



41 Perimeter Center East, Suite 250
 Dunwoody, Georgia 30346
 P (678) 382-6700 F (678) 382-6701
dunwoodyga.gov

MEMORANDUM

To: Mayor and City Council

From: Brent Walker, Parks and Recreation Manager

Date: April 28, 2014

Subject: **Award of 2014 Facilities Improvement Partnership Program Projects**

ITEM DESCRIPTION

Staff proposes funding three projects totaling \$200,000 through the FY 2014 Facilities Improvement Partnership Program (reserving \$16,500 or 8% for contingency for these projects). Staff also proposes implementing two projects totaling \$5,300 through the FY 2014 parks and recreation operations and maintenance budget. Finally, staff recommends further study and other necessary prerequisites to implement the two remaining projects for possible inclusion in a future budget process.

BACKGROUND

As part of the 2014 Budget, the Mayor and City Council allocated \$250,000 for the Facilities Improvement Partnership (FIP) Program. The FIP Program recognizes that our Recreation Partners, as direct users of our existing park buildings, facilities, and grounds, are aware of ways in which the City may best be able to invest in and improve our parks.

In 2013, through the FIP Program, the city funded four projects. The outfielders at Dunwoody Park were leveled for Dunwoody Senior Baseball, general facility improvements (from adding whiteboards to repairs in the kiln room and ceramics department) were completed at the Spruill Center for the Arts, and in December 2013 the Council awarded a contract to renovate the Dunwoody Nature Center by expanding the classroom and lecture space and adding a public restroom.

As discussed in December 2013, the other 2013 projects cost a total of \$58,500. The proposed Dunwoody Nature Center renovation contract was for \$225,000. Council was amendable to staff's suggestion to utilize the needed \$33,500 (over the FY 2013 \$250,000 FIP Program allocation) from the FY 2014 FIP Program allocation.

DISCUSSION

Following the application process established in 2013, in March city staff contacted each Recreation Partner with a Facility Usage Agreement and requested project proposals. The city received the following four proposals/requests for funds:

- Dunwoody Nature Center – ADA Accessible Entranceway
- Dunwoody Preservation Trust – ADA Bathroom, Catering Kitchen, and Pad for Tent
- Dunwoody Senior Baseball – Replace Lower Field Dome and Upgrade Spectator Area
- Spruill Center for the Arts – Restrooms, Ceramics, Atrium, and Ventilation Upgrades

Staff has attached both brief project descriptions as well as the application received from each organization to this memorandum.



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The proposals were reviewed and scored by the City Manager, the Public Works Director, and the Parks and Recreation Manager. The average results of the scores are as follows:

Scoring Criteria	DNC – ADA accessible entrance	DPT – bathroom, kitchen, tent pad	DSB – replace dome and spectator area	Spruill – restroom, ceramics, atrium, ventilation
Master Plan Alignment (150 pts)	130	115	100	83
Relationship to Existing Programs (50 pts)	37	38	40	40
Leveraging Other Funds (50 pts)	23	23	30	0
Project Benefit (40 pts)	40	37	37	38
Timeframe and Scope (25 pts)	25	13	25	25
Cost (25 pts)	25	10	25	17
Program Alignment (10 pts)	10	10	10	7
Total (350 pts)	280	237	257	203

As demonstrated by the scoring, staff believes each of the proposals would strategically benefit the city and improve our facilities.

FUNDING

The adopted FY 2014 Budget included \$250,000 for the Facilities Improvement Partnership Program. To fully fund the 2013 Dunwoody Nature Center renovation, as discussed at the December 2013 Council Meeting, \$33,500 has already been encumbered from the 2014 FIP Program allocation leaving an available 2014 program balance of \$216,500.

The following chart details the city funds requested, other funds necessary, and anticipated total project costs to fully fund each of the proposed projects. A total of \$370,706 in city funds has been requested against the available \$216,500.

Cost Breakdown	DNC – ADA accessible entrance	DPT – bathroom, kitchen, tent pad	DSB – replace dome and spectator area	Spruill – restroom, ceramics, atrium, ventilation
City Funds Requested	\$110,006	\$150,000	\$73,400	\$37,300
Other Funds Proposed	\$13,504	unclear	\$23,500	none
Total Project Costs	\$123,510	\$929,544	\$96,900	\$37,300

The funding amounts listed are the budget figures provided by each organization. Any "savings" realized over these preliminary figures could be invested in additional projects. Any "overruns" would need to be covered by the FIP program funds held in contingency or an alternate funding approved by Council.

Based on our Purchasing Policy, for any project funded through the FIP Program, the city will directly administer all project funds, including directly contracting for any services, equipment, or supplies needed to complete each project.



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RECOMMENDATIONS

Staff proposes moving forward with projects at each of the four facilities. In overview, staff recommends funding three projects through the FIP Program, completing two small projects at the Spruill Center through the operations and maintenance budget, and conducting further study of the two remaining projects for possible inclusion in the FY 2015 Budget.

Staff recommends funding the Dunwoody Nature Center's request to create an ADA accessible entranceway, Dunwoody Senior Baseball's request to replace the lower field dome and improve the spectator area, and the Spruill Center for the Arts request to improve the jewelry studio ventilation system through the 2014 FIP Program. The city funds estimated for these projects total \$200,000 leaving \$16,500 (or 8%) for contingency. Although this contingency is less than the preferred (standard 10% contingency) due to the higher degree of design and specificity that has already gone into these projects, staff believes it is realistic to accomplish these projects within the \$216,500 available in 2014 FIP Program funds.

Staff also recommends completing the Spruill Center for the Arts requests to improve the central atrium with matching door hardware and lighting as well as the creation of a covered area for RAKU ceramics through the parks and recreation operations and maintenance budget. These two projects are estimated to total \$5,300. Although significant and meaningful for the Spruill Center for the Arts, the smaller scale of the requests makes them appropriate improvements to be handled through the parks and recreation operations and maintenance budget.

Staff also supports the Spruill Center for the Arts request to complete upgrades to the bathroom facilities. However, in order to meet ADA guidelines, the city needs to bring both bathrooms (one located upstairs by the classroom and one in the theater area) up to code. This larger investment will require the city to study, design, and fully scope the work. Staff will study and scope this project so that this request can be considered as part of the FY 2015 budget process.

Finally, the Dunwoody Preservation Trust requested \$150,000 from the city towards the addition of ADA accessible bathroom facilities, creation of a catering kitchen, and installation of a pad for a semi-permanent tent. These additions are proposed for the area currently housing the non-historic portion of the barn (located to the east of the main house). Staff agrees with DPT's assertion that the addition of these facilities will enhance the ability to host events at the property that could generate funds for on-going maintenance and repairs to the property. However, given the estimated total project cost of \$929,544 and the city's Purchasing Policy requirements that the city directly administer all project funds, staff does not believe allocating \$150,000 towards this project at this time meets the aims of the FIP Program. Previously the City Council has allocated \$226,000 towards stabilization of the main house on the property. At DPT's request, staff had been waiting for the results of their master plan for the property before beginning this work. With the Master Plan under final review, staff has reached out to the consultant that prepared the plan to begin scoping the stabilization of the main house. Staff recommends allocating any funds remaining after the stabilization work is completed to demolition of the non-historic barn as the first step towards the construction of the rental facility additions. Additionally, given the larger scope of the proposed addition, staff could request funds as part of a future budget process so that when DPT completes their portion of the fund raising for the total project costs, staff could manage the renovation.

2014 Facility Improvement Partnership Program

Brief Project Descriptions

Dunwoody Nature Center – ADA Accessible Entranceway

The front entrance area of the Nature Center faces three major issues: unsafe and out of compliance steps leading to the building, broken and improperly sloped concrete that causes flooding during rain events, and general aesthetic concerns that lead visitors to an unfavorable "first impression." A complete renovation and overhaul of this area will address all of these issues by providing ADA access to the building, removing the hazard and liability of the front steps, and providing a welcoming entrance that is in keeping with the environmental theme of our non-profit. This is a singular opportunity to show the public how an outdated facility can be brought up to date in an environmentally responsible, sustainable, and experientially pleasing manner.

Requested Funds: \$110,006, Total Project Costs: \$123,510

Dunwoody Preservation Trust – ADA Bathroom, Catering Kitchen, and Pad for Semi-Permanent Tent

The proposed project is Phase 1 of the multi-year plan to restore the facilities. This phase has been identified based on a master plan led by Lord Aeck and Sargent Architecture who provided recommendations as well as cost estimates. In order to be able to activate the facility, DPT sees having ADA compliant restrooms and the structure for a catering kitchen as a critical first step. Demolishing the non-historic portion of the barn, would create the space necessary for these improvements as well as a pad for a semi-permanent tent.

Requested Funds: \$150,000, Total Project Costs: \$929,544

Dunwoody Senior Baseball – Lower Field Dome Replacement and Spectator Area Improvement

Improve safety of play and playing characteristics of the lower field by removing the dome structure on the lower field and replacing it with a wall or net. Dunwoody Senior Baseball suggests coupling this improvement with installing a warning track along the fence line and improving the spectator area by replacing the old, wooden timber retaining wall behind home plate with an interlocking block retaining wall.

Requested Funds: \$73,400, Total Project Costs: \$96,900

Spruill Center for the Arts – Upgrades to Restrooms, Ceramics, Atrium, and Ventilation

This request is not for one large project, but for four smaller facilities improvements. One project involves upgrading the large upstairs restrooms stalls, counters, and sink hardware. A second project involves creating a covered area for RAKU ceramics which currently operate in an uncovered area which would improve both usability and aesthetics. A third projects includes making improvements to the central atrium doors and ceiling lights. A fourth project would improve the ventilation in the jewelry studio by addressing the electrical capacity.

Requested Funds: \$37,300, Total Project Costs: \$37,300

TRANSMITTAL LETTER

Please overview the project request including (or attaching) evidence of the support of the governing authority of the organization/group. You are welcome to use your own letterhead.

March 7, 2014

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

Dear Selection Committee,

Following, please find the Nature Center's application for 2014, which is a re-submittal of our council approved 2013 FIPP grant for an ADA accessible entranceway to the Nature Center. Please note that the Nature Center voluntarily pulled this project from our 2013 award in good faith when estimated costs based on architectural drawings exceeded our proposed grant budget.

This proposal is a more accurate estimate of the total project costs as best determined from city approved firm Georgia Development Partners (currently engaged in Project Renaissance and in the Nature Center's classroom addition and public restroom projects) based on drawings from architect Chris Kacena that the city has already paid for as part of its 2013 FIPP agreement with the architect. What's more, this ADA accessible entranceway project received the highest cumulative score among all of the FIPP projects submitted in 2013. The Nature Center and its board feel that this project is vital for the continued growth of the center and for increasing the overall benefit of the center for the citizens of Dunwoody; while bringing the Nature Center up to federally mandated ADA compliance standards.

Please refer to both the attached drawings from Chris Kacena (Appendix A) for the already approved scope of work, as well as the budget from Georgia Development Partners on the Project Budget page.

During the meeting of the Board of Directors on March 21, 2013 (See attached Appendix C - Meeting Minutes), the board unanimously approved this project proposal.

We look forward to continuing our public/private partnership with the City as we enhance the user experience at Dunwoody Park. Our collaborative successes with the 2012 NFWF grant, 2013 FIPP and the Nature Center/Engage Dunwoody sponsors of Doosan and Oldcastle have renovated our meadow, added classroom space and public restroom facilities, and will soon add a flagstone terraced staging area in front of the old fireplace. The Nature Center is looking forward to bringing this ADA accessible entranceway project back before the city council for approval again.

Sincerely,
Alan Mothner
Executive Director, Dunwoody Nature Center

APPLICANT AND PROJECT BASICS

Applicant Information

Organization/Group:	<u>Dunwoody Nature Center</u>
Contact Name and Title:	<u>Alan Mothner</u>
Phone:	<u>7703943322</u> Cell: <u>4047861327</u> Email: <u>alan@dunwoodynature.org</u>


Project Information

Project Name/Title:	<u>ADA Accessible Entranceway</u>
Project Category (check one):	<input type="checkbox"/> Interior Structural <input type="checkbox"/> Exterior Structural <input type="checkbox"/> Plumbing <input type="checkbox"/> Electrical <input checked="" type="checkbox"/> Landscaping/Grounds <input type="checkbox"/> Signage <input type="checkbox"/> Other: Click here to enter text.
Brief Project Description (<i>please limit your brief description to the space provided</i>)	<p>The front entrance area of the Nature Center faces three major issues: unsafe, uneven and out of compliance steps leading from the parking lot to the building, broken and improperly sloped concrete that causes flooding during rain events, and general aesthetic concerns that lead visitors to an unfavorable "first impression" of the facility and park. A complete renovation and overhaul of this area will address all of these issues by providing ADA access to the building, removing the hazard and liability of the front steps, and providing a welcome entrance that is in keeping with the environmental theme of our non-profit. This is a singular opportunity for the city to show the public how an outdated facility can be brought up to date in an environmentally responsible, sustainable, and experientially pleasing manner.</p>

Project Timeframe and Integration

Estimated number of months to accomplish project:	<u>2 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

<p><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></p> <p><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></p>	
Name and Title of Authorized Official:	<u>Alan Mothner, Executive Director</u>
Signature of Authorized Official:	 Click here to enter text.
Name and Title of Project Contact:	<u>Alan Mothner, Executive Director</u>

SITE/LOCATION PLAN

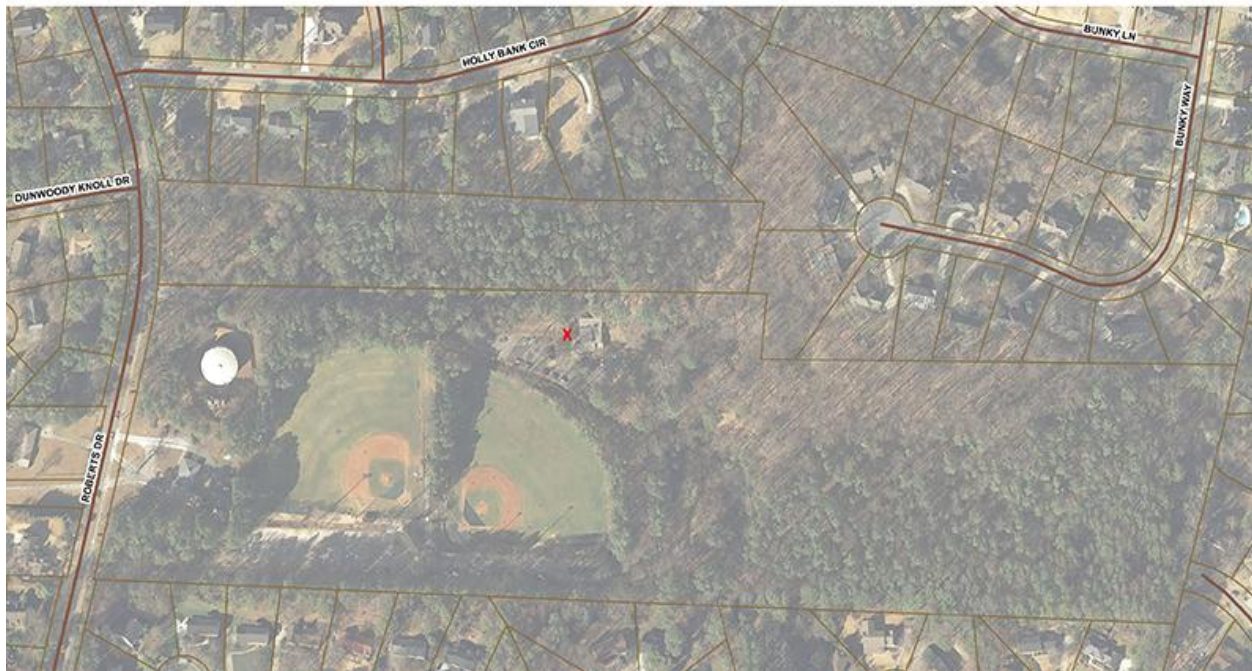
Please indicate the project location in relationship to existing facilities. Although you are welcome to attach any existing site/location map or create a new one, the City has uploaded aerial images of the facilities which you may use as a starting point. The images can be downloaded using the following secure link:

<https://dunwoodyga.sharefile.com/d/s62968f8d00547c7b>



Dunwoody
Nature Center

ADA Accessible Entranceway Grant Proposal



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.

Upon coming to the Dunwoody Nature Center, the over 25,000 visitors to the park face several obstacles before entering the building. The biggest of these challenges is from the original, out of code, non-ADA compliant stairs that are worn, irregular in height and slippery when wet. Each year there are several falls down these stairs, so far with only minor injuries, but the liability on the Nature Center and the City as property owners is large. What's more, there is currently no ADA access from this point to the building. Beyond these stairs, visitors face deteriorating concrete that is improperly sloped and causes flooding of the main building during a rain event. Finally, visitors must determine whether they want to enter an outdated building with limited promise of innovation or cutting edge space inside. Often, visitors will circumvent the building entirely, depriving them and us of the opportunity to fulfill our mission of teaching environmental education. This grant proposal seeks to remedy all of these physical and physiological barriers to entry to create a more welcoming center that can be accessed and enjoyed by the entire Dunwoody community and beyond.

Our proposal calls for the complete removal of the steps and instead envisions an ADA accessible ramp (with a small footbridge over the existing storm water trough) that leads visitors through the current front entry garden and outdoor classroom. The repurposed entryway will have a maintenance free, small, yet attractive pond feature and trellised entryway, as well as properly graded concrete to lead storm water away from the building and towards the storm drain. A retaining wall will be built in place of the steps and deteriorating railroad ties that are currently holding up the embankment. A pollinator garden will be added to the entranceway as a point of interest and education, using private funding and volunteer labor. A passive water feature will serve as a visual accent to the "plaza" concept as a gathering point area and will emphasize environmental education that the Nature Center engenders. A pergola feature with additional planting will draw visitors into the Nature Center building as an entryway. (See attached Appendix A – Architectural Drawings).

According to the team of architects and builders (See attached Appendix B – Meet the team) that have recommended these changes in their analysis of the Nature Center facility, the redesigned front entry will bring the building up to ADA and other compliance codes, create a new gathering space in front of the education building, and help with the outside/inside transition to the building.

This dramatic makeover to the Nature Center will provide visitors with a much more favorable first impression of Dunwoody Park and the Nature Center organization, and is more indicative of the quality programs and services that our group offers to the community. As specified in the City's Master plan, it also provides an added community meeting space, access for all individuals regardless of age or physical ability, and eliminates the City's liability risk.

PROJECT BUDGET

Total Project Cost:	<u>\$123,509.50</u>
Total City Funds Requested:	<u>\$110,005.50</u>

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.



Job Name Dunwoody Nature Center Front Entrance Budget Pricing
Job Location Dunwoody, GA
Date 3.4.13

<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>O/H and Profit</u>		<u>Total for Item</u>
			<u>Unit Price</u>		
Demolition/Grading	LS	1.00	\$ 20,735.50	\$	20,735.50
Utility Coordination/Storm Drainage	LS	1.00	\$ 1,695.00	\$	1,695.00
Boardwalk	LS	1.00	\$ 20,340.00	\$	20,340.00
Plaza Concrete and Pavers	LS	1.00	\$ 29,097.50	\$	29,097.50
Retaining Wall/Stone Columns/Pond Walls	LS	1.00	\$ 26,837.50	\$	26,837.50
Pergola	LS	1.00	\$ 6,215.00	\$	6,215.00
Doors/Windows	LS	1.00	\$ 5,085.00	\$	5,085.00
TOTAL				\$	110,005.50

Proposed budget is based on approved drawings rendered by architect Chris Kacena and does not include permitting, survey, geotechnical testing or other general conditions as required by the city before construction. Value engineer aspects of the original drawing have already been formulated into the current proposed budget (for example, the proposed “Turtle Back” bridge has been eliminated from the project as originally approved as a cost savings measure).

Additional expenditures (as estimated by Georgia Development Partners) that will be paid for through private grants secured by the Nature Center and volunteer projects include:

Clearing and grubbing	\$ 509.00
Touch up/painting	\$ 1,695.00
Landscaping Allowance	\$ 11,300.00

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.

Current access to the main building via the front steps is hazardous at best. Steps are not code compliant and a liability risk as there are several occurrences of falls each year. The building at the Nature Center was identified as a weakness of the overall park system by multiple focus groups (Section 3.6) as were the conditions of the existing facilities.

Section 6.2; Section 6.15 - Complete major renovations throughout the park system to improve safety, ADA compliance

Section 6.27 – "The nature center site was largely developed with volunteer effort, and as such, is not totally code compliant. The facilities in this park...are in very poor condition and in need of total replacement."

Section 6.28 – "ADA access to the building is separate from the main entrance, and is not fully code compliant."

Section 6.2 - "Develop a variety of small water play features throughout the city. Irrigate parks with reclaimed water or captured rain water where feasible."

Appendix A.62 - Improve the level of maintenance at current parks and recreation facilities- 84.3% High or Medium priority. Only 1% should not be implemented.

Section 3.24 – "They [residents] asked for the renovations of existing facilities and they would like greater variety of programs and facilities."

Section 3.3 – "Most facilities are old and in need of major repair or replacement. Dunwoody Nature Center has great programs, but needs a new building."

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.

In 2013 there were over 25,000 visitors to the Dunwoody Nature Center, with 13,000 of those participating in programs through our non-profit (classes, camps, field trips, and other activities – many of them at no cost to the community) and the remainder as "passive" park visitors who utilize the park for hiking, dog walking, family outings and other activities. These visitors access the Nature Center's education building to learn more about the features of the park and the natural world around them. Access to and perception of the main education building is of paramount importance to a visitor's appreciation of the programs of the Nature Center and the overall quality of the facility and the city's park system as a whole.

This proposal will increase access to the Nature Center for the entire community and specifically addressed concerns raised by several groups:

- The City of Dunwoody Parks, Recreation, and Open Space Master Plan calls for improved programming for senior citizens, many of whom will not currently come to the Nature Center because of the difficulty in getting into the building.
- Small children have a difficult time entering the building because of the uneven steps.
- Those with ADA requirements have no way to enter the facilities with the current set up of the front steps.
- The current front entry is prone to flooding due to improper grading leading towards the building and inadequate drainage surrounding the front entryway. Further, front entry cement is cracked and broken in several areas posing an additional liability issue beyond the front entry steps. In the days following a rain event, visitors cannot access the front entry of the Nature Center due to water pooling.

An all-inclusive park needs to have equal access for all and the addition of this amenity, along with the two previous FIPP projects, opens the park and building up to all groups throughout the community so that they have access at any time, and at no charge for admission.

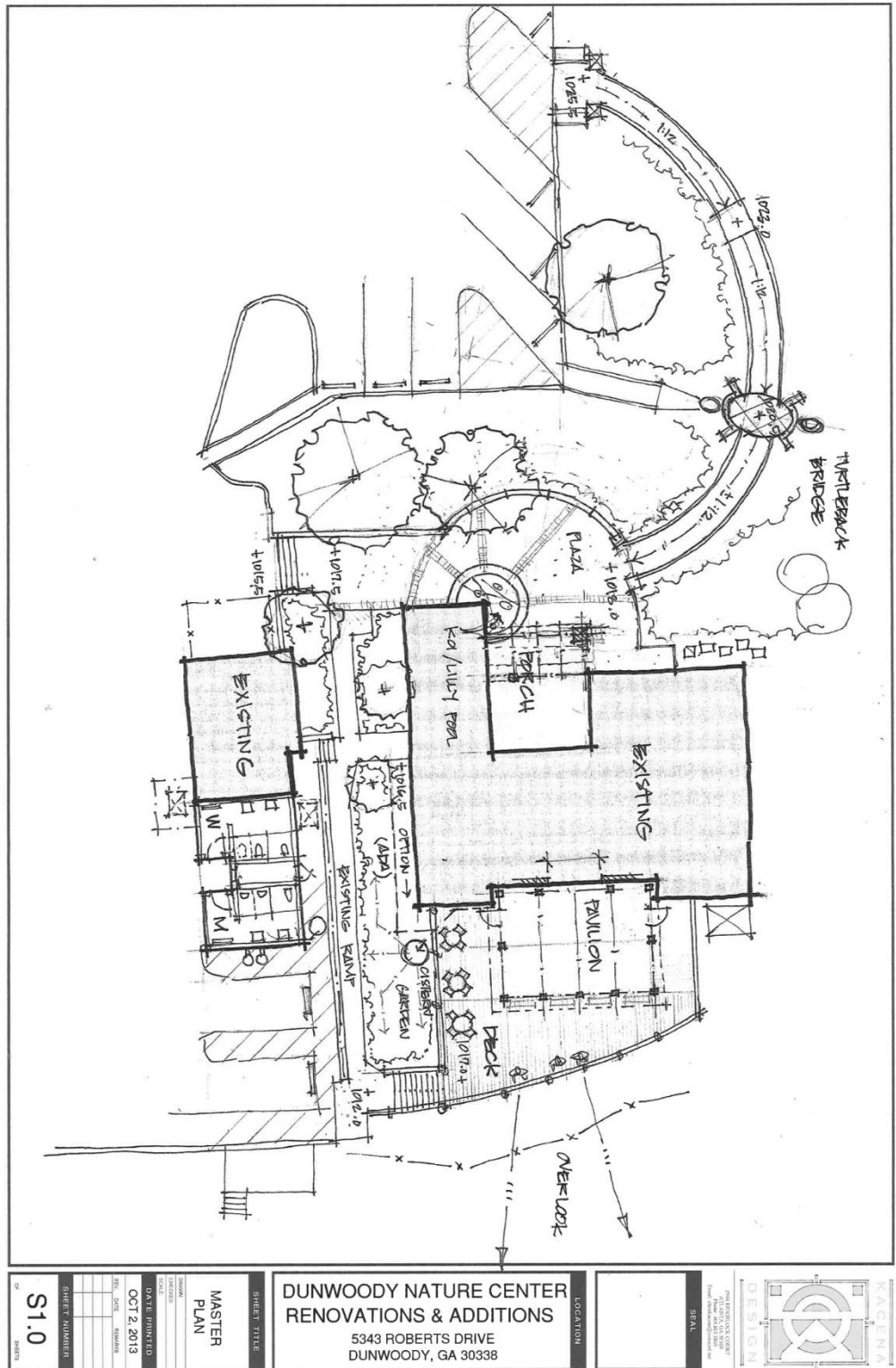
Leveraging of Other Funds

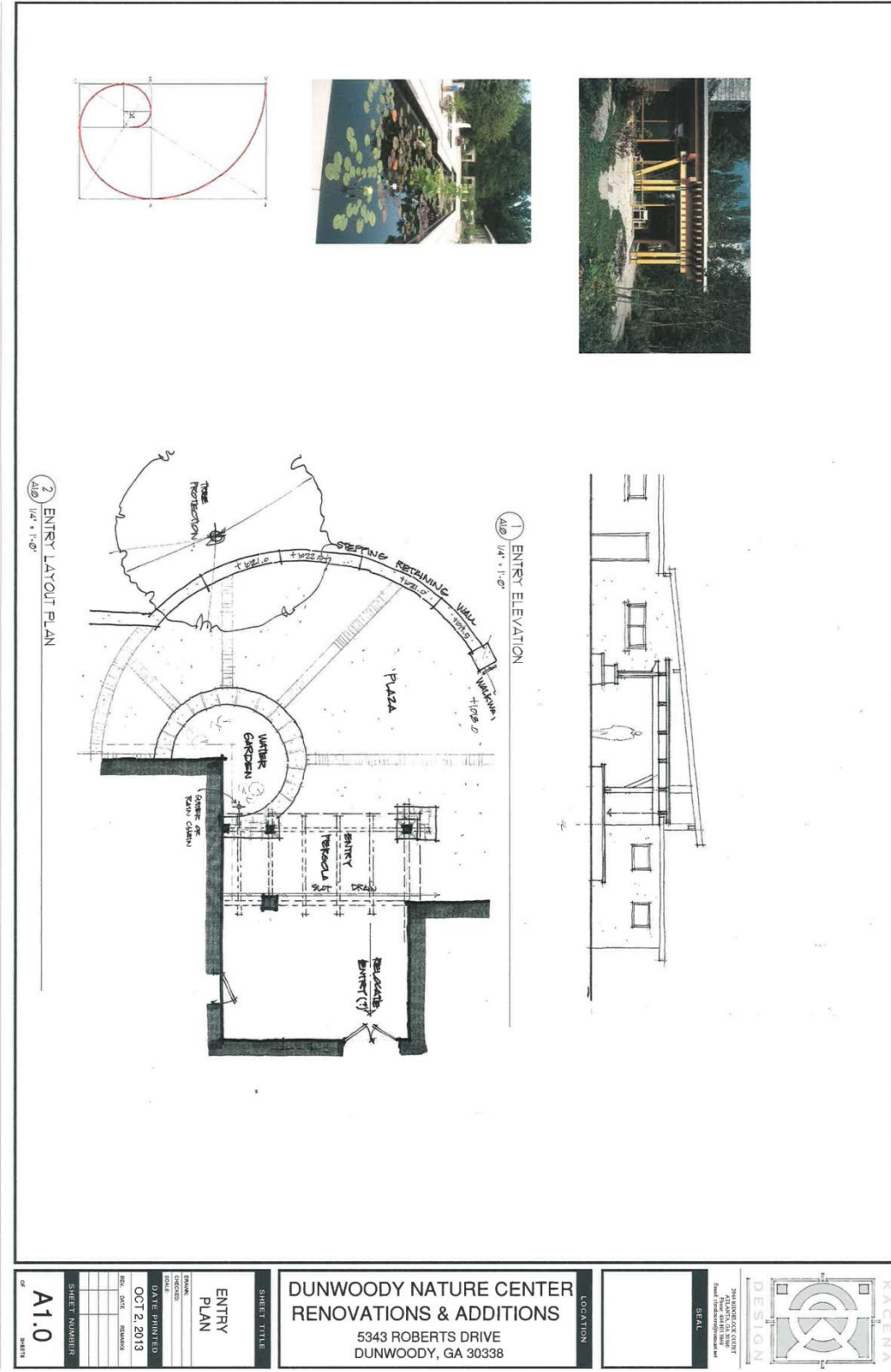
3. Describe the degree to which the group/organization proposes that the City can use program funds to leverage greater private investments, public funds, organization funds, in-kind donations, or volunteer labor.

The Nature Center has a strong history of partnerships throughout our community and in engaging individual donors as well as corporate and civic volunteer groups. In 2013, the Nature Center partnered more than 1,300 individual volunteers who contributed more than 11,000 man hours towards the betterment of our grounds, programs, and facilities. Park projects completed include invasive plant species removal, creation of a rain garden to mitigate erosion and storm water runoff, painting both the outside and interior of the building, and adding structural enhancements to the park such as the teepee, chair swings, garden beds and other visitor amenities.

Towards this end, the Nature Center has already received promise of funding to landscape the disturbed area of the project and re-establish a "pollinator" garden at the front entrance. The Nature Center's Master Gardener Volunteers will plan and plant the gardens at the front entryway using funding from the Spalding Garden Club. Volunteers will also be used to clear and grub the work site and, upon completion of construction, paint and touch up the construction area. The total estimate cost of these items, according to the budget provided by Georgia Development Partners, totals \$13,504.00 (10.9% of the total project cost).

Appendix A – Architectural Drawings





Appendix B – Meet the Team

Dunwoody Nature Center Re-Visioning Project Meet the Team



Beth Gabbett, Project Manager
A Dunwoody resident, Beth Gabbett has spent her entire career in the construction industry, first in the field as a carpenter and later in Operations and Marketing. Blessed with many talented and generous industry contacts for this project, Beth assembled the team members and coordinated the conceptual design effort.



Eric Clementi, Architect
The first member recruited for the Dunwoody Nature Center Re-Visioning Project, Eric Clemente is Principal of Schneider Wright Architects, an architectural, interior design and space planning firm serving the commercial market. With extensive experience in the renovation of cultural public facilities, including theaters, cultural centers and YMCA's, Eric brings over 20 years of architectural experience to the Dunwoody Nature Center. Eric spearheaded the re-visioning of the Dunwoody Nature Center, initiated collaboration with the Landscape Architecture team and developed all the interior and exterior conceptual plans. www.schneiderwright.com

Landscape Architecture Team

The Landscape Architecture team provided expertise in the redesign of the front entry access and enhancement of existing landscape assets. They were responsible for recommending the addition of an educational element within the landscape itself and provided all the conceptual landscape designs.



Kevin Burke, Landscape Architect
The former President of the Georgia Division of the Association of Landscape Architects, Kevin participated in this Dunwoody Nature Center's visioning project as part of the ALA's effort to give back to the community. As Senior Landscape Architect for the Atlanta Beltline Project and former owner of Collaborative Designs, Inc. Kevin Burke brings over thirty years of landscape design experience to the Dunwoody Nature Center project. Kevin is an expert in the design of landscapes for urban projects which marry naturalist education and community connectivity. www.beltline.org

Appendix B – Meet the Team



Meghan Injaychock, Environmental Design

A Fellow at the Atlanta Beltline, Inc. project and graduate student at the University of Georgia, Meghan has spent the last four years working with environmentally conscious organizations, articulating the intersection of design, environment and community. Her past experience includes research work with the Jekyll Island Authority and and Associate with the Southface Energy Institute. www.beltline.org



Jonathan Young, Landscape Architect

Jonathan's participation in the Dunwoody Nature Center came by way of his membership on the communication committee of the Georgia branch of the Association of Landscape Architects. A Landscape Architect with 15 years of industry experience, Jonathan is owner of the Landscape design firm Quercus, LLC which provides landscape architecture and master planning services to commercial and residential clients in the U.S. and abroad.

Interior Design



Pat Harris, Interior Design

Pat Harris brings over thirty years of design experience to the Dunwoody Nature Center Visioning project. Owner and Principal of Harris Interior Design, Pat has worked on more than 500 civic project including interior designs for schools, universities, libraries and children's museums. Pat Harris provided a conceptual color scheme for the exterior and interior of the building. If the Nature Center Board accepts her proposal, Pat will create an implementation plan which can be carried out by volunteer labor. www.harrisinteriordesign.com



Channing Mason, Budgeting Services

One of Channing's duties as Director of Operations for Benning Construction Company, is overseeing the firm's legacy of giving back to the community. For over 50 years Benning Construction Company has built commercial projects around the Southeast, and for all of those years they have provided pro-bono expertise to non-profits exploring facility upgrades and expansions. Benning Construction Company provided conceptual budget numbers for all the recommendations created by the projects designers. www.benningnet.com

Appendix C – Meeting Minutes
DUNWOODY NATURE CENTER
Board of Directors Meeting March 21, 2013

MINUTES

The meeting was called to order at 7:00 by Su Ellis. The following members attended the meeting: Pat Adams, Sally Love Connally, Bo Cooper, David Dalrymple, Marilyn Dalrymple, Su Ellis, Chris Gleason, Raj Joshi, Amy McMorrow, Tom Reilly, Sandra Salem, Eve Schneps, Debbie Smith, Anne West, Robert Wittenstein, and Les Woodsides.

Minutes from the February 2013 Board of Directors meeting were presented by Amy McMorrow. Tom Reilly moved to adopt the minutes as presented, the motion was seconded by David Dalrymple, and adopted by a unanimous vote of the Board members in attendance.

The first matter of business addressed was a Governance Committee update presented by Amy McMorrow to describe forthcoming changes to DNC bylaws and Articles of Incorporation, as well as related Board resolutions. Amy explained that, after a few last items are resolved, four documents will be circulated to the Board for review in advance of a vote by the Board, which is likely to take place at the April Board meeting. The documents are: (1) Amended and Restated Articles of Incorporation, (2) Amended and Restated Bylaws, (3) a Board Resolution Regarding Committees, and (4) a Board Resolution Regarding Membership in the Corporation. Highlights of each were discussed as follows:

(1) Amended and Restated Articles of Incorporation:

- Update mission/purpose of the organization to delete specific purposes not currently pursued and to maintain broad purpose
- Edit to clarify that DNC shall not be a membership organization, but instead shall be directed by a self-propagating Board of Directors
- Update mailing addresses, board members identified, etc.
- Add limitation of liability paragraph allowing limitation on director and officer liability to the extent allowed under the GA Nonprofit Corporate Code

(2) Amended and Restated Bylaws:

- Update mission
- Delete Article regarding membership (as in “membership in the organization”) and related provisions
- Modify Article regarding committees –
 - incorporate language that applies to all committees regarding chairpersons, other committee members, vacancies, etc.
 - maintain descriptions of only three standing committees – Executive, Governance, and Finance
 - incorporate language to allow and govern creation of ad hoc committees by the Board
 - incorporate duties of the pre-existing Nominating Committee into role/obligation of the Governance Committee (note: the Board is free to establish a Nominating Committee ad hoc at any time)

- Standardize election of Board members to coincide with DNC's fiscal year; Board members who join during the fiscal year may begin service at any time but their terms will officially begin the following Jan 1
 - Establish concept of Annual Meeting, for election of officers and directors who will begin terms of service on January 1
 - Modify language regarding terms of Officers of the Board – 2 yrs for president; 1 yr for other officers; eligible for re-election at the expiration of term; Board member serving as 1st vice president shall be considered for election to role of president; treasurer's term shall not coincide with president's term where possible
- (3) Board Resolution Regarding Committees:
- Describes other, current committees of the Board, their roles and responsibilities
- (4) Board Resolution Regarding Membership in the Corporation:
- Necessary in order to modify DNC's Articles of Incorporation and Bylaws to remove language regarding membership in the corporation.

Discussion ensued regarding the four documents discussed above. David Dalrymple suggested that we insert language in the amended Bylaws establishing that it is DNC's objective to stagger terms of Board service, to assist with succession planning.

The Treasurer's Report was provided by Les Woodsides.

- Discussed the YTD budget
- Les will develop a 1–pg executive summary for use at future Board meetings
- Discussed the Financial Summary circulated as of 12/31/12, and Notes to Financial Summary – these documents were provided by our CPA hired to close out DNC's books for 2012
- Les observed that at this point we show a positive trajectory for the remainder of the year. There is no reason to think we won't meet our 2013 budget of \$309k.

The Executive Director's Report was provided by Alan Mothner.

- Membership is down for the first month in a while; currently at 564 so still over pace for meeting our 2013 objective of a total membership of 500.
- Camp participation is at 375 today (compared to 237 at the end of March 2012). We are hoping to maintain this pace of registration.
- Programming updates include the new Leadership in Training Program. Sixteen spots are offered, through an application process for rising 9th-12th graders. The program is a week-long course at Brook Run in leadership training and environmental stewardship using Camp-to-Grow curriculum, and is a Rotary-supported program. We have received press in the Dunwoody Crier and forthcoming DeKalb Neighbor.
- Melanie Rohrbach started as our unpaid Volunteer Coordinator for DNC. So far, she has revamped our webpage for volunteers, and started work toward coordinating volunteer activities, keeping database of projects, groups, etc.
- Received sponsorship from Mother Earth Brewery and Moon Dog for our summer concert series - \$1k total. Moon Dog may provide % of profit to DNC. The concert series this year will be more geared to adults/older kids; will incorporate one kids concert for a Sunday during summer.
- SunPatch upcoming
- Plant sale ongoing
- City revised grant proposal
 - Needs board resolution to request financial support for projects.

- Robert Wittenstein had suggested that we use this opportunity to start discussing the concept of a new building in the next year or two;
- Will submit separate grant applications for each of 3 projects – front entry, back deck and bathrooms.
- Discussion ensued
- Su Ellis moved to adopt a board resolution to provide added classroom/lecture space, renovate front entrance to make it ADA-compliant, and provide renovations to include bathrooms. Sally Love Connally seconded the motion, and the motion was adopted by a unanimous vote of the Board members in attendance.
- Earth Day – DNC is exploring a paint recycling program, as a joint venture with the City. “Atlanta Paint Recycles” would participate, and the City has \$3k budgeted through the Sustainability Commission. Discussion ensued regarding a nominal charge of \$1 per can. Alan has sent a proposal to UPS, Newell Rubbermaid, and PCID. We will likely have vendor staffed corporate locations, while DNC volunteers will staff public drop-off locations.
- Staff Wish List (see attached Staff follow up notes from January Strategic Planning session – March 21, 2013). Highlights were discussed as follows:
 - Primary restriction is the facility
 - Offers six areas of development to be analyzed
 - Facilities
 - High quality and better capacity building
 - Space to store supplies and materials
 - Bathrooms are as much of an issue at Brook Run as they are here
 - Staff
 - If we continue this growth, may be close to the point where we need to add another Programs Director
 - Saturday programming and/or at least open doors to allow access to passive education displays
 - Finances
 - Programming is 44% of revenues; can only increase revenues with additional access, ability to accommodate more people
 - Supplies/Materials/Exhibits
 - Needed upgrades with all
 - Office supplies, craft supplies
 - Displays
 - Natural Resources
 - Brook Run is more commercial than our space at Dunwoody Park which has 4 distinct habitats that we teach to
 - No rain contingency at Brook Run currently
 - Amenities
 - Storage space
 - Increased access to bathroom facilities
 - Discussion regarding other entities that feel they have a stake in a presence at Brook Run park; need to be able to be the umbrella, stewardship arm of that Park and other organizations involved
 - City may provide structure and facilities and we would provide programming; if the \$7M from DeKalb frees up we should be in a position to focus on it
 - Discussion ensued regarding buildings at Brook Run (old dormitory) and possible interest in it and the numerous upgrades that would be required.

- A suggestion was offered to convert to spreadsheet with cost analysis and prioritization.

A Development Report was provided by Su Ellis and Sandra Salem.

- Su provided an update and reminders regarding the ongoing Corporate Campaign.
- Sandra provided an update on matters related to Monarchs and Margaritas. Discussion ensued regarding the raffles planned for the auction, and the need to avoid charging for participation. Instead, participation in all raffles will be available through a suggested donation.

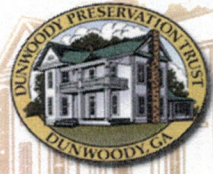
Adjourned at 8:30 pm.

Respectfully submitted,

Amy McMorrow

Attachments: Dunwoody Nature Center, Inc. Financial Summary As of December 31, 2012
Dunwoody Nature Center, Inc. Notes to Financial Summary, December 31, 2012
Staff follow up notes from January Strategic Planning session, March 21, 2013

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

VP / Secretary
David Long

VP Facilities
Erik Christensen

**VP
Communications**
Sue Stanton

Parliamentarians
Bonnie Barton
Steve Barton

Directors
Valerie Biggerstaff
Jeff Glick
Jane Henley
Barbara Robinson
Al Tiede
Kris Turnbull
Clare Weaver
Melanie Williams
Wade Wright

Past Presidents
Joyce Amacher
Lynne Byrd
Tom & Kathy
Florence
Sam & Molly Portis
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.

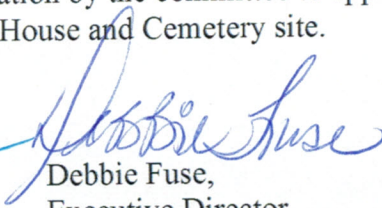
The master planning team was led by Lord Aeck and Sargent Architecture who provided architectural and preservation planning as well as cost estimating. The results of this process provide the basis for specific recommended improvements and an estimate of improvement cost to rehabilitate the Donaldson-Bannister 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>

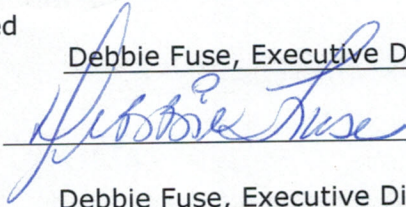
Project Information

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.

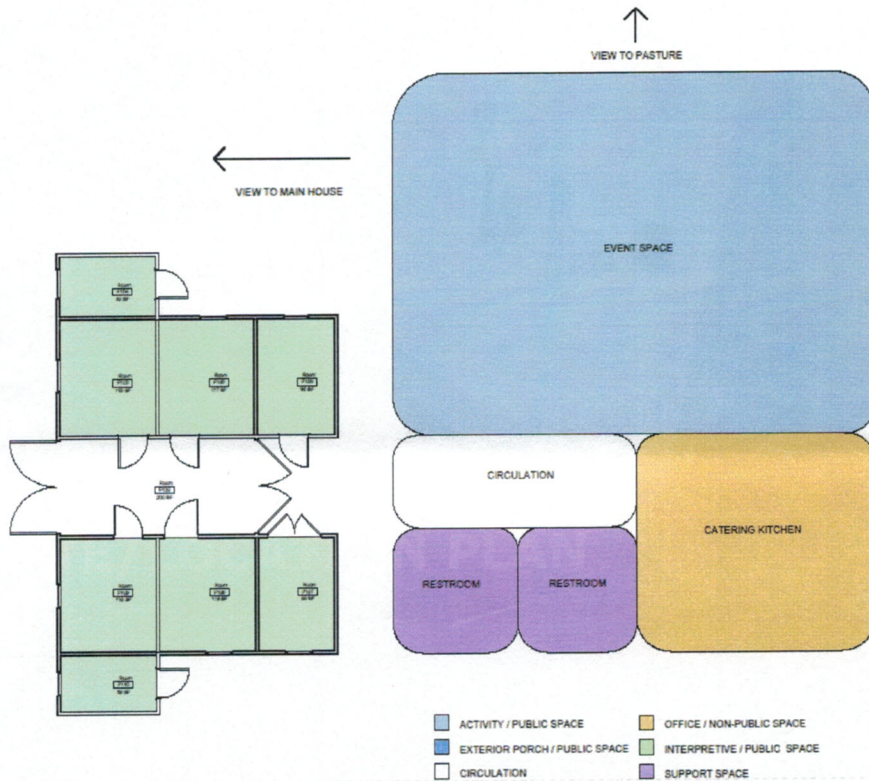
Project Timeframe and Integration

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.

TRANSMITTAL LETTER

Please overview the project request including (or attaching) evidence of the support of the governing authority of the organization/group. You are welcome to use your own letterhead.

March 7, 2014

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

Dear Selection Committee,

On behalf of the Board of Dunwoody Senior Baseball (DSB), I am pleased to submit this project request to the City of Dunwoody to replace the Lower Field dome with netting and a support structure.

Since I came to the park in 1998, I, along with virtually every player and coach, have wanted to remove the dome on the Lower Field. It is unsafe for participants and provides substandard playing characteristics for baseball. This project will offer the following benefits:

- Improve safety of play by eliminating foul balls that rebound down from the dome.
- Improve safety by doing a better job of containing foul balls that might hit cars and spectators.
- Improve playing characteristics of the field by allowing catcher to field foul balls.
- Improve safety by installing a warning track along fence line.
- Mitigate pending retaining wall failure behind home plate and prevent future yellow jacket issues caused by rotting timbers.
- Provide improved spectator viewing for games
- Make the field more attractive for tournaments and participants.

We realize that the City of Dunwoody will select its own vendors competitively to execute the major portions of this project. In order to provide credible cost estimates, we have solicited preliminary pricing data from two contractors that we have used in the past.

Our board fully realizes that this project represents a significant investment on the part of the City. DSB will also make considerable contributions both financially and by providing professional project management.

Should you have any questions regarding this request, please feel free to contact any of the following members of our board.

- Jay Markowitz, President, email: jaymarkowitz007@gmail.com, cell: 404-433-2821.
- Ken Langley, VP Grounds, email: kenlang@bellsouth.com, cell: 404-202-4617.

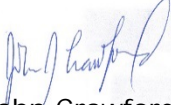
#J.8.

Project Name: Dunwoody Park Lower Field Dome Replacement
Organization/Group: Dunwoody Senior Baseball

- John Crawford, Exec VP/Treasurer, email: john.crawford.atl@gmail.com, cell: 678-358-5377.

We look forward to your review of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Crawford".

John Crawford
Executive Vice President/Treasurer
Dunwoody Senior Baseball

APPLICANT AND PROJECT BASICS

Applicant Information

Organization/Group:	<u>Dunwoody Senior Baseball</u>
Contact Name and Title:	<u>Ken Langley</u>
Phone:	<u>enter text.</u> Cell: <u>404-202-4617</u> Email: <u>kenlang@bellsouth.net</u>

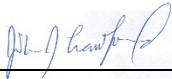
Project Information

Project Name/Title:	<u>Dunwoody Park Lower Field Dome Replacement</u>
Project Category (check one):	<input type="checkbox"/> Interior Structural <input checked="" type="checkbox"/> Exterior Structural <input type="checkbox"/> Plumbing <input type="checkbox"/> Electrical <input type="checkbox"/> Landscaping/Grounds <input type="checkbox"/> Signage <input type="checkbox"/> Other: <u>Click here to enter text.</u>
Remove existing dome backstop and replace with new net/wall structure. Add spectator area behind home plate and warning track along fence.	

Project Timeframe and Integration

Estimated number of months to accomplish project:	<u>2.5 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>John Crawford, Executive Vice President/Treasurer</u>
Signature of Authorized Official:	 Date: <u>03/07/2014</u>
Name and Title of Project Contact:	<u>Ken Langley, Vice President-Grounds</u>

#J.8. Project Name: Dunwoody Park Lower Field Dome Replacement
Organization/Group: Dunwoody Senior Baseball

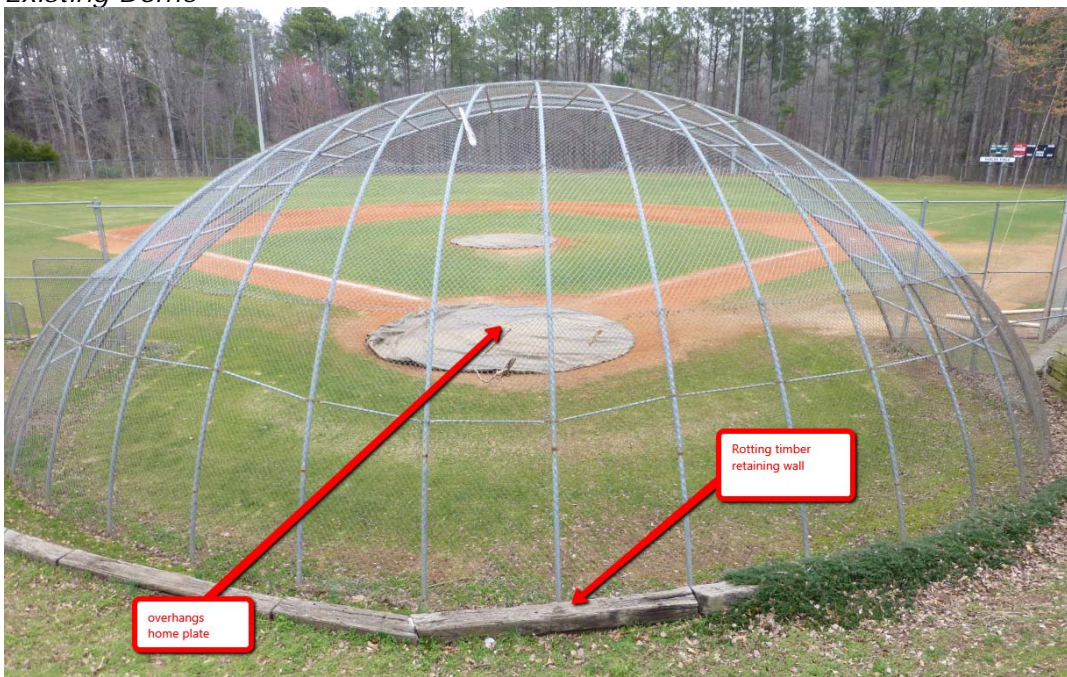
SITE/LOCATION PLAN

Please indicate the project location in relationship to existing facilities.

Satellite View



Existing Dome





Existing Retaining Wall

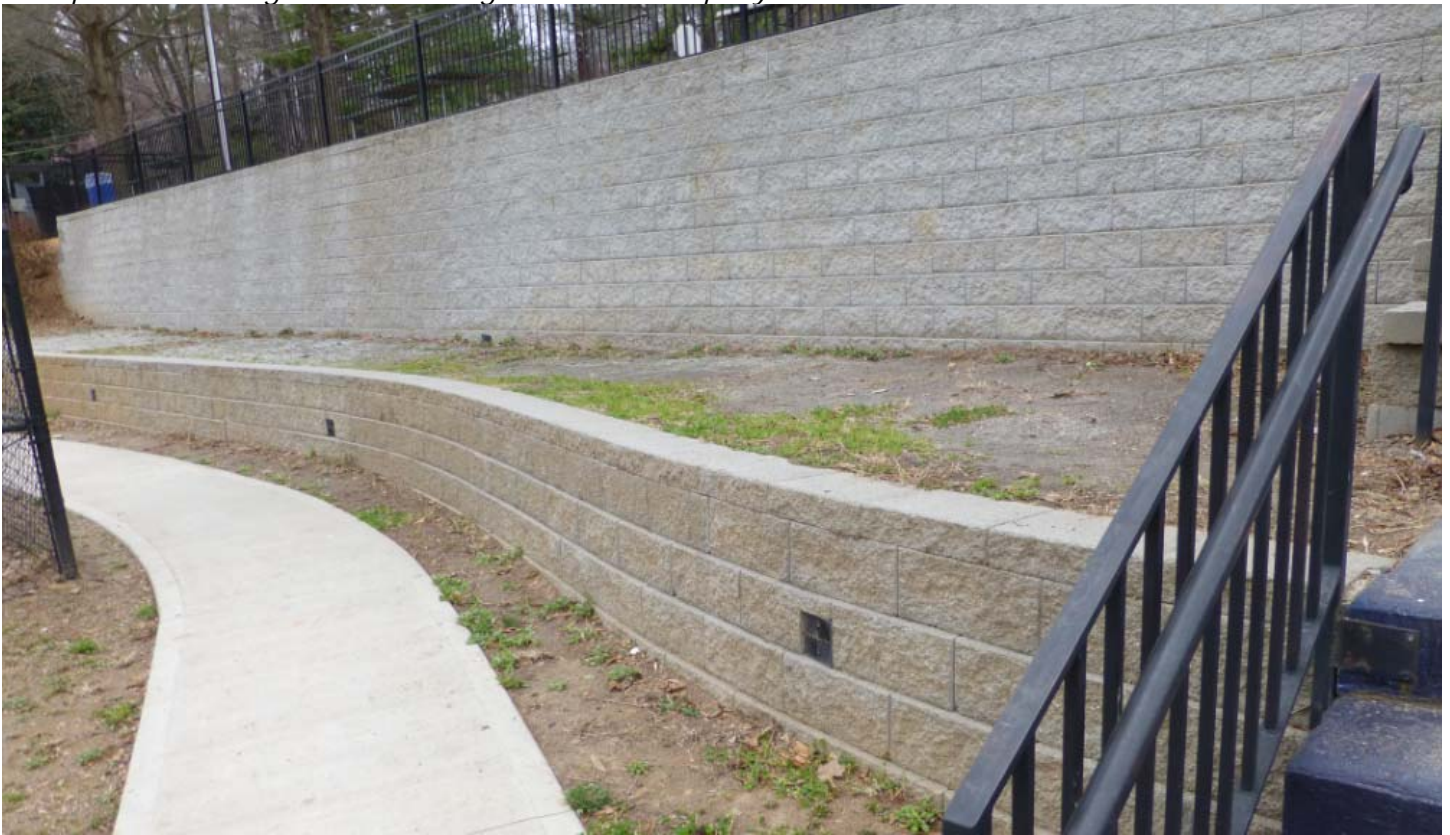


#J.8. roject Name: Dunwoody Park Lower Field Dome Replacement
Organization/Group: Dunwoody Senior Baseball
Dunwoody Park Upper Field: Proper Netting/Backstop For A Field

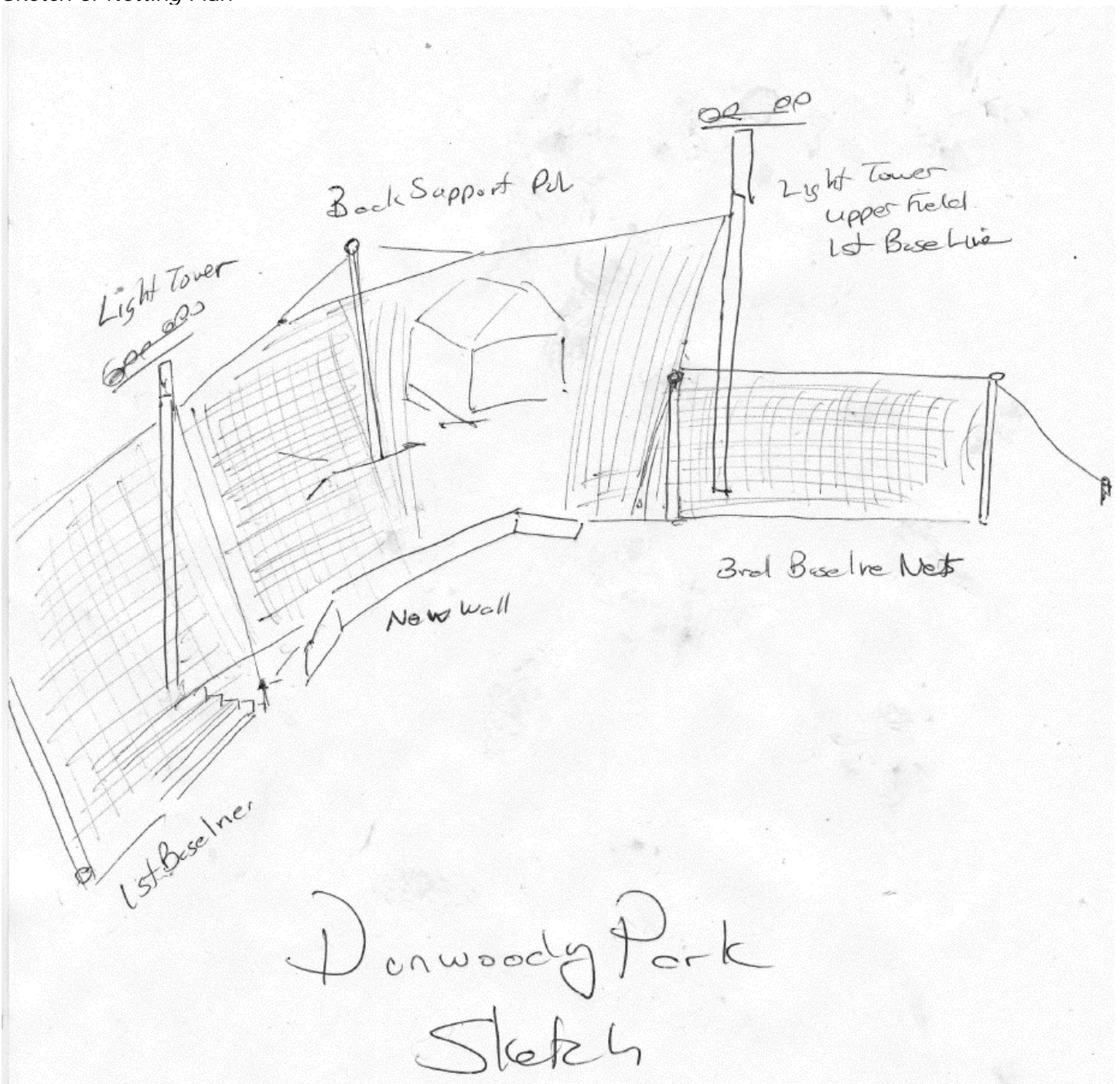


Proposed New Fence Line





#J.8. roject Name: Dunwoody Park Lower Field Dome Replacement
Organization/Group: Dunwoody Senior Baseball
Sketch of Netting 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.

Virtually every player and coach who plays on the Dunwoody Park Lower field comes away thinking it is a beautiful field. However, it is very common to ask if we could get rid of the dome because of its negative impact on the play of the game. This project resolves this issue by removing the dome and replacing it with netting of comparable height to the Upper Field.

The existing dome allows foul balls to rebound back down on a batter, catcher, or umpire. It also precludes the catcher from making a play on a foul pop up, which is a fundamental part of the game. The project will also do a better job of containing foul balls that are hit down the right field side that can hit cars or spectators.

Finally, the project will address a pending problem behind the dome where we have a retaining wall built with railroad timbers that are rotting. This wall could fail at some point and serves as a haven for yellow jackets in warm weather.

The funds will be used for removal of the chain link dome backstop and replacing it with a new backstop/netting/wall solution.

Construction Components

Starting at the point where the existing fencing along the 1st and 3rd base lines angles in and connects to the dome, the existing fencing will be removed. The dome and 38 year old railroad tie retaining wall will also be removed.

The new backstop solution will start with a modular block wall approximately 4 feet tall constructed with fabric support, 57 stone backup and a drain connected to the existing 10" drain pipe. An 8 foot wide concrete sidewalk will be poured at the top elevation of the wall. A small wall approximately 2 feet tall will be installed on the upper side of the concrete pad. This allows an enhanced viewing experience for fans. We anticipate planting the hillside to prevent erosion and add beauty. On top of the wall will sit a section of 6 to 8 foot high chain link. We feel in a recreation setting the bottom 6 feet needs to be chain link for impact protection.

Above the chain link will sit a netting system. Due to the configuration of the existing lighting poles, a floating cable system will need to be installed. It is similar to what exist at Ted Turner Stadium and other baseball venues. A cable will be attached at the "b" light poles. A large pull back pole will be set on the top of the hill near the scorers stand as a major support. Support cables will also be attached to the "a" poles. The netting heights will be 65 feet at the backstop, 60 feet along 1st and 40 feet along 3rd. This should be sufficient to protect vehicles in the parking lot. To finish off the project a warning track will be installed on the field similar to the one on the upper field.

Long Term Facilities Improvement Plan

#J.8.

Project Name: Dunwoody Park Lower Field Dome Replacement
Organization/Group: Dunwoody Senior Baseball

For our long term master plan our priority has been to first make the playing surfaces safe, durable and maintainable. Our future plans include the following:

- 1. Level the playing surfaces and install field drainage. Completed summer 2013.**
- 2. Remove the dome and enhance spectator areas. Proposed 2014.**
- 3. Rebuild dugouts. For the Upper Field this includes new structures. For the Lower Field this replacing the railroad tie wall, enlarging both dugouts, and adding a small tool area. The steel structure is rusting and we will need to repair a post this year, but the structure is failing.**
- 4. Add more seating for the Lower Field behind home plate**
- 5. Extend netting for Upper Field to add protection for cars**
- 6. Add ADA ramps, add an ADA rest room, relocate large tool storage**

PROJECT BUDGET

Total Project Cost:	<u>\$96,900</u>
Total City Funds Requested:	\$ 73,400

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.

No	Cost Element	Est Cost	Request	DSB	Notes
1	Existing Dome Demolition	2,000		2,000	
2	Netting & Support Structure	38,400	38,400		See Attachment A
3	Wall Structure	24,600	24,600		See Attachment B
4	Fencing	5,400	5,400		
5	Warning Track	3,200		3,200	Similar to Upper Field
6	Sod, Seeding & Playing Surface Repair	2,300		2,300	
7	Field Rental-Alternate Field	1,000		1,000	Rent field at Dunwoody HS
8	Design, engineering, project management	12,000		12,000	80 hours @ \$150/hour
9	Contingency	8,000	5,000	3,000	10.5% of Items 1-6
	Totals	96,900	73,400	23,500	

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.

The published Master Plan for the baseball fields within the City is unclear. The plan calls for moving the fields from Dunwoody Park to a new location. The plan does not identify this site other than to say it will not be Brook Run. Since voters have rejected spending significant dollars on an alternative site, the de facto plan for baseball within the city is to continue to play at Dunwoody Park and make our facilities the best they can be.

This project will greatly improve the playing quality of our Lower Field and solve safety issues that have existed since the park was built in the 1970's. The Lower Field, with its dome, falls well below the playing characteristics of fields where 13-18 year olds play at other parks in the metropolitan area.

Part of the project will be to replace rotting wood timbers that form the retention wall behind the existing dome. These timbers must be replaced at some point in the future in any case. These timbers, are also a haven for yellow jackets when the weather warms up.

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.

This project will improve the quality of play on our Lower Field and improve the safety of the field. This will allow DSB to attract teams to locally hosted tournaments and players to participate in our programs. Currently the Lower Field dome allows foul balls to come back down and hit a batter, catcher or umpire. The dome also takes the catcher out of the game by precluding him from making a play on a foul ball. The existing dome and netting also allow fouls to escape the field and hit cars and spectators.

Leveraging of Other Funds

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.

Dunwoody Senior Baseball spent over \$60K last year on field improvements and maintenance. This has reduced our funds available for capital projects. For this project will provide a portion of the money spent on contractors and provide design, engineering, and project management by DSB's VP of Facilities, Ken Langley. Ken is a professional engineer and performs such duties professionally as part of his day job. Ken performed similar responsibilities in 2013 in executing the field renovation project. It was completed on time and within budget estimates. This project has been recognized by our players and coaches as a quantum improvement in our playing surface.

Attachment A:

Netting & Support Structure Cost Estimate By South Cover



21 Oak Ridge Winder Ga 30680
 770 317 5714 PH
 770 586 9565 FX
www.southcover.net

Lower Field
 Dunwoody Park
 3/1/14

3rd Base Protective Net
 Remove from base height add in additional from 3rd pole
 50' long 40'height
 Tie into floating backstop
 Steel poles 6" OD 40' height, 6depth in 3000psi concrete

Backstop
 Connect to two concrete towers 3"8" steel cable
 Stub anchors 6" OD at wall set of four
 Height of 65'
 Width of 70'
 1 Steel tower for backstay
 Set at 10' depth in 3000psi concrete

1st baseline
 Two Steel poles 60' height ,10' depth 3000psi concrete
 Connect to two steel towers 3"8" steel cable

Net
 #30 340lb test
 Rope border 5/16"
 Steel carabiner attachment

\$38,400

#J.8.

bargun247@yahoo.com.

Regards,

Barry L. Gunn
President



Example of a net system using suspended cables installed by South Cover.



Attachment B:

Wall Structure Cost Estimate By Baldwin Building Systems



March 5, 2014

Dunwoody Senior Baseball

Mr. John Crawford
5321 Roberts Drive
Dunwoody, GA. 30338

RE: Lower Field Backstop Renovation

John,

We appreciate the opportunity to submit a budget proposal for the project referenced above. While there are currently no formal plans for the proposed project, the following is a proposal based on our 25 + years of experience with similar projects. The scope of work is as follows;

DEMOLITION:

- Includes labor, materials and equipment to remove the existing railroad tie wall that extends from the first base stand to the third base stand.
- All railroad ties shall be removed from the job and properly disposed.
- The existing chain link backstop structure shall be removed and disposed by others.

MODULAR BLOCK WALL CONSTRUCTION:

- Includes labor, materials and equipment to construct continuous lower and upper engineered modular block walls.
- The lower wall shall be +/- 4' in height and serve as the base for the new backstop construction.
- The upper wall shall be +/- 2- in height and serve as a retaining barrier to the existing hill and shall be located on the back side of the new concrete walkway.
- All walls shall be designed to accept the required dead and hydrostatic loads.
- All walls shall include geo-grid reinforcing, if required.
- All walls shall include stone backfill and French Drain systems, as required.
- Also included is up to four tandem loads of compactable fill to be used as backfill in addition to the stone.

www.baldwinbldg.com

5211 Forest Springs Drive ♦ Atlanta ♦ Ga. 30338
770-416-1106 ♦ Fax 770-416-0229

CONCRETE WALKWAY:

- Pricing includes labor, material and equipment to construct a continuous concrete walkway from the first base stands to the third base stands.
- The walkway shall be 8' wide, 4" thick and receive a fine broom finish
- Pricing includes code complying transition from both stands to the new walkway.
- All concrete shall be standard commercial 3000 p.s.i. mix.
- All concrete shall receive welded wire mesh or fibermesh reinforcing and control joints.

GENERAL ITEMS:

- Necessary Supervision
- General Labor
- General clean up during and at the completion of our construction process.
- Worker Compensation and General Liability Insurance

CLARIFICATIONS:

- The following items have not been included in our budgetary proposal.
- Demolition and removal of the existing backstop.
- New Chain link fencing and/or netting for the backstop.
- Civil or Architectural Plans
- Permitting or costs associated with a permit.
- Repair and/or replacement of turf or landscaping as a result of the construction process.

COST:

Based on the information received to date and as described in the foregoing, we have estimated a budget cost of Twenty-four Thousand Six Hundred Dollars (\$24,600.00).

If you have any questions or need further clarification to the budget estimate, please contact me at your earliest convenience.

Kindest regards,

Douglas C. Baldwin
Baldwin Building Systems, Inc.

TRANSMITTAL LETTER

Please overview the project request including (or attaching) evidence of the support of the governing authority of the organization/group. You are welcome to use your own letterhead.

March 5, 2014

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

Dear Selection Committee,

The Spruill Center for the Arts is proud to be a tenant leasing 10,844 square feet of space from the City of Dunwoody in the North DeKalb Cultural Center (NDCC). The Center appreciates the responsiveness of the City in addressing infrastructure repair and maintenance needs.

All of us associated with the Spruill Center would like to acknowledge Brent Walker, Parks and Recreation Manager, for his collaborative and professional attention to facility needs, his timely responses, and his excellent follow-through.

Thank you to the Mayor and the City Council for creating the "Facilities Improvement Partnership Program", for the outstanding improvements that were made in 2013, and for setting aside \$250,000 in the 2014 Budget for this initiative.

The Spruill Center's greatest fundraising challenges are for programming, operating support, and historic preservation of its private facilities and property on Ashford Dunwoody Road (the Spruill Gallery). However, there are also plenty of facilities improvements needed at the Spruill Education Center in the NDCC. Accordingly, and as required by the restrictions of this program, only such capital projects will be the focus of this application.

This request is not for one large project, but for several smaller facilities improvements. These projects will improve infrastructure, address some safety issues, upgrade capabilities of the arts center, and enhance the aesthetics of the complex and its grounds. These changes will have a large, positive impact on the citizens of Dunwoody for years to come.

The Board of Directors of the Spruill Center for the Arts fully supports this application for facilities improvements. If the City would like a written, formal resolution of that support, one will be provided after the next Board meeting.

Respectfully Submitted,

Robert Kinsey (*signature*)

Robert Kinsey
CEO

APPLICANT AND PROJECT BASICS

Applicant Information

Organization/Group:	<u>Spruill Center for the Arts</u>
Contact Name and Title:	<u>Robert Kinsey, CEO</u>
Phone:	<u>770-394-3447 x223</u> Cell: <u>404-234-8120</u> Email: <u>rkinsey@spruillarts.org</u>

Project Information

Project Name/Title:	<u>North DeKalb Cultural Center Facilities Improvements</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: <u>All but signage</u>
Brief Project Description (<i>please limit your brief description to the space provided</i>)	Please see the NARRATIVE DESCRIPTION and PROJECT BUDGET for details. This project request includes interior equipment, interior structural, exterior structural, plumbing, electrical, and landscaping/grounds.

Project Timeframe and Integration

Estimated number of months to accomplish project:	<u>3 to 6 months, depending on how quickly the City of Dunwoody bids & implements improvements.</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

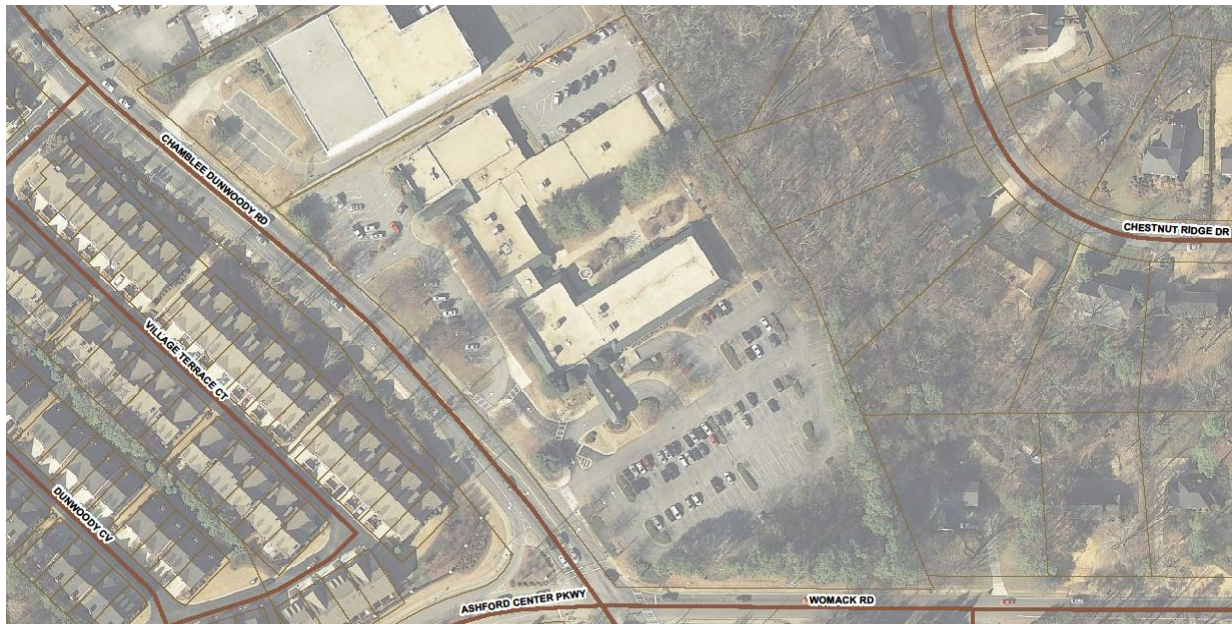
Signature

<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>Robert G. Kinsey, CEO</u>
Signature of Authorized Official:	<u>Robert G Kinsey (signature)</u> Date: <u>March 6, 2014</u>
Name and Title of Project Contact:	<u>Robert G. Kinsey, CEO</u>

SITE/LOCATION PLAN

Please indicate the project location in relationship to existing facilities. Although you are welcome to attach any existing site/location map or create a new one, the City has uploaded aerial images of the facilities which you may use as a starting point. The images can be downloaded using the following secure link:

<https://dunwoodyga.sharefile.com/d/s17792500ac243ffa>



North DeKalb Cultural Center
5339 Chamblee Dunwoody Road
Dunwoody, GA 30338

The Spruill Center for the Arts occupies 10, 844 square feet of space in the center portion of the North DeKalb Cultural Center.

- The Dunwoody Library is across the central atrium at the south end of the building.
- The Stage Door Players are in space at the far northern end of the complex.
- The Chattahoochee Handweavers Guild leases one classroom from the City of Dunwoody.

Some portions of this proposal are specific to the Spruill Center for the Arts' facility; others address needs of the overall building and grounds.

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.

Following are the Spruill Center for the Arts' requests for Facilities Improvements. Some of the requested items might be covered by the City's 2014 repair and Maintenance Budget.

1. Large Upstairs Restrooms: Stalls, Counters, and Sink-Hardware Replacement

The large upstairs Men's and Women's Restrooms have stalls and fixtures that are decades old. The janitorial service does an OK job of cleaning, but the appearance of the stalls and counters are disgraceful and embarrassing. Many stall door latches are broken. The existing sinks are OK, but over the years they have been fitted with badly mis-matched faucets and handles. Old Formica counter-tops are stained, chipped and deteriorating. In the Men's Restroom one urinal partition is missing; the other one is severely corroded. In both restrooms the original tile work on the walls is still in very good condition, as is the tile on the floors.

To upgrade the facilities to a minimal professional appearance, and to create restrooms that befit the City of Dunwoody and the Spruill Center for the Arts, the Center requests that new Stalls, Partitions, and Counter-tops be installed. The existing sinks could be re-installed (or the City might decide to upgrade those, too), but the existing, mis-matched hardware needs to be replaced.

Toilets and urinals are currently operating fine, so no replacements of those items are anticipated in this request.

The Women's Restroom has 5 stalls, one of which is handicapped-accessible. The counter-top is 180" (15 feet) long and has an open front that shows all of the exposed plumbing. Three (3) sinks are positioned along the counter-top. Three (3) Spruill-artists-decorated mirrors are located above the sinks and should remain.

The Men's Restroom has three (3) stalls, one of which is handicapped-accessible. There are three (3) urinals. The counter-top is 180" (15 feet) long and has an open front that shows all of the exposed plumbing. Three (3) sinks are positioned along the counter-top. Three (3) very basic mirrors are located above the sinks. Two mirrors match, the other does not.

Please Note: It may be that if such improvements are made the restrooms will have to be brought up to the latest code requirements. That could require relocation of entry walls, enlargement of handicapped-accessible stalls, and even relocation of toilets and plumbing. That, in turn, could necessitate new floors and new tile (or other covering) on the walls. That would greatly increase the scope and the cost of this project.

NARRATIVE DESCRIPTION (continued)

2. Covered Area for RAKU Operations

RAKU ceramics require regular kiln firing as well as a special oxidizing process that creates wild metallic exterior finishes. Currently the Center has a kiln building; on the parking lot side of that structure is a covered, metal-roofed, all-open-sided area with a concrete floor where metal-sculpture work is performed. On the opposite side of the kiln building is an open air, *uncovered* area with a concrete floor where RAKU oxidation smoking is performed. Rain, bird-droppings, falling leaves, and other debris comes down into the RAKU area, creating a mess, causing damage to the pots used for smoke-finishing the ceramic pieces, and making work on RAKU projects impossible in rainy weather.

The Spruill Center requests that a metal-roofed, all-open-sided RAKU enclosure be added to the existing work area. The coverage needed is approximately 12' x 14', or 168 Square feet. Basic ceiling lighting would also be needed for night-time operations.

Not only would the roof greatly aid RAKU operations, it would aesthetically balance the kiln complex: open-air, roofed work areas would be present on BOTH ends of the kiln building. This improvement would be tremendously appreciated by students and instructors, and it would further enhance the good-feelings the City of Dunwoody has generated by its previous improvements.

3. Central Atrium Improvements

The wide entryway that leads into the Central Atrium provides many building visitors with their first impression of the City of Dunwoody's cultural arts complex.

Dating back to the days of DeKalb County building management, there are mismatched door handles on the exterior doors (3 match; one is very different). The inside push-bar opener on one of the doors will no longer stay locked in the "open" position; as a result, that door cannot be opened from the outside. There are also four recessed light fixtures in the atrium that have electrical problems and don't operate. The fixtures are also coming out of the ceiling. They need repair and/or replacement. (The atrium also has track lighting that is operating just fine.)

The Spruill Center is glad to keep the atrium painted and to provide art for that space. The Center requests the City make the above improvements to the atrium's entry doors and ceiling lighting to provide a much more appropriate experience for users and visitors. (Perhaps this work can even be done out of a Repair and Maintenance budget?)

NARRATIVE DESCRIPTION (continued)

4. Jewelry Studio Ventilation Upgrades

The Spruill Center's jewelry-making and glass-working studios use soldering irons and some chemicals that produce fumes. No students or instructors have become ill from those fumes, but they can at times be unpleasant and annoying (*the fumes, not the instructors & students!*).

More effective ventilation in those classrooms would provide a big benefit and would greatly enhance the art experience for everyone concerned. Installation of an effective venting system would make the City of Dunwoody a "hero" to the Center's hundreds of students in jewelry and glass, and would further enhance the image of the arts in Dunwoody as World-Class.

Improved ventilation is hampered by limited electrical capacity. Plugging in any additional equipment in those classrooms causes breakers to trip. So both venting systems and increased electrical capacity will be needed to solve the problem. However, costs should be very reasonable for the great results that will occur.

PROJECT BUDGET

Total Project Cost:	\$28,300 to \$37,300+ as itemized below
Total City Funds Requested:	\$28,300 to \$37,300+

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.

Cost justification for the project components was provided in the Narrative Descriptions.

1. Large Upstairs Restrooms: Stalls, Counters, and Sink-Hardware Replacement

Countertops: Two (2), 180" (12 Feet), acrylic solid surface (or similar) replacement countertops with rounded edge and backsplash. Remove old countertops.

Cutouts: Three (3) cutouts for top-mounted sinks in each countertop.

Sinks: re-fit and reconnect existing sinks.

Faucet Hardware: Replace current old, mis-matched hardware with new faucets and handles.

Stalls: Replace 5-stall set-up in the Women's Restroom and 3-stall set-up in the Men's Restroom.

Partitions: Replace two (2) urinal partitions in the Men's Restroom. Partitions should probably match the material and color used for the new stalls, but that may not be necessary as long as they are complimentary to the stalls and the wall tile.

Budget Estimate, including materials and labor:

Countertops and installation	=	\$ 2,500
Cutouts and Sink Remounting		1,800
Faucet Hardware/installation		1,200
Toilet Stalls (8 total)		9,800
Urinal Partitions/installation		700

Project Total \$ 16,000

Please Note: It may be possible to refinish and repaint existing stalls + mount new locking hardware and save the cost of purchasing entirely new stalls.

Please Note: Stalls, partitions, counter surfaces and hardware are available from low-grade materials that would be cheaper than the budget shown, to higher-grade materials that could be modestly more expensive or much more expensive. The City of Dunwoody might want to adjust this budget to reflect the level of restroom finish they want in their building.

Please Note: It may be that if such improvements are made the restrooms will have to be brought up to the latest code requirements. That could require relocation of entry walls, enlargement of handicapped-accessible stalls, and even relocation of toilets and plumbing. That, in turn, could necessitate new floors and new tile (or other covering) on the walls. That would greatly increase the scope and cost of this project (but would provide excellent facilities far into the future).

2. Covered Area for RAKU Operations

Approximately 12' x 14' Metal Roof abutted/attached to the Kiln Building roof on one side and supported on the other side by 2" x 2" metal poles. Roof to be finished as per matching existing roof over the Metal Sculpture area on the opposite end of the Kiln Building, including a rain gutter at the rear of the roof and two fluorescent ceiling light fixtures mounted on the support structure beneath the roof.

Budget estimate: \$2,500

3. Central Atrium Improvements

If matching door hardware can be obtained for the one (1) mis-matched exterior door pull handle, then the exterior door problem could be fixed for under \$200. If new hardware is needed for all four (4) doors to match, that cost could be \$600 to \$1,000+ depending on the style and durability of new hardware the City of Dunwoody selects.

Replacing the one (1) interior push-bar door opener should be possible for under \$300. Perhaps the internal mechanism of the existing hardware can be repaired. If four (4) new push-bar opener sets are needed to make all the doors match, that cost could run \$1,000+, again depending on the style and durability the City of Dunwoody selects for its building.

If there is a simple short in the electrical system of the four (4) recessed lights, that could probably be repaired for about \$200. Adjusting the fixtures to again be flush with the ceiling should not cost more than \$100. Replacing the four (4) fixtures and installing the new ones into the ceiling should not cost more than \$600 (unless the City of Dunwoody would want expensive new lighting).

Budget estimate: \$800 - \$2,800

4. Jewelry Studio Ventilation Upgrades

The cost to upgrade electrical capacity in the three (3) jewelry/glass studios is unknown until the City of Dunwoody's electrician(s) study the requirements. For the purposes of the budget estimate, \$1,000 is being assumed for that work.

Portable, ductless Fume Extractors are available. They operate with expensive filters that require periodic replacement. Equipping three (3) studios with sufficient fume extractors would cost about \$8,000.

A much more sophisticated approach would be to install Ducted Fume Hoods in each studio. These extract fumes to the exterior of the building, do not require expensive filters that need replacement, do not create a jumble of portable units, and provide superior working conditions and fume extraction. Equipping three (3) studios would cost about \$15,000.

Total budget estimate: \$9,000 - \$16,000

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.

In **Section 3**, "Public Input," the needs are almost exclusively around parks and facilities such as the Donaldson-Chesnut House and Grounds, and the Dunwoody Nature Center, which is to be expected. The input that applies to the Spruill Center/NDCC is essentially, "Facilities should be maintained with safety as a high priority;" "NDCC has a parking issue;" and there is a chart showing that more cultural programming is definitely desired.

Section 6 of the Master Plan has 80 pages of Facilities Assessments and Recommendations, only 2 pages of which deal with the North DeKalb Cultural Center (NDCC). That is as it should be, since the main thrust of the Plan is park space and facilities such as the Donaldson-Chesnut House and Grounds, and the Dunwoody Nature Center. The original plan for the NDCC mentions demolition of the NDCC for park space, with the possible future creation of a new cultural arts center. Now, however, that part of the Plan seems to be abandoned.

In **Section 7** of the Plan, where a Tier 1 and 2 Budget of \$38,473,497 is presented for renovations and new facilities, \$0 is included for the NDCC or a replacement cultural arts center.

The Spruill Center is very proud of its role as a major Visual Arts Education Center and Gallery for the region, based in Dunwoody. The Center provides outstanding services to the residents of Dunwoody and surrounding areas, and plays a very strong role in bringing cultural tourists to Dunwoody.

The Center feels it responds strongly to the citizens' needs in Dunwoody, and that the requested project(s) will greatly enhance the Center's and the City's ability to serve the residents of Dunwoody and beyond.

PROJECT JUSTIFICATION (continued)

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.

The Spruill Center makes maximum use of the facilities it leases from the City of Dunwoody. Each of the project components detailed earlier in this application make the Center more efficient, more functional, more attractive, and a more hospitable place for residents of Dunwoody (and metro Atlanta) to come learn, celebrate and enjoy the arts. The individual narrative descriptions above highlight the benefits of each facility improvement.

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 Spruill Center has not found that other funders are willing to donate to improve City of Dunwoody buildings, grounds, or infrastructure. The City probably has far more leverage than does the Spruill Center for obtaining public funds from other sources and in-kind donations. The Center can arrange for some volunteer labor to assist with the requested projects. Some limited Spruill-raised funds can be put towards the RAKU area project and the Jewelry/Glass Studio improvements.

A note for the future: If the City of Dunwoody offered grants for programming, community outreach, general operating support, and similar efforts, the Center could easily leverage that funding for matching grants, private investment, etc.

On behalf of everyone associated with the Spruill Center for the Arts, thank you to the City of Dunwoody for the FACILITIES IMPROVEMENT PARTNERSHIP PROGRAM and for consideration of this Application.