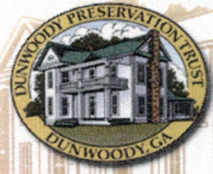


TRANSMITTAL LETTER



Dunwoody Preservation Trust



**2013-2014
Officers &
Board Members**

Co-Presidents:
Tom & Monica
McGurk

Executive Director:
Debbie Fuse

VP Special Events
Dolores Lauderdale

VP Development
John Attebery

VP Membership
Robert Massey

VP / Treasurer
Kathy Feldman

**VP / General
Counsel**
Wright Dempsey

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Florence
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Danny & Queenie
Ross

March 7, 2014

City of Dunwoody
Facilities Improvement Partnership Program
41 Perimeter Center East, Suite 250
Dunwoody, GA 30346

Dear Selection Committee,


In anticipation of making an investment in the Donaldson-Bannister House and Cemetery site, the Dunwoody Preservation Trust commissioned the preparation of a Master Plan to guide the organizations as they planned for the future of this property. This plan aimed at developing treatment and use recommendations that respect the rich history of the property while using that history to position the property as a fiscally viable site for both the city and its citizenry.

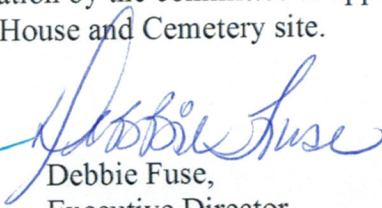
The master planning team was led by Lord Aeck and Sargent Architecture who provided architectural and preservation planning as well as cost estimating. The results of this process provide the basis for specific recommended improvements and an estimate of improvement cost to rehabilitate the Donaldson-Bannister property. While the entire rehabilitation will ultimately cost between \$4-5 million dollars, the DPT has identified an area of rehabilitation that can be started immediately. With grant money, the DPT projects that rehabilitation of this part of the property could commence within four months.

The rehabilitation of this part of the property would show the citizens of Dunwoody that the City and the DPT are actively engaged in preserving this historic property. The rehabilitation of the barn with the addition of ADA bathrooms and a tent pad will provide immediate use of this open park space, positioning the property to begin "self generating" funds for further preservation.

We respectfully request consideration by the committee to approve funds for the DPT to begin to restore the Donaldson-Bannister House and Cemetery site.

Respectfully,


Tom McGurk,
President


Debbie Fuse,
Executive Director

APPLICANT AND PROJECT BASICS

Applicant Information

Organization/Group:	<u>Dunwoody Preservation Trust</u>				
Contact Name and Title:	<u>Debbie Fuse, Executive Director</u>				
Phone:	<u>404-668-0401</u>	Cell:	<u>404-915-7944</u>	Email:	<u>debbie@dunwoodypt.org</u>

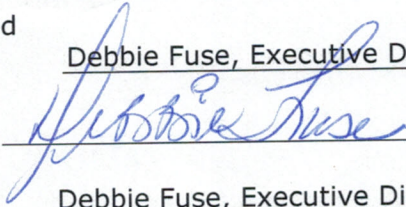
Project Information

Project Name/Title:	<u>Donaldson Bannister House – ADA Bathrooms/Catering Kitchen & Pad</u>
Project Category (check one):	<input type="checkbox"/> Interior Structural <input type="checkbox"/> Exterior Structural <input type="checkbox"/> Plumbing <input type="checkbox"/> Electrical <input type="checkbox"/> Landscaping/Grounds <input type="checkbox"/> Signage <input checked="" type="checkbox"/> Other: partial demo & new bldg
Brief Project Description (<i>please limit your brief description to the space provided</i>)	Add ADA Women's & Men's restrooms, Catering Kitchen, and pad for a semi-permanent tent per the Lord Aeck & Sargent Plan produced for DPT. Partial removal of the newest part of the barn on the property that is not considered Historical. The DPT proposes to preserve the historic barn while removing the non-historic portion of the Barn that was added during the Chestnut residency. The historic Barn is a timber framed structure, comprised of three main stalls and a storage room under the main roof, which is topped with a cupola. Two side additions and two rear additions, all attached directly to the barn complete the historic portion. A non-historic barn structure exists behind the historic Barn and would be removed. This would allow DPT and the City to hold events at this location and begin to generate funds for ongoing maintenance and repairs to the property.

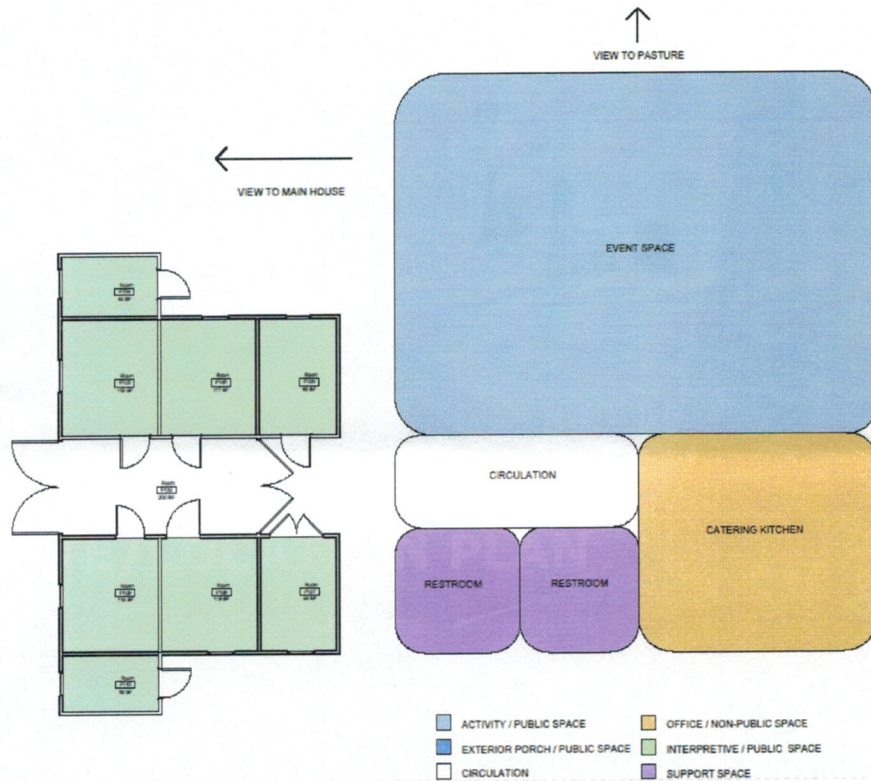
Project Timeframe and Integration

Estimated number of months to accomplish project:	<u>4 months</u>
Do you believe it is reasonable that the project could be completed by December 31, 2014:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Signature

<i>I hereby agree and understand the City of Dunwoody reserves the right to determine the award of the grant funds in its sole discretion. The availability of funds is subject to annual budgetary decision made by the City Council. The City cannot guarantee the availability of future funds nor obligate future City Councils to provide funds for future projects.</i>	
<i>The City will directly administer all awarded project funds but will work directly with selected Park and Recreation Partner(s) for the implementation of the project(s).</i>	
Name and Title of Authorized Official:	<u>Debbie Fuse, Executive Director</u>
Signature of Authorized Official:	 Date: <u>2/26/2014</u>
Name and Title of Project Contact:	<u>Debbie Fuse, Executive Director</u>

SITE/LOCATION PLAN



NARRATIVE DESCRIPTION

Please describe how the funds will be used, and what specific work will be completed. If this project is a phase of a larger project or an integral part of any other projects, please note that as part of your description.

The proposed project is Phase 1 of the multi-year plan to restore the Donaldson-Bannister House and Cemetery based on the Lord Aeck Sargent proposed plan for the property. DPT believes that the final plan would create a crown jewel destination location for Dunwoody.

The ongoing projects would include approximately \$1 million in landscaping and \$4 million in stabilization and renovation of the Donaldson-Bannister House and all of the outbuildings.

This request for assistance is only part one of the overall project, but would create a location that could start to be marketed to bring weekend and weekday destination guests to Dunwoody hotels, e.g., weddings, family reunions, bar/bat mitzvahs, corporate & community events.

With this plan in effect and as the project continues to develop, the City of Dunwoody and Dunwoody Preservation Trust will have created a beautiful destination location with an unmatched setting for outdoor events which can be held for approximately 8 months out of the year at the Donaldson – Bannister Home and Gardens facility.

PROJECT BUDGET

Total Project Cost:	<u>\$760,536 - \$929,544</u>
Total City Funds Requested:	\$150,000

Please include information detailing the cost of the project. As part of your project budget, include enough detail to justify the proposed cost of the project. You may attach additional pages if needed.

LORD AECK SARGENT Donaldson – Bannister Home and Gardens (currently House & Cemetery)

Total Construction Cost (Conceptual) Master Plan

Prepared: October 2013 Revised: January 2014

Building Preservation / Rehabilitation

	<u>Low</u>	<u>Median</u>	<u>High</u>
Main House	\$1,079,266	\$1,199,184	\$ 1,319,103
Historic Barn	\$ 280,097	\$ 311,219	\$ 342,341
Guest House	\$ 326,625	\$ 362,917	\$ 399,208
Wash House	\$ 45,127	\$ 50,141	\$ 55,155
Commissary	\$ 62,714	\$ 69,682	\$ 76,651
Shop	<u>\$ 51,784</u>	<u>\$ 57,537</u>	<u>\$ 63,291</u>
	\$ 1,845,613	\$ 2,050,681	\$ 2,255,749
Site	\$ 986,228	\$ 1,095,808	\$ 1,205,389

Demolition / New Construction – First Phase

Non-historic Barn Demolition	\$ 11,179	\$ 12,421	\$ 13,663
New Structure	<u>\$ 749,357</u>	<u>\$ 832,619</u>	<u>\$ 915,881</u>
	\$ 760,536	\$ 845,040	\$ 929,544

Notes

1. Estimates provide a range of cost based on a conceptual level of project development.
2. Owner contingency is not included in the conceptual construction costs above.
Typical Owner contingencies for historic properties at a conceptual level are 15% 20% of the overall project cost.
3. Design fees are not included in the conceptual construction costs above.
Typical design fees for historic properties are 12% 15% of construction cost.
4. The Interpretation Plan cost is an allowance and includes the design costs associated with interpretive displays and methods.
Variables in extent and methods of interpretative displays and changes in technology has dramatic impacts on cost.
5. Phasing of projects is possible; however, overall project costs tend to increase due to multiple mobilizations and smaller projects.
6. Estimate costs presented have a 12 month escalation factor included. Current escalation factor is 2% per year.

PROJECT JUSTIFICATION

Please explain how the proposed project meets the three selection criteria listed. You may attach additional pages if needed or use separate pages to answer these questions.

Master Plan Alignment

1. Describe the scope of the proposed project and how well it responds to the citizens identified needs in the City's Parks, Recreation, and Open Space Master Plan. Please reference the section(s) of the plan that identify the needs.

See Section 6-Donaldson-Bannister House and Cemetery.

- ◆ **Provide ADA bathrooms with access to historic barn.**
- ◆ **Rehabilitate the historic portion of the barn.**
- ◆ **Remove non-historic element of barn.**
- ◆ **Add paver/concrete pad that allows for a temporary tent.**

ADA bathrooms will benefit the entire Dunwoody community using this open park space.

Relationship to Existing Programs and Users

2. Describe the proposed project in relation to the programs/recreational opportunities your group/organization offers to the citizens of Dunwoody. Highlight how the proposed project will improve your ability to offer recreational opportunities to the community or to enhance the quality of programs or facilities offered.

Over the years, the DPT has spearheaded activities to enhance and preserve the heritage that is Dunwoody. These include the preservation of the Cheek-Spruill Farmhouse, support of the "Replant the Dunwoody Forest" program, maintenance of local historic cemeteries, and development of an education series geared to school age children.

The proposed project at the Donaldson Bannister House will provide an opportunity to once again preserve a part of Dunwoody's heritage. The house will offer a place for education awareness and social events for the community while preserving the rural history of Dunwoody. This first phase will permit citizens of Dunwoody to view a piece of Dunwoody's heritage through the rehabilitation of the barn and the display of farming implements of the period. Access to the facility (barn) and ADA approved bathrooms will be provided at this time.

The addition of the pad will provide opportunity for meetings and gatherings on the property and the opportunity to have a semi-permanent tent.

Leveraging of Other Funds

3. Describe the degree to which the group/organization proposes that the City can use program funds to leverage greater private investments, public funds, organization funds, in-kind donations, or volunteer labor.

The use of the program funds will spur fundraising support first from the community, branching out to include foundations. Successful completion of this first phase will allow DPT to move forward with a capital campaign to support the complete historic renovation and preservation of the Donaldson-Bannister House.

The DPT has already committed funds to the Donaldson-Bannister House. Nearly \$100,000 was spent to commission a Master Plan to guide the organizations as they plan for the future of this property. We have funding to help with the first phase of the project and we have monies earmarked for future phase developments of the property. DPT is currently working to develop a plan to help raise financing to complete the entire \$4-5 Million project, through our partnership, Grants and Fundraising opportunities.

In 2013, DPT dedicated the funds from Lemonade Days to fund this research and plan. In 2014, we are dedicating the funds toward this phase of the project. Our fundraising efforts are earmarked to help fund this wonderful jewel in our city. Dunwoody Preservation Trust's interest in the property is to create a location for all of our residents to be proud of, create a location that will draw people to our area, and to have a self-sustaining property once the historical preservation is completed.