneakers, flip-flops, or Crocs will work; we may sometimes practice barefoot to connect to the earth.

Each camper will receive a camp shirt during their first week of camp.

LUNCH:

- Please send campers with lunch and two snacks daily.
- Water will be available for refilling water bottles.

We do not mandate specific lunch items, but to accommodate dietary, allergy, and health concerns, we request that archers do not share food brought from home.

Archery Equipment:

- All equipment is provided.

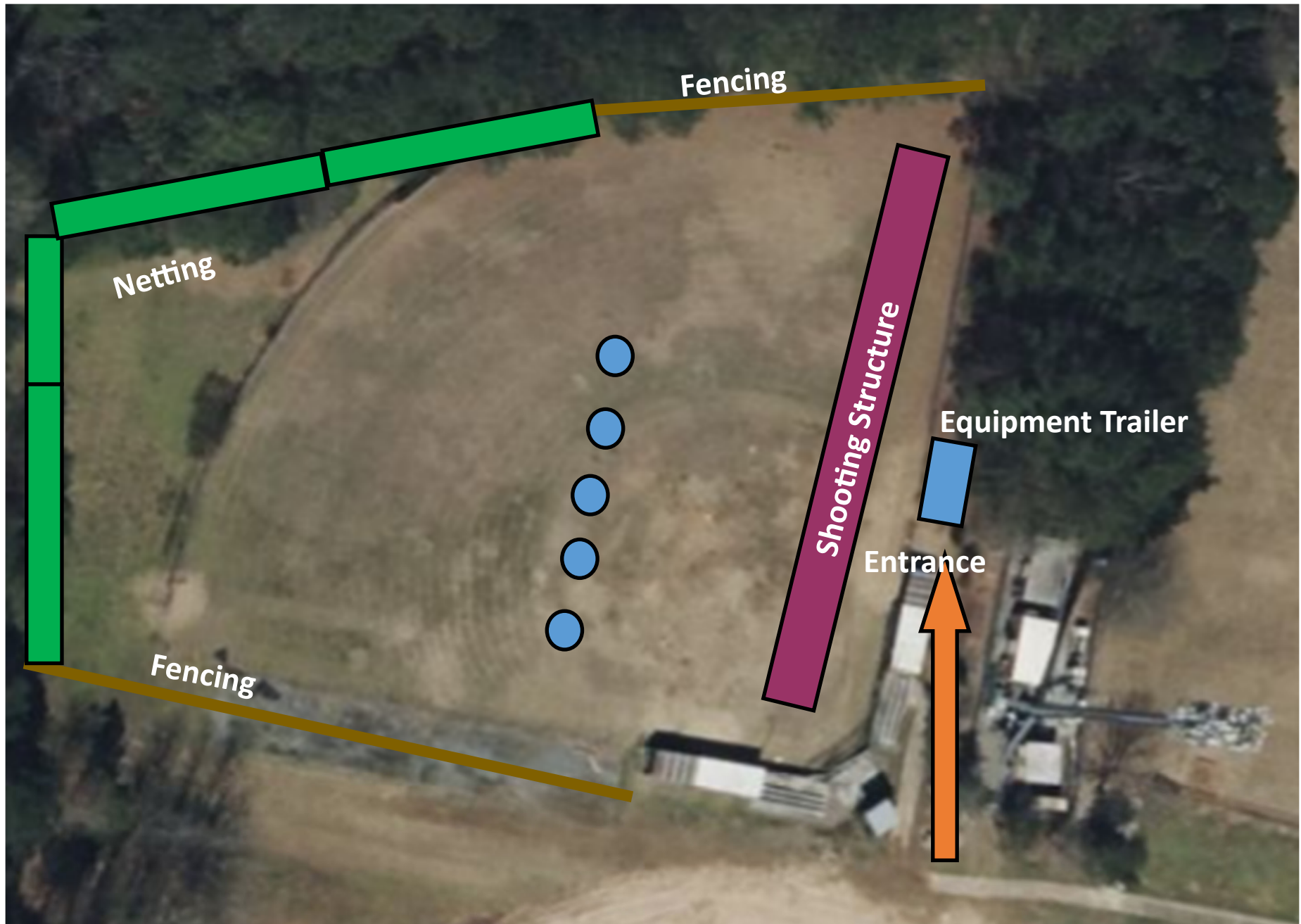
All Campers Must Adhere to Range Rules and Etiquette:

- Safety is paramount.
- Maturity is required for a safe environment.
- Archers not following rules may be asked to leave, with pro-rated refunds provided.
- Communication with parents or guardians will occur if behavioral issues arise.
- Encouragement for archers to grow from experiences and adhere to range rules and etiquette.

Ongoing archery club programming through Atlanta Archery Club (atlantaarchery.club) available for all ages!

- Little Lions (ages 7-12)
- JOAD (Junior Olympic Archery Development, USA Archery Program) - both recreational and competitive
- Adult Archery Program (USA Archery Program) - both recreational and competitive
- Team Building
- Birthday Parties (kids and adults)
- Special Events





Shooting structure 80' length, 12' deep, 10' high

