



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: March 23, 2015

Subject: Award of 2015 Facilities Improvement Partnership Program

ITEM DESCRIPTION

Staff proposes funding two projects totaling \$200,000 through the FY 2015 Facilities Improvement Partnership Program (reserving \$50,000 or 20% for contingency). Staff also proposes implementing the remaining projects totaling approximately \$66,000 through the FY 2015 Parks and Recreation Operations and Maintenance Budget.

BACKGROUND

As part of the 2015 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 2014, through the FIP Program, the city funded three projects. 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 and kiln area.

DISCUSSION

Following the application process established in 2013, in February 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 – Park Signage, Bathroom Upgrades and Window Replacement
- Dunwoody Preservation Trust – ADA Bathroom, Meeting Room, and Outdoor Event Space
- Stage Door Players – Electrical Upgrades, Carpet, Entryway Improvements.
- Spruill Center for the Arts – Parking Lot Restriping, Sidewalk Repair, Cabinets, Sinks

Staff has attached the application received from each organization to this memorandum.

The proposals were reviewed and scored by the Assistant to 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 - Park Signage, Bathroom Upgrades and Windows	DPT - ADA Bathroom, Meeting Room, and Event Space	SDP - Electrical upgrades, Carpet, and Entryway Improvements	Spruill - Parking Lot Restriping Sidewalk Repair, Cabinets, Sinks
Master Plan Alignment (150 pts)	83	133	83	75
Relationship to Existing Programs (50 pts)	40	43	27	13
Leveraging Other Funds (50 pts)	17	40	3	0
Project Benefit (40 pts)	38	37	38	37
Timeframe and Scope (25 pts)	25	13	23	25
Cost (25 pts)	23	17	22	20
Program Alignment (10 pts)	7	10	7	7
Total (350 pts)	233	293	203	177

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

FUNDING

The adopted FY 2015 Budget included \$250,000 for the Facilities Improvement Partnership Program.

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 \$301,292 in city funds has been requested against the available \$250,000.

Cost Breakdown	DNC - Park Signage, Bathroom Upgrades, Windows	DPT - ADA Bathroom, Meeting Room, Event Space	SDP - Electrical upgrades, Carpet, and Entryway Improvements	Spruill - Parking Lot Restriping Sidewalk Repair, Cabinets, Sinks
City Funds Requested	\$28,792	\$150,000	\$100,000	\$22,500
Other Funds Proposed	\$7,120	\$100,000	\$8,833	\$0
Total Project Costs	\$35,912	\$250,000	\$108,833	\$22,500

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

RECOMMENDED ACTION

In overview, staff recommends funding two projects through the FIPP Capital Budget, fully funding the project for the Dunwoody Preservation Trust and partial funding for the Stage Door Players. We also recommend completing projects at the Dunwoody Nature Center and Spruill Center for the Arts and the remaining projects for the Stage Door Players through the operations and maintenance budget.

Staff recommends funding the Dunwoody Preservation Trust’s request to construct a bathroom facility and meeting Room, and Stage Door Players request to replace the carpet in the theater space and the interior/exterior entryway improvements through the 2015 FIPP Budget. The City funds estimated for these projects total \$200,000 (\$150,000 for DPT, \$50,000 for SDP) leaving \$50,000 (or 20%) for contingency. This contingency is more than the standard 10% contingency due to the concern over actual cost for the design and construction of the DPT’s facilities at the Donaldson-Chesnut House.

Staff Recommends funding the Stage Door Players requests for electrical upgrades, exterior lighting and column repair through the general operating budget. These projects are estimated to total \$45,500. Staff does not recommend funding approval for requested furniture, window coverings or new street signage as part of this program.

Staff also recommends completing the Dunwoody Nature Center’s request through the general operating budget for trail signage, bathroom upgrades and window replacements. These project costs are estimated to total \$23,000. Staff does not recommend funding a new park entry sign for Dunwoody Park at this time, as that project is already in progress for all City Parks.

Staff also supports the Spruill Center for the Arts request to complete upgrades to the classroom facilities and sidewalk repair. These projects are estimated to total \$18,500. However, Staff does not recommend funding for the parking lot restriping because we will recommend a full repaving and restriping of the Art Center and Library parking lots in the 2016 Capital Budget.



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.

February 27, 2015

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

Dear Selection Committee,

It is with great pleasure that the Dunwoody Nature Center submits this proposal as part of the City of Dunwoody's Facilities Improvement Partnership Program. Since the City of Dunwoody has acquired the park system from DeKalb County, the public/private model between our two entities has been the example of success. Further, it has enhanced the relationship between the city and its citizens that call Dunwoody home; and has launched the incubator of Engage Dunwoody that calls upon the business community to further enhance the lives of Dunwoody citizens through non-profit participation. These capital improvement projects have added visibility for the city and a sense of ownership among our nearly 25,000 annual visitors. The quality and impact of these improvements reinforces the idea that small government can successfully reinvest taxpayer money to help improve the overall quality of life and create a "sense of place" amongst those living in its community.

In keeping with the recent capital improvements made in Dunwoody Park that have enhanced the lives of our citizens and made Dunwoody a better place to live, work, and play; we are eager to present this year's application in two parts. The first proposal requests an enhanced entry to the Nature Center that utilizes the bottom of the ballfields parking lot. There is currently no clear indication from Roberts Drive or from the parking area that a 22 acre park lies just beyond. There are literally thousands of park visitors and baseball families that could be engaged by bringing awareness to this entrance through signage, plantings, and a matched entryway to the ballfields on Roberts Drive. The second proposal would bring much needed security and environmental standard efficiencies to the main education building at the Nature Center, further allowing us to serve our community by hosting rotating exhibits and other displays in an already agreed upon partnership with Fernbank Science Center. Both of these proposals were unanimously approved during the monthly meeting of the Nature Center Board of Directors held on February 19, 2015.

Our past FIPP projects and record of collaborative successes have increased the ability of Dunwoody citizens to better utilize the facilities of Dunwoody Park as a destination and central gathering place for everyone in the community. These proposed projects are vital for the continued growth of the Nature Center as we enhance the user experiences in Dunwoody Park and increase the overall benefit of the Nature Center to the citizens of Dunwoody.

The Nature Center is looking forward to bringing these proposals back before the city council for approval again.

Sincerely,
Alan Mothner
Executive Director

APPLICANT AND PROJECT BASICS

Applicant Information

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


Project Information

Project Name/Title:	<u>Window Replacement/Bathroom Fixtures Update</u>
Project Category (check one):	<input checked="" type="checkbox"/> Interior Structural <input type="checkbox"/> Exterior Structural <input checked="" type="checkbox"/> Plumbing <input type="checkbox"/> Electrical <input 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>)	The current windows at the Nature Center are inadequate in terms of security, utility in insulation, and overall physical condition. Of the total 14 window casings in the building, half are Plexiglas that are either taped or otherwise held in place (and a majority of these are broken – see pictures) and the remainder date back to the original building and are unsealed, single pane, non-tempered glass. In the proposal, all of the windows would be replaced with modern, energy efficient, tempered and secure windows. Within the building, one of the bathrooms has been updated with a low flow toilet and ADA compatibility. However, the remaining 2 baths still have original fixtures and inefficient, non-compliant 6 gallon per flush toilets. These fixtures would all be replaced.

Project Timeframe and Integration

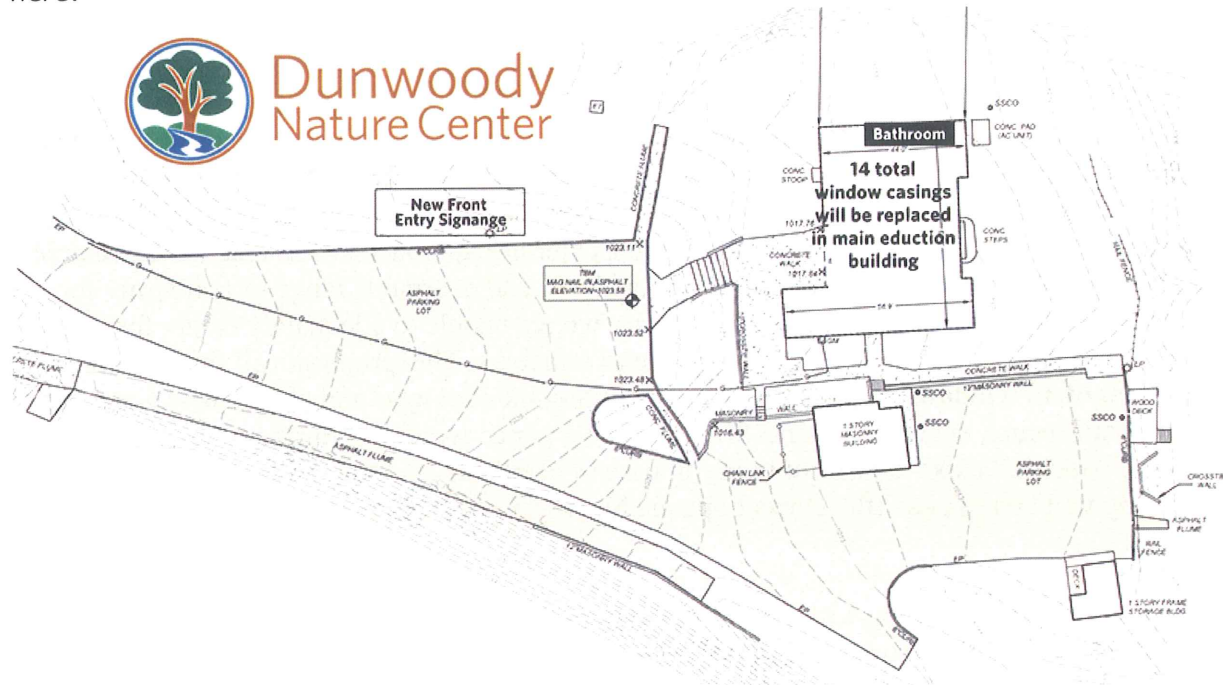
Estimated number of months to accomplish project:	<u>1 week</u>
Do you believe it is reasonable that the project could be completed by December 31, 2015:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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>Alan Mothner, Executive Director</u>
Signature of Authorized Official:	 Date: <u>2/27/2015</u>
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 aerial images of the facilities which you may use as a starting point on the City Smartmap located here:



NARRATIVE DESCRIPTION

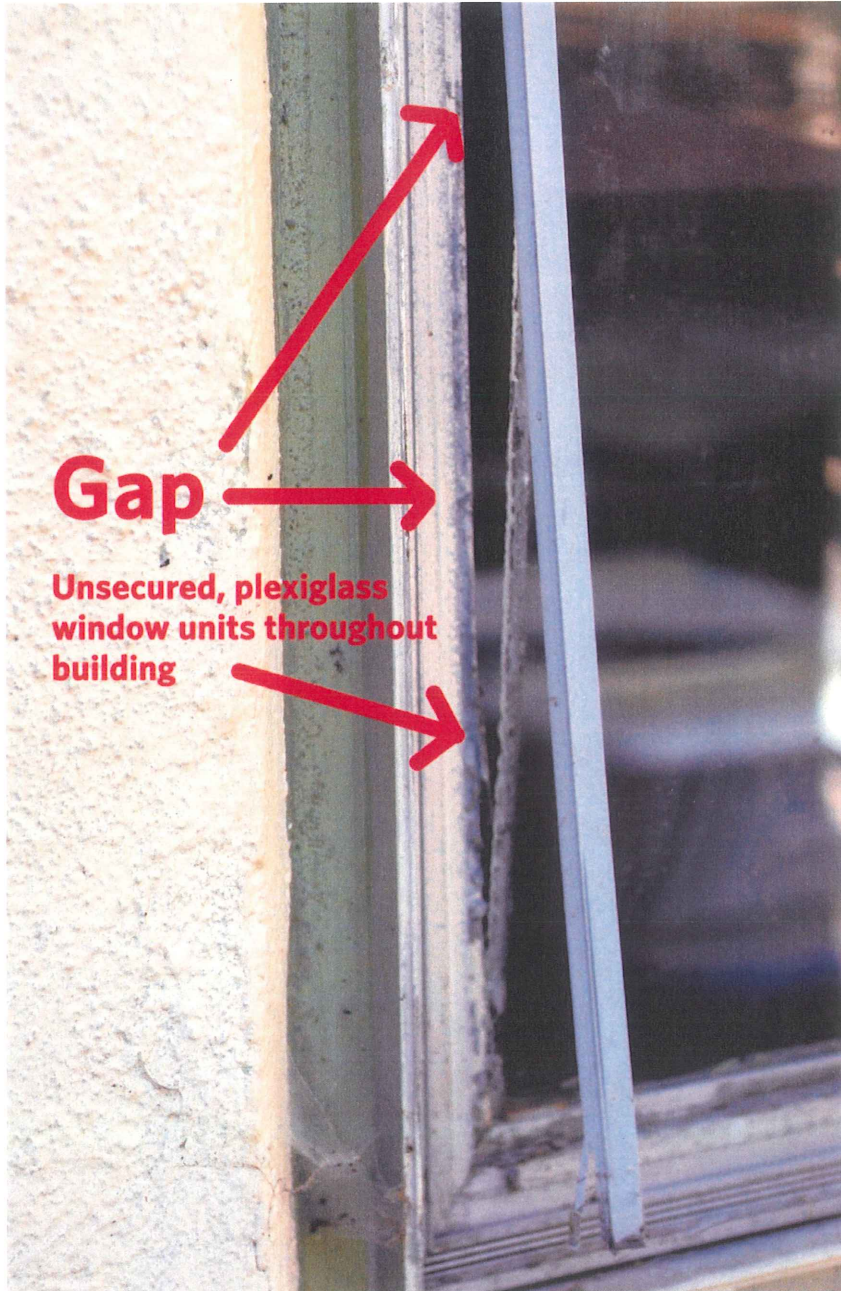
Please describe how the funds will be used, and what specific work will be completed. If this project is a phase of a larger project or an integral part of any other projects, please note that as part of your description.

The recent facility improvements in Dunwoody Park have made a dramatic improvement to our community's perception of the quality and safety of our park, and the related programs offered through the Nature Center. In this light, and as a result of a strategic planning session held in January, 2015, the goal of the Nature Center is to further enhance the user experience within the park. One of the major deficiencies indicated from board, city council, and participant feedback was the lack of indoor exhibits or displays. And the reason for not being able to house these currently is fairly simple: we are unable to offer indoor visual displays or interactive experiences due to the insecurity of our windows. The Nature Center has approached and reached agreement with Fernbank Museum to share their displays, exhibits, and enormous range of taxidermy for use here in our main education building. However, we are unable to adequately insure for the safety of these pieces with our Plexiglas, unsecured windows. This proposal call for the full replacement of all windows in the building, substituting the Plexiglas and single pane glassed windows with secure, energy efficient (low-E), double paned windows. Further these windows will utilize tempered glass to prevent injury in case of accidents. A total of 14 casing throughout the building will be replaced (the current opaque block glass in one restroom will not be modified).

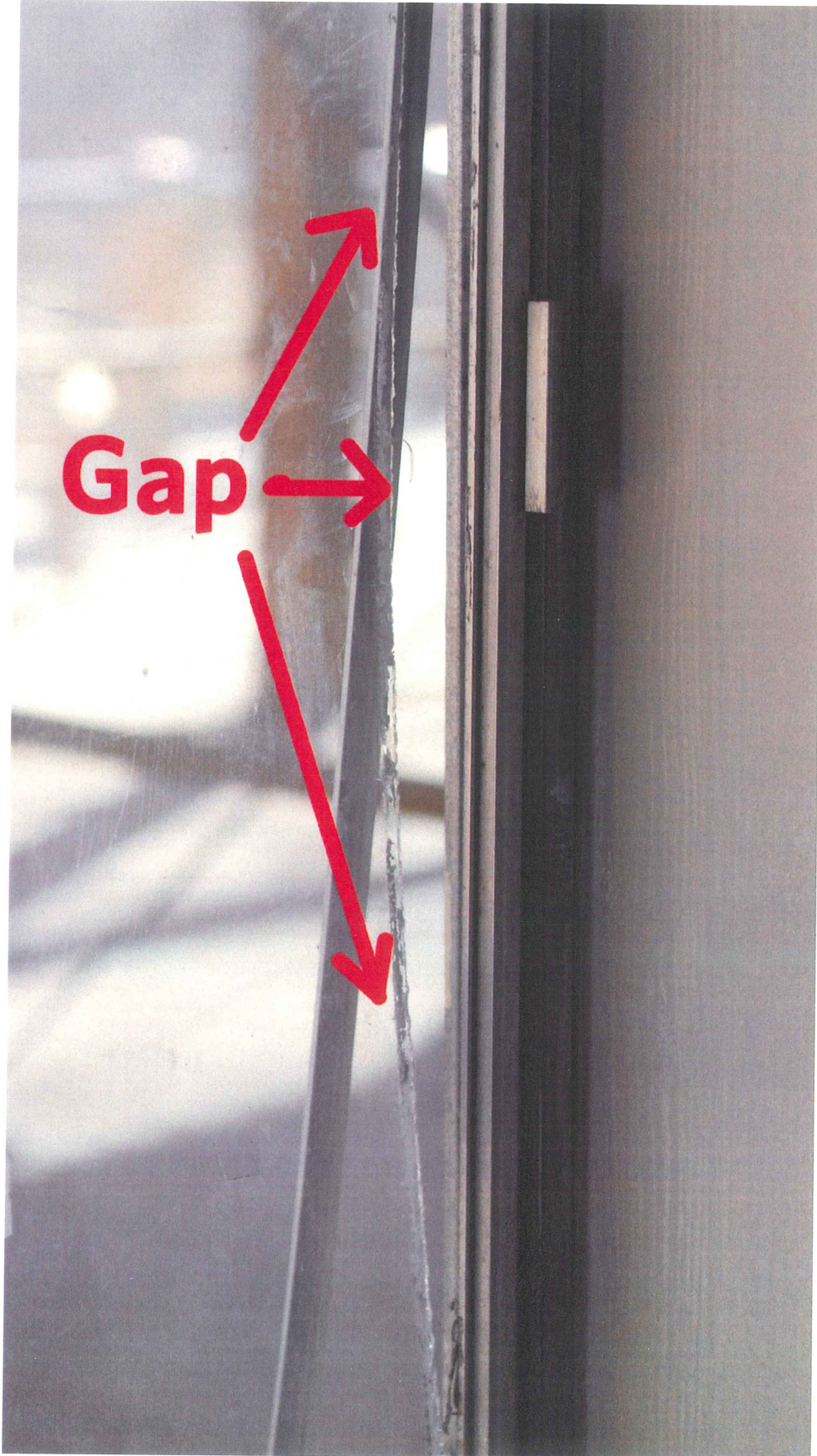
This replacement is in keeping with mission of Nature Center (conserving and enhancing Dunwoody Park and motivating environmental awareness and responsible action) and also in keeping with the City's Green Communities Gold Level Certification from the Atlanta Regional Commission. In 2012, the city invested significant funds towards HVAC upgrades at its facilities including Dunwoody Park. However, this investment in Energy Star rated systems is currently blowing out the windows. With proper window systems to match, the city will be better able to recoup this investment, and the Nature Center can continue its public/private partnership by bringing the quality exhibits and displays of Fernbank Museum to Dunwoody. They city and the Nature Center have already shared the cost of replacing the old door leading out to the porch with a new 14-foot retractable sliding door and will soon be replacing the current door configuration as part of the front entry renovations from our 2014 FIPP project.

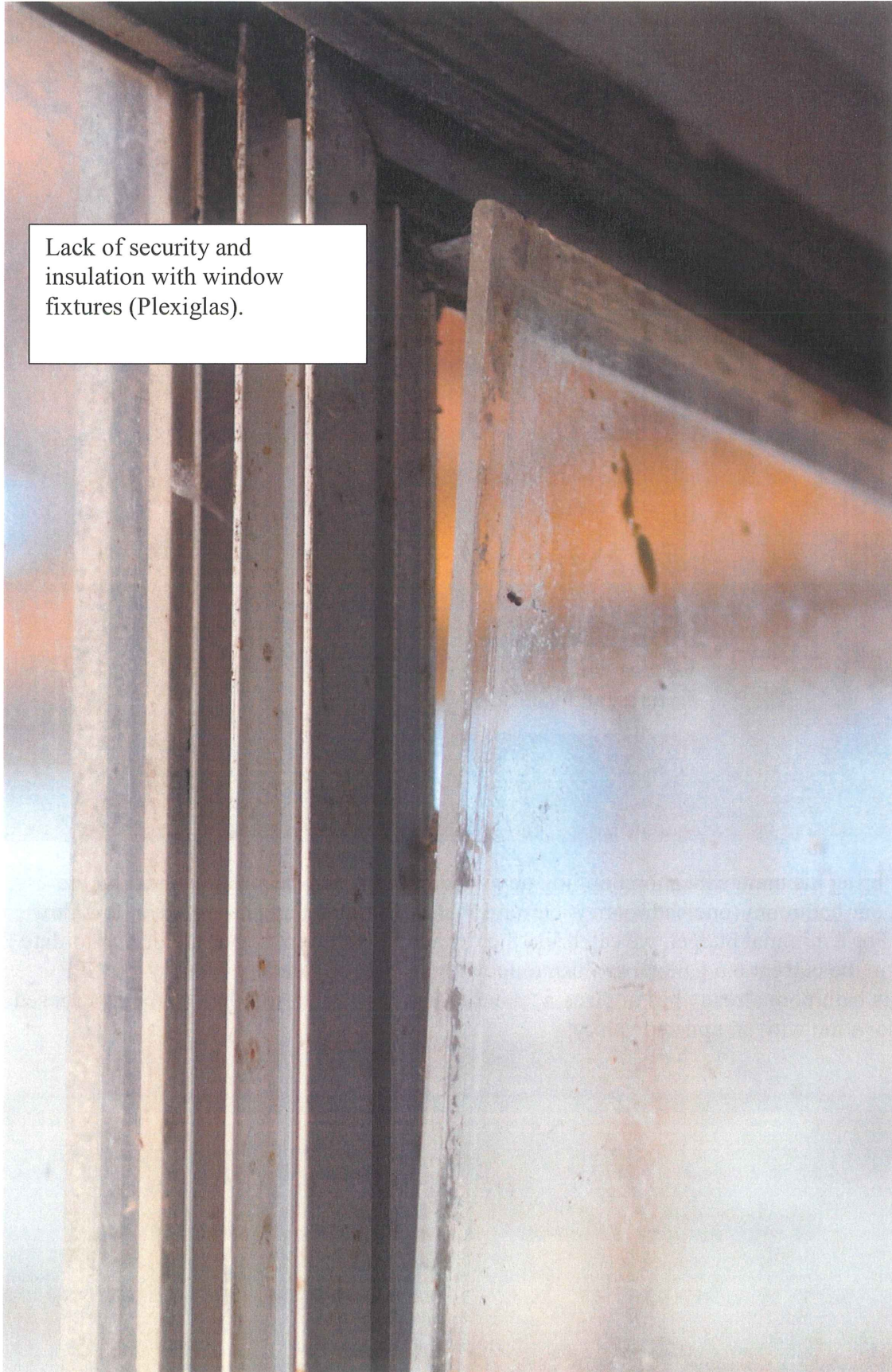
In January of this year, the Nature Center committed to continuing the progress made in the past several years of expanding the reach and impact of the center in the community. To this end, we realize that there is a missing component in the parks and recreation programming model that focuses on our empty nester and senior population. By providing secure facilities, the Nature Center can bring the exhibitions of Fernbank Museum to Dunwoody, and provide an outlet and additional programming for this constituency while supporting our mission of inspiring the love of nature and cultivating environmental understanding.

The Nature Center will mobilize its extensive volunteer network to paint the interiors and exteriors of the new window casing as part of our match towards this project.



#7.





Lack of security and insulation with window fixtures (Plexiglas).



To further bring the main education building up to code, we are also requesting updating the fixtures in our bathroom (one bathroom is currently ADA compliant and has modern, low flow fixtures). For a minimal budget, we can bring the remaining bathroom in our facility up-to-date by replacing the current 6.0 gallon per flush toilet with an environmentally friendly 1.6 GPF model. This bathroom already has in place a “point of use” hot water unit that can be repurposed for the renovation with an updated vanity.

PROJECT BUDGET

Total Project Cost:	\$12,707.07
Total City Funds Requested:	\$10,482.07

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.

Toilets: Total of 2@ \$278.00 each = \$556 plus installation of \$250 = \$806

Complete Pedastal Sink: \$379.54 plus installation of \$200 = 579.54

Windows: Reliabilty by Atrium (Energy Star, low-E, double pane, tempered glass, screens). Proposal also includes window removal and disposal, prep, and new casings. \$9,096.53 (See Appendix A for full details of estimate and installation proposal).

Volunteer labor and materials to paint interior and exterior trims: \$2,225
 (Source: The Independent Sector Value of Volunteer Time - https://www.independentsector.org/volunteer_time)

Item	Unit Cost	Quantity	Total
Windows	\$9,096.53	14 total casing	\$9,096.53
Painting	\$22.2/hour	100 hours	\$2,225.00
Toilets	\$278	2 plus installation	\$806
Sink/Vanity/Fixtures	\$379.54	1 plus installation	\$579.54
Total			\$12,707.07

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 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 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."

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 Facilities Assessment and Recommendations - Expand Dunwoody Nature Center with the relocation of Dunwoody Senior Baseball to include redevelopment of the sports field area **and to offer programs for citizens of all ages** - not just children. This would include developing a new education center building in the park. **Create multiple community event spaces throughout the city** in a variety of sizes to decentralize community events...

Master Plan section 2.5 – 2.8 -Older populations, while still considered to be "active," tend to prefer **more unstructured programming. Parks and recreation systems nationwide are beginning to notice a growing demand for programs and services gears specifically towards senior (55+) citizens and they are making efforts to stay ahead of that demand.**

Many professionals have predicted that these seniors will never think of themselves as growing old; therefore, we are compelled to find new terminology when referring to them.

In response to this new generation of seniors, a trend has been growing across the nation to design Active Adult Communities (AACs) that cater to the empty-nest adults along with the early and recent retirees. In general, this is an energetic and participatory group in park and recreation activities, as its members have more available time than when they were raising families. Retirees in the 65 to 75 age group also fit this active lifestyle. As a result of this changing demographic, attention should be given to some of the activities most often utilized by this age group. The unique combination of a historic setting within a major metropolitan area makes the City of Dunwoody an attractive option for those looking for a balance between a relaxed suburban lifestyle and the shopping, dining and business associated with a large city. **As Dunwoody continues to grow, park and recreation service providers must adjust to meet the needs of an ever-changing population.**

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 addition to being in line with the Nature Center's mission and the city's pursuit of Green Communities Gold Level Certification from the Atlanta Regional Commission by bringing the building standards up to code, the window replacement project also brings with it the additional opportunity to further serve our community by bringing top-notch displays and exhibits from Fernbank Museum to the Nature Center (see Narrative Description of program). As a free and open park, these rotating exhibits would be open to anyone, and we would especially target empty nesters and seniors, who have been identified as having limited recreation opportunities currently in our city as identified in the city's master planning documents.

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 Dunwoody Nature Center has a long history of collaborative work and a strong track record of partnerships throughout our community in engaging individual donors as well as corporate and civic volunteer groups. In 2014, the Nature Center partnered with 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, maintenance of the 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, Adirondack chairs, renovated cabin space, meditation garden, and other visitor amenities.

For the window replacement project, volunteers will be secured to paint the new casing and trim after window installation – on both the exterior and interior. We are estimating a total of 100 man hours towards this, including prep, two coats of paint, and clean up. This amounts to \$2225 towards the project – 21.2% of the amount requested from the city. Several volunteer groups are already scheduled on our calendar for the spring, and will be in place to begin work should the Nature Center be awarded this project. As the total removal and installation time is projected to last only 2 days, this project can easily be completed with minimal time constraints.

Appendix A- Windows intallation estimate

Lowe's		Installation Proposal - Windows	
2/12/2015			
Store #	1807	Salesperson	Stephen L. David
Customer Name	Alex Mather	Salesperson License #	
Customer email		Home Phone	770 391 3322
Job Site Address	5282 Wyntercreek Way	Work / Cell Phone	
City	Dunwoody	State/Zip	GA 30438
Check All That Apply			
Preparation <input checked="" type="checkbox"/> Inspect existing windows for wood deterioration due to age, pests, water, etc. <input checked="" type="checkbox"/> Protect house, shrubs and yard where needed		Additional Services <input checked="" type="checkbox"/> Install new liner / mould / casing <input type="checkbox"/> Install new sill(s) Qty _____ <input type="checkbox"/> Replace sill(s) Qty _____ <input type="checkbox"/> Exterior window casing/wrapping <input checked="" type="checkbox"/> Additional work _____ <input type="checkbox"/> Casing and post-pen/tilt in accordance with local laws!	
Installation <input type="checkbox"/> Storm window removal / disposal <input checked="" type="checkbox"/> Removal (and replacement) of existing interior window trim if required <input checked="" type="checkbox"/> Removal of existing windows <input checked="" type="checkbox"/> Installation of new windows with included sill adapter and head escutcheons as required <input checked="" type="checkbox"/> Caulk and caulk joints as required <input checked="" type="checkbox"/> Test to insure proper operation <input checked="" type="checkbox"/> Replacement of window stop and raising casing as required		Clean-up / Final Inspection <input checked="" type="checkbox"/> Provide continuous clean-up <input checked="" type="checkbox"/> Haul away all job related debris <input checked="" type="checkbox"/> Ensure your complete satisfaction with all aspects of the job	
Manufacturer - Ref. #	White Vinyl Tempered	Type/Style/Series/Color	3 Picture/12 Sliding
# of Windows	14	TOTAL INVESTMENT	\$0,006.59 <i>TEMPERED</i>
The Lowe's Difference - Professional & Skilled Installers, Dedicated Lowe's Sales Team, Satisfaction Guaranteed, 1-Year Labor Warranty			
NOTES: NON TEMPERED - \$ 7377.59			
All installation services are provided by Lowe's warranty, franchisee or affiliate, or by independent contractors, licensed and registered where applicable. Licenses issued to or on behalf of Lowe's Home Centers, Inc., AL48187, AR42057202611, CT4110385152, GA41101161016, IL42051376824, IN41101171, MI4110137732, MN4045117, MO41101171, NC41101171, ND41101171, OH41101171, OK41101171, OR41101171, PA41101171, SC41101171, TN41101171, TX41101171, VA41101171, WI41101171, WY41101171.			
IMPORTANT: If upon visual inspection during or after installation, acceptable changes will apply. If additional changes apply, you will be given a quote to have your window frame altered. This is for estimate only. This estimate is subject to change and does not bind you or Lowe's. The actual work may require more than what is noted. The labor estimate you may sign with Lowe's for the installation services, you may agree. This proposal is only valid for the appropriate Exterior Solutions Installed Sales Contract with Lowe's and makes no other promise to be given and conditions thereof. (Estimate good for 30 days)			

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.

February 27, 2015

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

Dear Selection Committee,

It is with great pleasure that the Dunwoody Nature Center submits this proposal as part of the City of Dunwoody's Facilities Improvement Partnership Program. Since the City of Dunwoody has acquired the park system from DeKalb County, the public/private model between our two entities has been the example of success. Further, it has enhanced the relationship between the city and its citizens that call Dunwoody home; and has launched the incubator of Engage Dunwoody that calls upon the business community to further enhance the lives of Dunwoody citizens through non-profit participation. These capital improvement projects have added visibility for the city and a sense of ownership among our nearly 25,000 annual visitors. The quality and impact of these improvements reinforces the idea that small government can successfully reinvest taxpayer money to help improve the overall quality of life and create a "sense of place" amongst those living in its community.

In keeping with the recent capital improvements made in Dunwoody Park that have enhanced the lives of our citizens and made Dunwoody a better place to live, work, and play; we are eager to present this year's application in two parts. The first proposal requests an enhanced entry to the Nature Center that utilizes the bottom of the ballfields parking lot. There is currently no clear indication from Roberts Drive or from the parking area that a 22 acre park lies just beyond. There are literally thousands of park visitors and baseball families that could be engaged by bringing awareness to this entrance through signage, plantings, and a matched entryway to the ballfields on Roberts Drive. The second proposal would bring much needed security and environmental standard efficiencies to the main education building at the Nature Center, further allowing us to serve our community by hosting rotating exhibits and other displays in an already agreed upon partnership with Fernbank Science Center. Both of these proposals were unanimously approved during the monthly meeting of the Nature Center Board of Directors held on February 19, 2015.

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The Nature Center is looking forward to bringing these proposals back before the city council for approval again.

Sincerely,
Alan Mothner
Executive Director

APPLICANT AND PROJECT BASICS

Applicant Information

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


Project Information

Project Name/Title:	<u>Entrances and Signage 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 checked="" type="checkbox"/> Landscaping/Grounds <input checked="" 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>)	Dunwoody Park currently serves as the home for two of the city's premier recreation and community programs; however, as indicated in the parks assessment as part of the Parks Mater Plan, there is no signage for visitors to distinguish between the two programs, nor the ability for park visitors to cross between the two entities. This proposal seeks to raise the awareness of Dunwoody Park as the home to both programs, provide an entry point to the new playground feature of the park, indicate trail access, ease parking and congestion issues within the parking areas of the park, and draw attention to the newly created walkway entrance at the Nature Center's main education building.

Project Timeframe and Integration

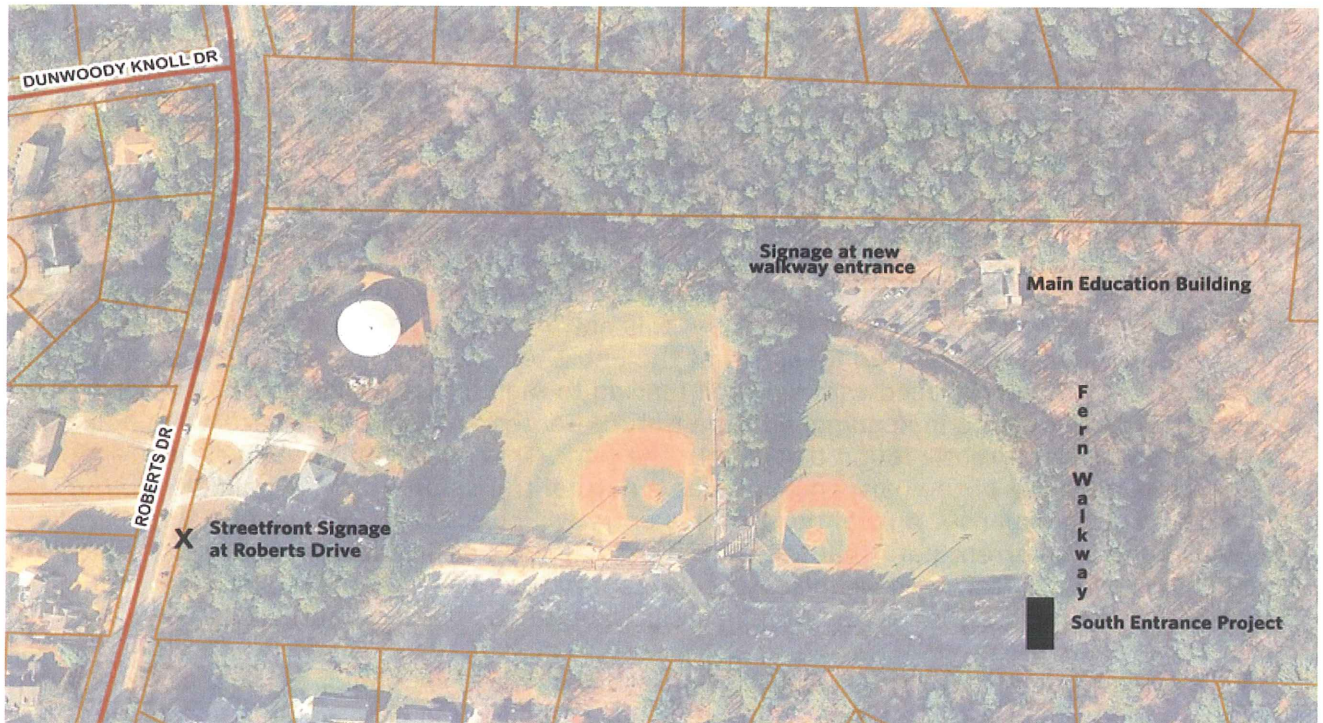
Estimated number of months to accomplish project:	<u>1 month</u>
Do you believe it is reasonable that the project could be completed by December 31, 2015:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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>Alan Mothner, Executive Director</u>
Signature of Authorized Official:	 Date: <u>2/27/2015</u>
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 aerial images of the facilities which you may use as a starting point on the City Smartmap located here:



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.

This proposal serves an overall function of clarifying the variety of programs offered in Dunwoody Park while simultaneously creating awareness for both organizations (Dunwoody Nature Center and Dunwoody Senior Baseball) and beautifying the park in areas where it has been most neglected.

By placing more visible and descriptive signage at the ballfields entry to Dunwoody Park at Roberts Drive (one that matches the current structure created by Mosaic Design at the Nature Center entry) we will be able to entice more visitors into the park and they, in turn, will become more aware of the programs offered by the non-profits, as well as the facilities available to them at no charge (meadow, deck, teepee, treehouse, playground, creek, trails, etc.) In addition, a more visible entry into Dunwoody Park itself will be installed at the bottom of the lower parking lot. Currently, this entry has a broken split rail fence, under brush, and invasive vines and Eleagnus at the entry. All of these species will be removed by volunteers, and be replaced with split rail fencing to match the ballfields front entry on Roberts, native plants in keeping with the Nature Center's mission, and decorative boulders to match those currently found throughout the park. This native, natural entry will reinforce the preserved feel of the park and serve as a natural transition from the ballfields to the larger 22 acre expanse. A focal point of this entry will be a unique 500 plant Native Fern walk along the current path that leads from the ballfields lot to the main trails and education building of the center. This will also further beautify the recent \$6,000 investment made in park benches by the Dunwoody Woman's Club along this stretch of pathway.

With the advent of a \$225,000 capital improvement project on behalf of the park from the City in the form of a new playground that will be completed in May, additional signage is needed so that park visitors are aware of the amenities offered to them. The ballfields parking lot affords the closest access point to the new playground facility and, with the expected number of visitors to the playground, would be better suited to handle parking. Further, in feedback from park visitors, we are frequently told that Dunwoody residents have driven past the driveways of Dunwoody Park for years, but have never ventured down the driveways. This is a lost opportunity, especially in light of the investment made in facilities these past several years.

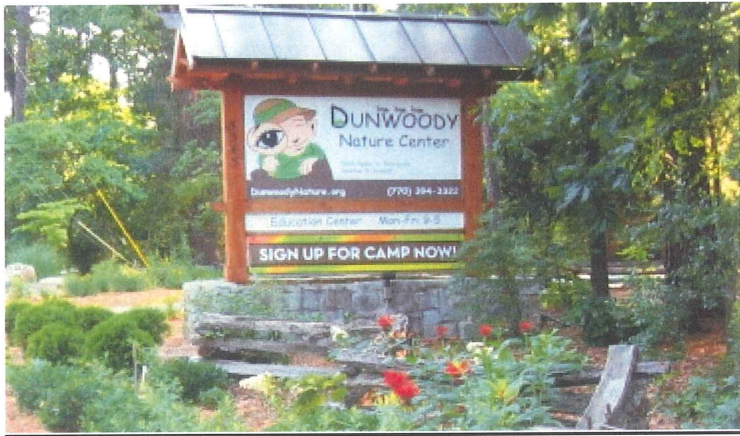
Additional confusion exists when school field trips visit the Nature Center for programming. There is currently no signage to indicate that busses cannot park in the Nature Center driveway. To make matters worse, there is not enough space in the lot for the busses to turn around, and they are forced to back all the way up the driveway to Roberts drive to be re-directed to the ballfield parking lots. Lastly, GPS driving technology brings new visitors down the ballfields driveway rather than the Nature Center entry (even if the correct address of the Nature Center is entered) and without adequate signage at the lower lot, these visitors become confused as to the park layout and orientation.

The final two aspects of the project include matching the signage at the ballfields entry to the trails with similar signage at the new ADA entry to the main education building of the Nature Center and adding split rail fencing along the 170 linear feet of the storm water area behind the ballfields and into Wildcat Creek.

With the new front entry an architectural fence will now surround a pollinator garden where the old steps used to be, and visitors will have to be "retrained" to use the walk to access the entry plaza of the building. Further, with limited parking, this sign will need to be readily visible to guests and a clear indication of how to properly gain access to the building (see attached concepts drawing). The sign design would match the architectural language of the back deck, utilizing timber, metal tensioning rods, and a sandblasted logo sign for the entry.

Split rail fencing will be added to the storm water area that recently lost 6 large trees and appears barren. Adding this split rail fencing will match the new ballfields entry and the existing split rail along Wildcat Creek and at the top entrance to the main meadow gathering area; and will keep visitors from venturing down the embankment where the work occurred.

Current signage at Roberts Drive at Nature Center & DSB Entries



Street view and detail of New Signage at Roberts Drive Ballfields Entry

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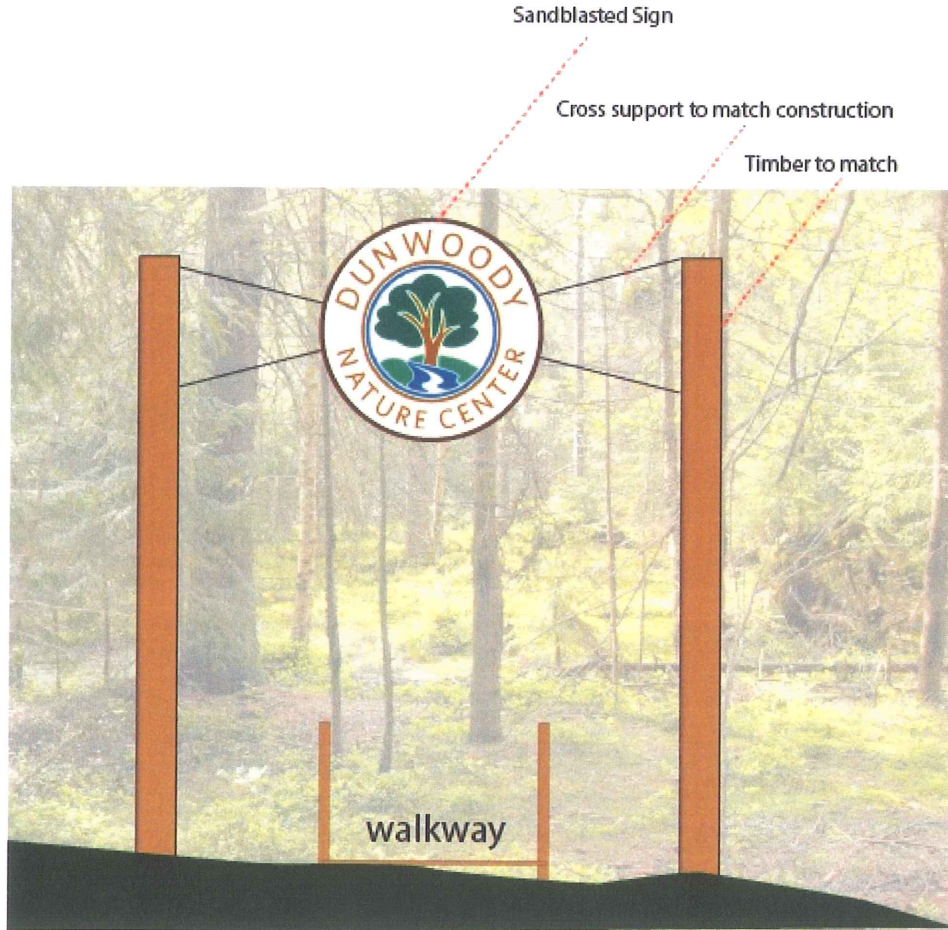
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Signage along Roberts Drive will match the current design implemented by the Mosaic Design Group and bring added visibility at Roberts Drive to both programs that operate out of Dunwoody Park while clarifying accessibility and parking instructions.

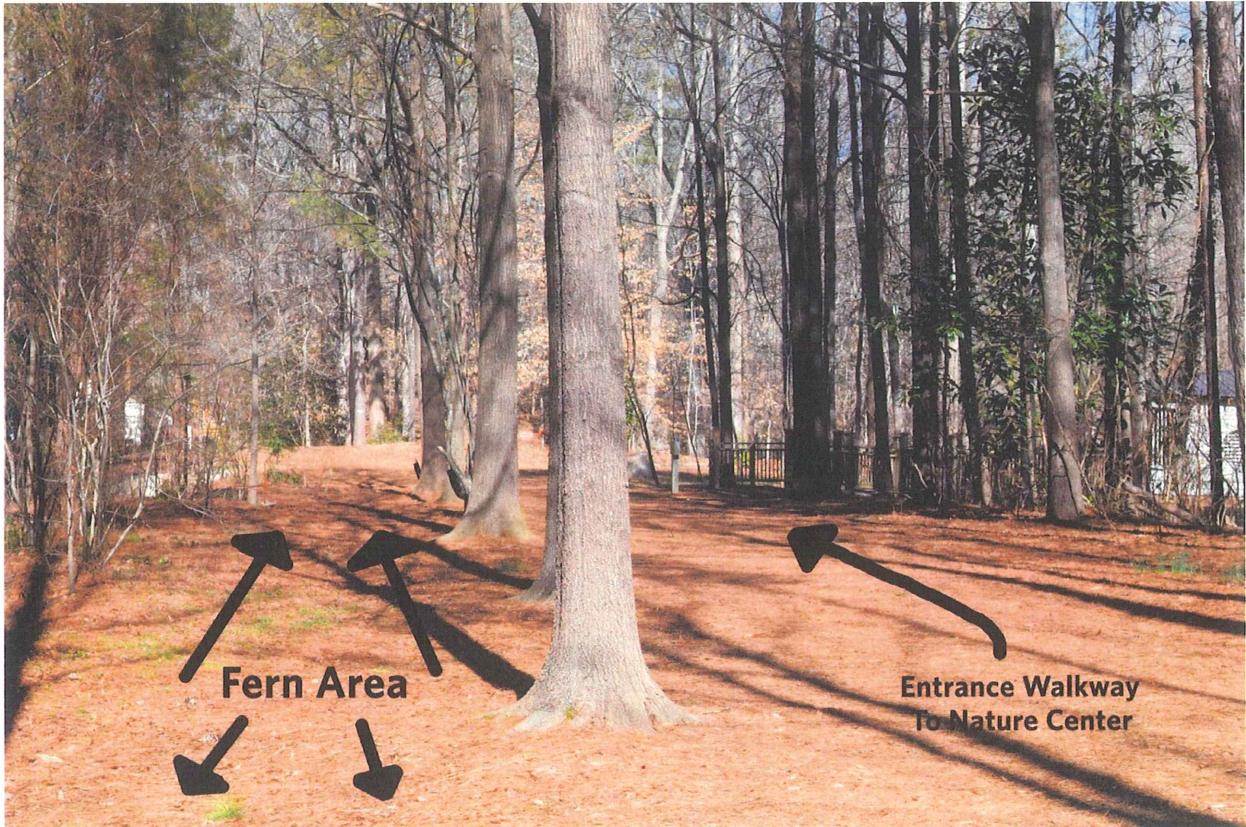
Entry Signage
For Lower Parking Lot at Ballfields Entry to Trails of Dunwoody Park
and
ADA Entry Ramp to Main Education Building



New Signage supports the need to redirect people to the new entry since there will be no immediate access via old front steps. Signage must be tall and large enough to see while cars are parked in the lot. Aside from the entry on Roberts Drive, the main education building has only the old branding (The "Eye Spy Guy" from 2011) of the Nature Center.

#7.

Project Name: Entrances and Signage Improvements
Organization/Group: Dunwoody Nature Center





PROJECT BUDGET

Total Project Cost:	\$23,205.18
Total City Funds Requested:	\$18,310.18

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.

Entrances and Signage Improvements Budget (City Costs)

ITEM	AMOUNT	NOTES	TOTAL
Signage at Ballfields entrance @ Roberts Drive	\$5,300 for structure \$500 for sign	Based on current Mosaic Design of Nature Center entry	\$5,800.00
Signage @ new ADA Front Entry	\$800.00 \$1,694.00	Structure/install Sandblasted sign	\$2,494.00
Signage @ ballfields Entry	Same design as ADA entry	Structure/install Sandblasted sign	\$2,494.00
Split rail fencing @ ballfields entry to trails		To match entry to ballfields @ Roberts Drive	\$1,000.00
Split rail along stormwater area	\$8.98/10 ft. rail \$10.97/post	One section 60'	\$305.32
		One section 110' 38 total posts	\$416.86
Plantings and landscaping at ballfields entry to trails		(30) 5-gallon plants: native azaleas, oak leaf hydrangea	\$900.00
		100 Wood poppies	\$600.00
		100 Columbine	\$600.00
		50 bags CLM	\$250.00
		Boulders	\$800.00
Native fern walk	\$3,250	500 plants	\$3,250.00
TOTAL			\$18,310.18

A match of volunteer time will be contributed to the project to remove invasive eleagnus and privet, install the split rail fencing, and plant the 230 native plants as well as the 500 ferns for the native fern walk. All told, we are estimating a volunteer need of 220 man hours to complete these tasks, at an Independent Sector Value of Volunteer Time basis cost of \$4,895.

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 building at the Nature Center was identified as a weakness of the overall city park system by multiple focus groups (Section 3.6) as were the conditions of the existing facilities. These major weaknesses, as described in the public input section of the master plan as it relates to Dunwoody Park, were centered on the Dunwoody Nature Center's building and parking. While many of the building issues have been addressed in previous FIPP awards, the parking issue has never been remedied. And specifically from the Parks Master Plan report:

Section 6 Facilities Assessment and Recommendations

"The current problem is most of the passive lands are undeveloped and lack trails to access much of the passive property. Protecting these resources and enhancing access should be high priorities as the City increases its role in managing park resources and as resources are added to the system. Signage at each park is inconsistent. The City should develop sign standards to bring park facilities to full compliance and to create a unified look. The new temporary park entry signs installed by the City are the most effective signs in the parks."

6.27 "Serious storm water runoff problems occur at the bottom of the baseball complex parking lot, creating serious erosion issues for the nature center site. There is no signage to direct visitors from the baseball complex to the nature center, or vice versa, and no defined path between the two uses." (Please also note, the Parks Master Plan drawing shows signage at Roberts Drive for the Nature Center at the ballfields entry –where non currently exists. Our proposal provided much needed visibility for both programs that operate out of Dunwoody Park)

"When viewed collectively, these recommendations reflect the development of a park system that is commonly found in other communities in the Atlanta Metro Region, and are also consistent with comments heard during the public input process and in the survey responses gathered during this master planning effort."

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.

Signage along Roberts Drive and within Dunwoody Park is vital to the continued growth and success of the programs of the Nature Center and Dunwoody Senior baseball, but also serves to reach more than 25,000 passive park visitors each year plus untold others that drive by the park entries each day, but never venture beyond that point. As indicated in the Parks Master Plan, there is no current designation or existing relationship between the two groups that operate out of the park. The signage and entrance improvements outlined in this proposal serve to assist the 13,000 program participants of the Nature Center and the more than 1,000 participants in the baseball program each year with adequately parking and helps them to find the amenities available to them within the park grounds. Further, certain events such as our Summer Concert Series (Sponsored this year by the City of Dunwoody), field trips, Friday Night Hikes, and volunteer work groups necessitate overflow parking from our main entry (a total of 20 spots and 2 handicapped spots are available in our lot) and there is currently no clear indication that this overflow parking is readily available via the ballfields parking area and entry point.

With no current collaboration or indication to the wonders of an additional 22 acres located just footsteps away at the base of the ballfields parking lot, visitors to Dunwoody Park that use this lot are prone to miss a larger opportunity to enjoy the park, help the Nature Center achieve its mission, and promote the city's recent investment in the playground.

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 Dunwoody Nature Center has a long history of collaborative work and a strong track record of partnerships throughout our community in engaging individual donors as well as corporate and civic volunteer groups. In 2014, the Nature Center partnered with 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, maintenance of the 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, Adirondack chairs, renovated cabin space, meditation garden, and other visitor amenities.

For the signage and entrance enhancement projects, volunteers will be secured to perform a majority of the manual labor required to complete those aspects of the projects that do not require city permitting or other structural installations. These volunteers will remove the invasive plants at the ballfields entry and then spread the 50 bags of CLM, plant the 500 native ferns for the entry walkway, and install the 230 native plants (azaleas, hydrangea, wood poppies, and columbine). Additional volunteers will dig post holes and pour cement while installing the split rail fencing used at the ballfields entryway and along the storm water corridor. We are estimating a total of 220 man hours to complete these tasks, amounting to \$4,895 towards the project – 26.7% of the amount requested from the city. Several volunteer groups are already scheduled on our calendar for the spring, and will be in place to begin work should the Nature Center be awarded this project. The volunteer activities will be done in phases to optimize planting time with construction and installation activities.

CITY OF DUNWOODY

2015 FACILITIES IMPROVEMENT PARTNERSHIP PROGRAM

GRANT APPLICATION

DONALDSON-BANNISTER HOUSE AND CEMETERY

DUNWOODY PRESERVATION TRUST

P.O. BOX 888658

DUNWOODY, GA 30356

FEBRUARY 2015

TRANSMITTAL LETTER

February 26, 2015

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

Dear Selection Committee,

Dunwoody Preservation Trust is, respectfully, requesting consideration for funding under the *2015 Facilities Improvement Partnership Program* in the amount of \$ 150,000 for the Donaldson-Bannister House and Cemetery Project.

The proposed project includes the removal of the newer, non-historic part of the barn structure; construction of ADA compliant restrooms; construction of a multi-use room which can serve as meeting space for small group meetings and activities; and exterior improvements to construct a public-use gathering place. The total project cost is estimated at \$250,000. Dunwoody Preservation Trust has committed \$ 50,000 to the project. Dunwoody Preservation Trust has also committed to secure an additional \$ 50,000 from private local area businesses and individuals through cash and in-kind contributions to the project. The Dunwoody Preservation Trust Board adopted a Resolution documenting this support at its regularly scheduled Board Meeting on February 10, 2015. A copy of this Resolution is included with this Application.

This project supports the mutual effort of the Dunwoody Preservation Trust and the City of Dunwoody to restore and enhance the Donaldson-Bannister House and Cemetery property for public use and recreational enjoyment.

Should additional information or clarification be needed, please contact Debbie Fuse, Executive Director, Dunwoody Preservation Trust, P.O. Box 888658, Dunwoody, GA 30356-0658, Telephone 770-688-0401, Cell Phone 404-915-7944 , FAX 404-445-7949, Email: debbie@dunwoodypt.org. We greatly appreciate your consideration of our request.

Sincerely,



Dolores Lauderdale, Co-President, Dunwoody Preservation Trust



Melanie Williams, Co-President, Dunwoody Preservation Trust

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>770-688-0401</u> Cell: <u>404-915-7944</u> Email: <u>Debbie@dunwoodypt.org</u>

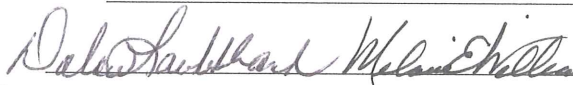
Project Information

Project Name/Title:	<u>Donaldson-Bannister House and Cemetery</u>
Project Category (check one):	<input checked="" 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 type="checkbox"/> Other:
Brief Project Description (<i>please limit your brief description to the space provided</i>)	Dunwoody Preservation Trust in partnership with the City of Dunwoody proposes to renovate and enhance the barn structure located on the historical Donaldson-Bannister House and Cemetery Property. Specifically, the project includes the removal of the newer, non-historic newer section of the barn for construction of ADA compliant restrooms and a multi-purpose room for small group meetings and activities, as well as improvements to construct an outdoor public gathering place. This project will represent the first activity on the property that will create safe and useable public space. The project is supported by the City's <u>2011 Parks, Recreation and Open Space Master Plan</u> to provide the residents of Dunwoody a unique recreational opportunity with an emphasis on historic interpretive programs.

Project Timeframe and Integration

Estimated number of months to accomplish project:	<u>9 months</u>
Do you believe it is reasonable that the project could be completed by December 31, 2015:	<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>Dolores Lauderdale and Melanie Williams, Co-Presidents</u>
Signature of Authorized Official:	 Date: <u>2/24/2015</u>
Name and Title of Project Contact:	<u>Debbie Fuse, Executive Director</u>

RESOLUTION

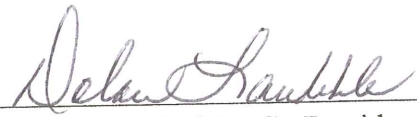
WHEREAS, the City of Dunwoody has the authority to award grant funds through the Facilities Improvement Partnership Program; and

WHEREAS, Dunwoody Preservation Trust needs grant assistance to renovate and construct certain facilities to include the construction of ADA compliant restrooms at Donaldson-Bannister House and Cemetery.

NOW, THEREFORE, BE IT RESOLVED by the Dunwoody Preservation Trust Board of Directors as follows:

1. That a Grant Application under said program is, hereby, authorized for submission in an amount not to exceed \$ 150,000;
2. That the Dunwoody Preservation Trust commits \$ 50,000 to the cost of the project;
3. That the Dunwoody Preservation Trust agrees to secure support from local area businesses and individuals through cash and in-kind support valued at an additional \$ 50,000; and
4. That the Co-Presidents of the Dunwoody Preservation Trust together or individually are authorized to sign any and all documents to obtain and implement said grant.

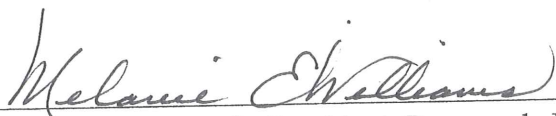
THIS RESOLUTION IS, HEREBY, ADOPTED by the Dunwoody Preservation Trust Board this the 10th day of February, 2015.



 Dolores Lauderdale, Co-President, Dunwoody Preservation Trust

2/10/2015

 Date



 Melanie Williams, Co-President, Dunwoody Preservation Trust

2/10/2015

 Date

SITE/LOCATION PLAN

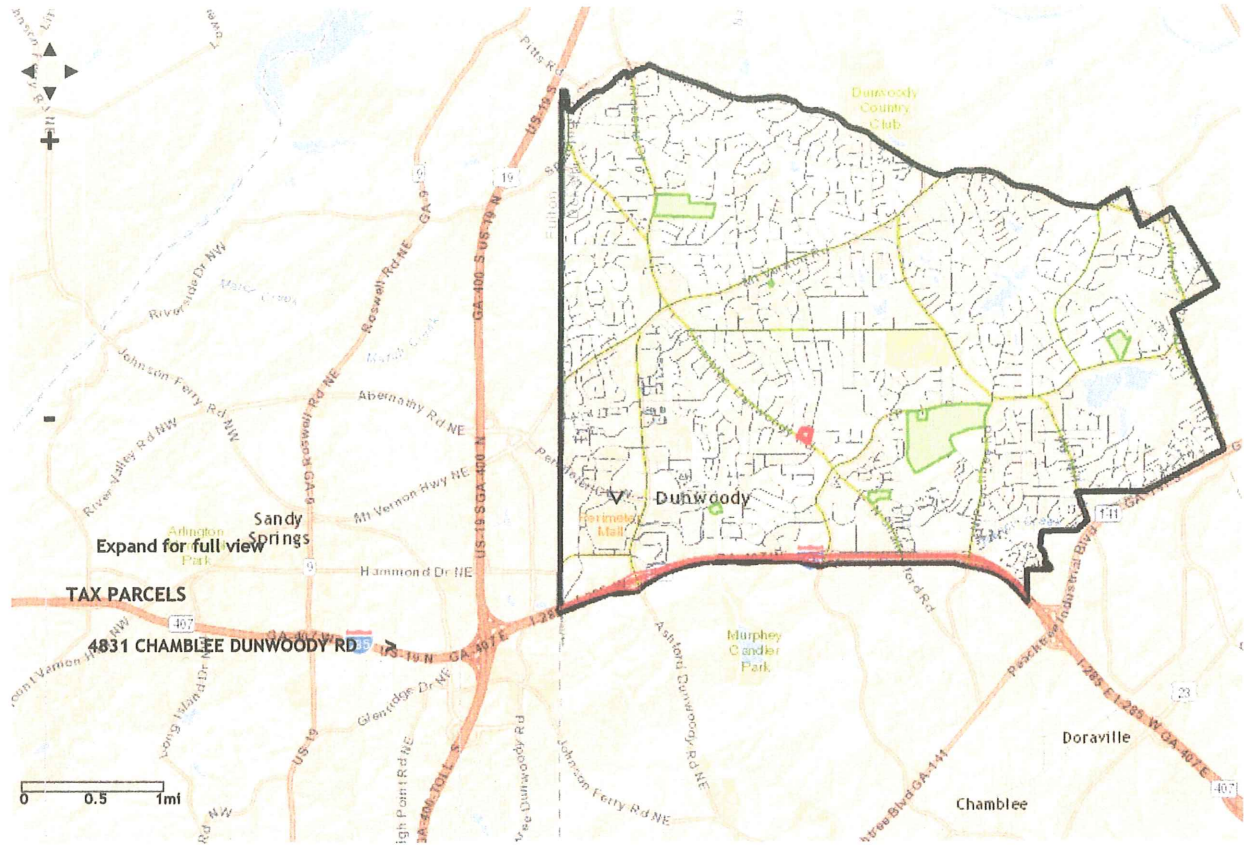
Please indicate the project location in relationship to existing facilities. Although you are welcome to attach any existing site/location map or create a new one, the City has aerial images of the facilities which you may use as a starting point on the City Smartmap located here:

http://www.dunwoodyga.gov/index.php?section=http://http://dunwoodyga.gov/index.php?section=for_residents_create_and_view_maps

The project is located on the 2.8 acre site of the Donaldson-Bannister House and Cemetery Property in the northeast quadrant of the intersection of Chamblee Dunwoody Road and Vermack Road in Dunwoody, Georgia. The project is focused on the renovation of the barn structure and enhancement of the property immediately surrounding the barn structure.

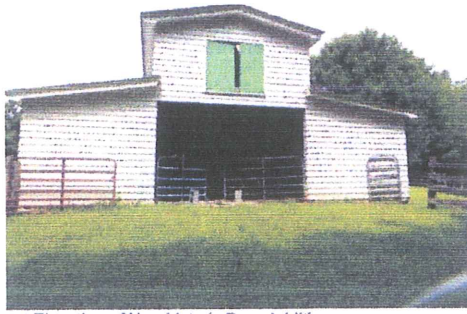
Included Herein:

- Project Location Map
- Site Drawing
- Preliminary Plan Drawing

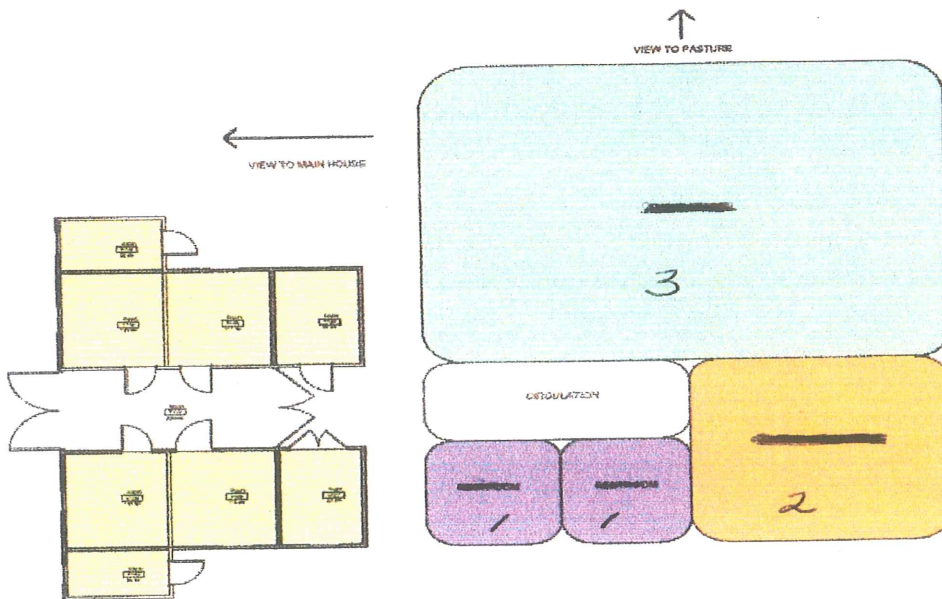


City of Dunwoody---- Project Location Map

 Donaldson-Bannister House and Cemetery



East Elevation of Non-historic Barn Addition

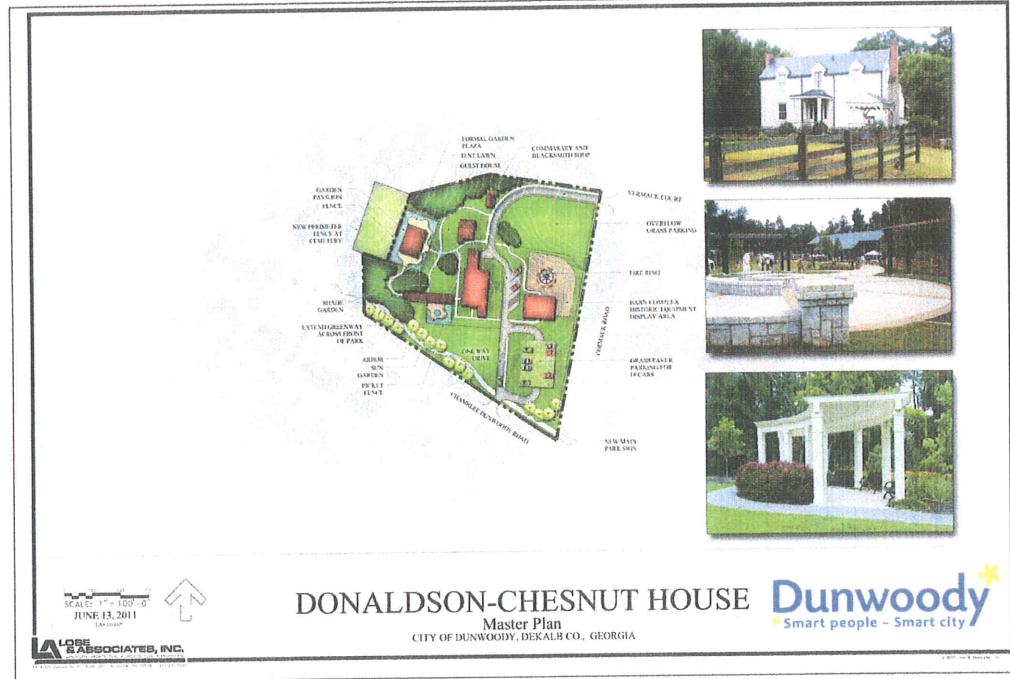


Proposed Project - Conceptual Drawing

- 1 Restrooms
- 2 Multi-Purpose Room
- 3 Outdoor Public Gathering Area

SECTION 6: FACILITIES ASSESSMENTS AND RECOMMENDATIONS

Figure 6.12



Site Drawing --- 2011 Parks, Recreation and Open Space Master Plan, City of Dunwoody

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.

Dunwoody Preservation Trust (DPT) is seeking \$ 150,000 in grant assistance from the *2015 Facilities Improvement Partnership Program* for renovation of the Donaldson-Bannister House and Cemetery Property.

Both DPT and the City of Dunwoody have expressed commitment to preserving this historical treasure in the heart of Dunwoody for the purpose of providing a unique recreational and public use area. The property, which was listed on National Register of Historic Places in 2009, offers great potential for community recreational use and enjoyment. At the same time, restoration of the property presents a tremendous challenge to both organizations due to the level of structure deterioration that exists and the cost of renovation to restore the property to a safe and enjoyable park and recreation resource.

The property, owned by the City of Dunwoody, consists of 2.8 acres located at the intersection of Chamblee-Dunwoody Road and Vermack Road. The property is anchored by the Main House built circa 1870. The Donaldson-Bannister House was part of a 1,000 acre working farm between circa 1870 and 1931. The property also includes a small family cemetery, a guesthouse, barn, wash house, commissary, shop, and well house. Each of the structures on the property are in a state of disrepair and deterioration that currently prevents use of the property and is quickly becoming an eye-sore and a liability to the City of Dunwoody due to the unsafe condition of the structures.

DPT has not only expressed its commitment to restoring this historical treasure; but has entered into a Facility Use Agreement with the City of Dunwoody and has funded a Master Plan for the renovation and enhancement of the property and its structures. The Master Plan for the Donaldson-Bannister House and Cemetery, Including the Outbuildings and Site represents an investment of \$ 110,000 by the Dunwoody Preservation Trust.

In what is considered Phase I of the restoration project, the City of Dunwoody has committed an estimated \$ 226,000 to be spent in the Spring of 2015 to construct repairs focused on stabilizing the Main House located on the property to limit further deterioration. Improvements proposed in Phase I include repair of the bowed wall in the dining room, replacement of windows, and roof repair. The *2015 Facilities Improvement Partnership Program* offers an opportunity to go beyond these stop-gap emergency repairs and begin the process of restoring the property for public use.

DPT is requesting grant assistance for what is considered Phase II of the restoration project for the purpose of removing the newer, non-historic section of the barn and constructing in keeping with the historical character of the property ADA compliant restrooms, a multi-purpose room, and an outdoor gathering place. Restrooms are essential for public use of a recreation property. The multi-purpose room will provide an indoor space for small group meetings, classes, and/or activities. A small kitchen area is proposed in the in the multi-purpose room that will allow refreshments to be served in conjunction with use of the room. The outdoor gathering place to be located adjacent to the barn will provide an open space area for visitors to enjoy the beauty of the property. The outdoor area will provide open space for picnics, informal games, outdoor classes, small group gatherings, and/or educational displays related to the history of the property.

This project will for the first time provide useable space for public use and recreation enjoyment. The cost of this project is estimated at \$ 250,000. DPT is requesting \$ 150,000 in grant assistance and has committed \$ 50,000 of its own resources raised from both donation and fund raising efforts. DPT has also committed to raise an additional \$ 50,000 from private and public resources to complete this project.

DPT is committed to restoring the grounds and structures on the Donaldson-Bannister House and Cemetery Property in keeping with its historical character and significance to the community. In so doing, it offers the potential for a unique recreational experience for the community. The City of Dunwoody, which had its early beginnings as a farming community, has few remaining resources that reflect its history and that would provide for residents of the community with an historical perspective of the community in which they live and work. New commercial and housing development have over the years removed much of Dunwoody's historical character. The Donaldson-Bannister House and Cemetery provides a glimpse back into Dunwoody's history and will offer Dunwoody residents and visitors a unique recreational and historical education experience.

PROJECT BUDGET

Total Project Cost:	\$ 250,000
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.

The project to remove the newer, non-historic portion of the barn and construct ADA compliant restrooms, a multi-use room appropriate for small group meetings and activities, and an exterior outdoor gathering place is estimated to cost \$ 250,000. The Dunwoody Preservation Trust is requesting \$ 150,000 and has committed \$ 50,000 from cash on-hand, as well as committed to leverage an additional \$ 50,000 in public and private cash and in-kind contributions.

The cost estimate for the project is based on conceptual plans for the development of this new public-use area and structure as shown in the 2013 Master Plan for the Donaldson-Bannister House and Cemetery, Including the Outbuildings and Site prepared by Lord Aeck and Sargent Architecture. The major components of the project include the following:

Demolition/Removal of Non-Historic, Newer Barn	\$ 14,000
New Construction	\$ 158,000
ADA Compliant Restrooms (2)	
Multi-Use Room	
Exterior Improvements	\$ 62,000
Public-Use Outdoor Space	
Professional Design/Construction Oversight	\$ 16,000

DPT will work closely with the City of Dunwoody to develop the final design and scope of work to be accomplished. DPT will also work closely with the City of Dunwoody to define the specific activities to be accomplished with public and private cash and in-kind contributions including donated materials and labor. It is understood from Grant Application instructions that the City of Dunwoody will contribute the cost of contract administration.

#7.

Project Name: Donaldson-Bannister House and Cemetery
Organization/Group: Dunwoody Preservation Trust.

DPT recognizes that due to the historic significance of this property that input into the final design and plans, as well as the review of the final design and contract specifications will be essential to ensure that the all work done is in keeping with the historical character of the property. DPT will, therefore, contribute the time of Board Members qualified in historic preservation to review final plans and monitor all construction activities.

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.

Implementation of this project is consistent with the 2011 Parks, Recreation and Open Space Master Plan. "Section 3: Public Input", recognizes that park and recreation development is limited in the City of Dunwoody by a lack of land and the cost of acquiring land. Public input also suggests that the Donaldson-Chestnut property (Donaldson-Bannister House and Cemetery) offers the opportunity to develop a park that could offer historic education, dual programming, a working House, and/or a location for events and corporate meetings. Public input also recognizes that Dunwoody's park facilities are old and in major repair or replacement. Public input suggests that public-private partnerships should be employed to further develop parks and recreational opportunities.

"Section 6: Facilities Assessment and Recommendations" specifically states the "The facility provides a unique opportunity to interpret the City's rural and agricultural past." The Plan assesses the condition of the property and recommends certain action steps toward the renovation of the buildings and improvements for public access." Among the recommended action steps, the provision of ADA compliant restrooms is specifically recommended, as well as ADA access to each building that will have staff or public access. The summary Action Plan calls for the organization of "a committee to include the Dunwoody Preservation Trust headed by the Parks Manager to develop a program to convert the facility to a public park Special Use Park, historic site and interpretive program and rental facility".

This project addresses needs expressed by the community in preparation of the City's Master Plan. This project addresses the need for additional recreation opportunity in a community with limited park space. This project is a public-private partnership to improve the condition of the facilities on the park property so that it might be fully used by the community. This project even more specifically implements suggested action steps needed for renovation and ADA accessibility. The implementation of this project furthers the intent of the City of Dunwoody and the Dunwoody Preservation Trust to create a Special Use Park with an emphasis on historic interpretive programs.

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.

Dunwoody Preservation Trust has as its mission “to identify and save the historic resources and heritage of Dunwoody, and to create opportunities for community members to interact with and understand our city’s history in order to bridge generations and strengthen the ties that bind together our City”. To that end, the Dunwoody Preservation Trust has spearheaded activities in the community that have enhanced and preserved the heritage of Dunwoody. Major efforts have included the preservation of the Cheek-Spruill House, support for the “Replant the Dunwoody Forest” Program, maintenance of local historic cemeteries, and the development of an education series for school-age children and the community-at-large.

The Donaldson-Bannister House and Cemetery project provides the DPT with another challenging project to preserve an historical resource which at the same time will provide a unique recreational and historical education opportunity for the public. All components of the end-use of the property have not been finalized in agreement with the City of Dunwoody; but at a minimum the property offers green space for passive recreation opportunities including walking trails and picnic facilities. The structures open the opportunity for social events and corporate meetings. The working farm history of the property offers the DPT the opportunity to provide an historical educational component to the recreational experience as residents and visitors learn and experience the early development of what is now the City of Dunwoody.

The project proposed in this Grant Application is to remove the newer non-historic portion of the barn facility and construct ADA compliant restrooms, a multi-purpose room, and an exterior public use area. This project will allow the public to have a safe and an accessible facility from which to utilize the property. This project will allow the property to be opened for the first time for public use and enjoyment.

Financial support generated by DPT for the project has yet to be visually seen by the residents of the community. The \$ 110,000 raised and spent by DPT for the preparation of the Master Plan is a substantial donation to the project and an investment that provides guidance for renovation activities, but the public has yet to see a visual impact or been allowed access or use of the property. The \$ 226,000 to be spent by the City of Dunwoody to stabilize the Main House is also critically important, but will again not create a visual impact or allow the public to use the property. Therefore, the project proposed represents a major beginning for both the City of Dunwoody and the Dunwoody Preservation Trust by creating a useable recreation space on the property. As a result, the DPT anticipates that allowing even limited use of the property will generate community interest and support for its preservation and its value as a recreational and historic educational resource.

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 Dunwoody-Preservation Trust has already committed approximately \$ 110,000 to the restoration of this project through donations and fund-raising efforts to have the Master Plan prepared by Lord Aeck and Sargent Architecture. This comprehensive planning document provides a workable plan for the phased restoration of the property and preliminary design and cost estimates for the implementation of this project.

DPT has committed \$ 50,000 of funds on hand to the implementation of the project proposed in this Grant Application. This \$ 50,000 cash on-hand is money secured through donations and past fundraising efforts, including Lemonade Days, DPT's major annual fund raising event.

DPT has also committed to secure an additional \$ 50,000 in private and/or public cash and in-kind contributions to the implementation of this project. Board Members have met with a private company that has expressed a willingness to partner on this project and contribute building materials and/or labor. The amount of this contribution will be formalized when final building plans and specifications are prepared for this project.

Because the City of Dunwoody is interested in implementing a project that can be completed within nine months or by the end of 2015, project components should be identified that would be appropriately implemented under one construction contract, along with activities that could appropriately be implemented with private and/or public cash and in-kind contribution throughout the nine month grant period. This would allow the \$ 150,000 grant and the \$ 50,000 cash on-hand contribution from DPT to proceed under one construction contract. The \$ 50,000 to be leveraged from other resources could be implemented throughout the nine month construction period, as individual contributors donate labor and materials to the project. The exterior gathering place to be constructed adjacent to the barn would serve as an appropriate activity to be undertaken with donated and volunteer labor and materials and could be implemented concurrently with contract construction activities.

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.

February 27, 2015

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 2014, and for setting aside \$250,000 in the 2015 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 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 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</u>	Cell: <u>404-234-8120</u> Email: <u>rkinsey@spruillarts.org</u>

Project Information

Project Name/Title:	<u>North DeKalb Cultural Center 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: Interior,plumbing,parking
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 is for several relatively small improvement projects, including interior work, plumbing, and parking lot upgrades.	

Project Timeframe and Integration

Estimated number of months to accomplish project:	<u>2 or 3 months, depending on City scheduling.</u>
Do you believe it is reasonable that the project could be completed by December 31, 2015:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

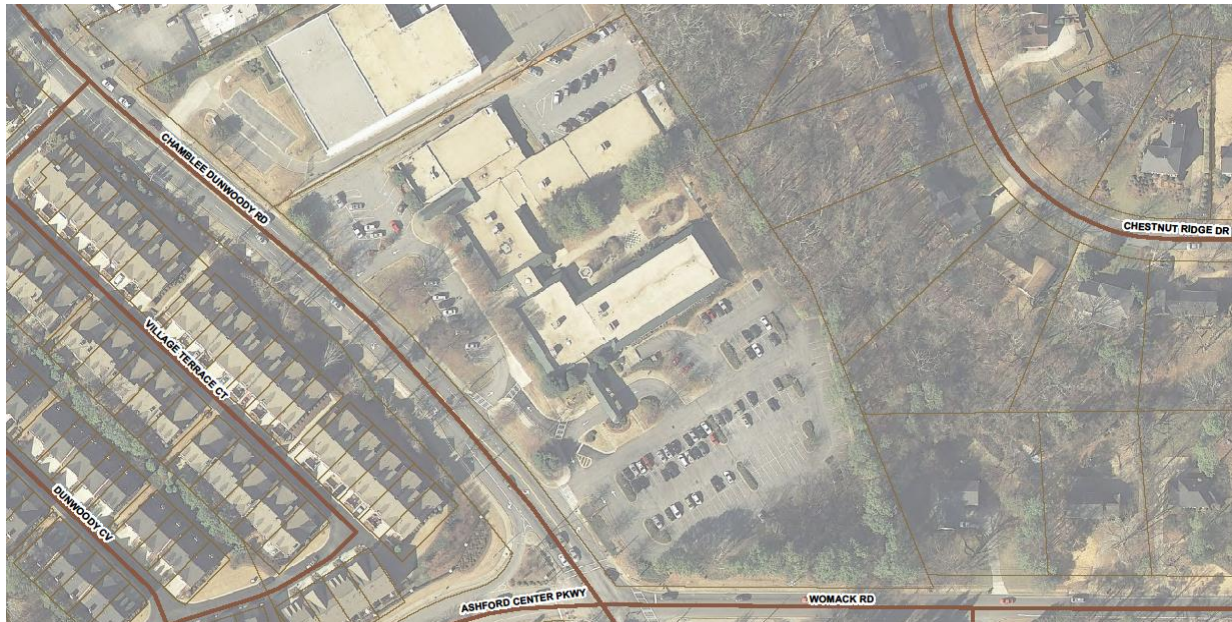
Signature

<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 Kinsey, CEO</u>
Signature of Authorized Official:	<u><i>Robert Kinsey (signature)</i></u> Date: <u>February 27, 2015</u>
Name and Title of Project Contact:	<u>Robert 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 aerial images of the facilities which you may use as a starting point on the City Smartmap located here:

http://www.dunwoodyga.gov/index.php?section=http://http://dunwoodyga.gov/index.php?section=for_residents_create_and_view_maps



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 improvements. Some of the items might already be covered by the City of Dunwoody's 2015 Repair and Maintenance Budget.

1. Re-Striping of the Parking Lots

The parking lots (front, side, and back) have not been re-striped in many years. In some areas it is extremely difficult to see where parking spaces are, especially if the pavement is wet. This situation creates a great inconvenience to program participants and visitors, and also creates a potential hazard in which cars can get damaged and people can be hurt. The lack of clear striping also supports people parking in un-marked areas, increasing the possibility of mishaps and limiting access for emergency vehicles in case of a fire or a health emergency. This project involves approximately 120 parking spaces. (Note: if the Dunwoody Library lot on the south end of the complex is also re-striped, that would add another 120 or so parking spaces.)

2. Re-working drainage along the sidewalk behind the complex/re-pouring sidewalk

A sidewalk runs behind the Center from the Dunwoody Library parking Lot to the rear entrance of the Spruill Center. When the other three parking lots are full, Spruill Center students, instructors, and staff are asked to park in the library lot and walk across using that sidewalk. When it rains, a significant portion of the sidewalk and surrounding grass are underwater. Naturally, people don't want to walk through that, especially carrying artwork and/or art supplies. Proper drainage needs to be installed, or possibly, that ground area needs to be raised and a new sidewalk section poured.

3. A Small Utility Sink for Room 21

The Spruill Center uses the very small Room 21 as a Coffee Studio. It is staffed by volunteer baristas and features baked goods donated by staff, instructors, and students. It serves as a fundraiser, as a great convenience for everyone, and as a fun spot to socialize with others enjoying the arts. It definitely provides a nice experience for Dunwoody residents who attend the Center. This space would be greatly improved with the installation of a small utility sink. Room 21 shares a wall in common with the bathroom in Room 19. On the bathroom side of the wall there is a sink; tying in plumbing to the existing water and drain lines should be an easy and minimal-cost improvement.

4. Re-Finish/Replace Countertops and Cabinets in Rooms 12, 13, 14, and 16

Countertops and cabinets in the rooms cited have been through decades of wear and tear. In some cases they are barely functional. They do not make a good impression of the Spruill Center or of a facility belonging to the City of Dunwoody. Because these rooms are used for art instruction, there is no need for high-end cabinetry or countertops: just good, functional but attractive surfaces. It seems the cabinets can be fairly easily refinished, but possibly some of them would be more easily, or more cost-effectively replaced.

PROJECT BUDGET

Total Project Cost:	\$12,500 to \$22,500 depending on options shown below
Total City Funds Requested:	\$12,500 to \$22,500 depending on options shown below

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 justifications for the project components were provided in the NARRATIVE DESCRIPTIONS.

1. Re-Striping of the Parking Lots

Re-striping of the front, side, and back lots, which serve both the Spruill Center for the Arts and Stage Door Players, should run approximately \$2,000. Of course, the City might have a contract with a striping company that would make the final price a bit higher or lower.

If the City of Dunwoody chooses to also re-stripe the Library lot that would essentially double the cost.

2. Re-working drainage along the sidewalk behind the complex/re-pouring sidewalk

A simple drain system installed at the lowest point in the sidewalk or surrounding ground should not cost more than \$500.00.

A more extensive fix for the flooding problem might be necessary. If a more substantial drain solution is needed, with a section of the sidewalk re-poured, this improvement could cost around \$2,500.00.

3. A Small Utility Sink for Room 21

A 24" vanity with ABS sink, faucet, sprayer, and plumbing kit for installation would cost about \$450.00. Installation should run about \$450.00. Therefore, the total project cost should be roughly \$1,000.

4. Re-Finish/Replace Countertops and Cabinets in Rooms 12, 13, 14, and 16

Refinishing of the cabinets should run approximately \$4,800. Re-finishing/replacing countertops should run another \$4,200. Total project cost would be about \$9,000.

If the City of Dunwoody decides to replace the cabinets, that cost would be roughly \$10,000. That expense, coupled with a countertop cost of \$5,000 would yield a total cost of \$15,000.

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.

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 projects in this request.

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.



**Facilities Improvement Partnership Program
2015**



February 26, 2015

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

Dear Selection Committee,

Stage Door Players is requesting a Facilities and Improvement Grant for \$100,000 from the *2015 Facilities Improvement Partnership Program*. This grant would cover both interior and exterior structural improvements as determined by need in the City's overall Master Park Plan as referenced in the Project narrative.

As a Special Use Park, we are unique because we are located in an antiquated school facility located in the municipal boundaries. Many of our improvements are necessary to secure the structure of the building and in some cases the improvements will be portable (electrical control box, dimmer box, and track/can lighting, signage), should a new theater develop at the Brook Run Park site.

The City of Dunwoody has done an admirable job of addressing the needs of the community. They get an A+ for allocating resources for the police, the parks, paving and infrastructure, but now is the time to assist the Performing Arts. The Stage Door facility is worn-out and in some cases unsafe. After 25 years of County indifference, the financial support is needed to secure and update the facility (See Section 6- Facilities Assessment & Recommendations). With your help, we can offer the key ingredient to the fabric of a world class community, the Performing Arts, and in particular the treasure that is Stage Door Players. We welcome your input.

Should additional information or clarification be needed for this project, please contact Robert Egizio, Artistic Director at 770-396-1726 or stagedoorplayers@bellsouth.net.

Thank you for your consideration.

Sincerely,



Robert Egizio, Artistic Director Stage Door Players
Stage Door Players Board of Directors: Jim Adkins, Debbie Fuse, Lee Heddon, Patty Nelson, Sam & Molly Portis, Eve Schneps, Meredy Shortal, Pam Tallmadge, Kim Trawick, Dan Womack

APPLICANT AND PROJECT BASICS

Applicant Information

Organization/Group:	<u>Stage Door Players Theater</u>
Contact Name and Title:	<u>Robert Egizio, Artistic Director</u>
Phone: <u>770-396-1726</u>	Cell: <u>404-683-3397</u> Email: <u>stagedoorplayers@bellsouth.net</u>

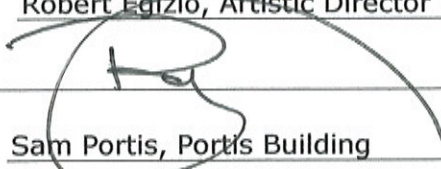
Project Information

Project Name/Title: <u>Stage Door Players Exterior and Interior Improvements</u>
Project Category (check one): <input checked="" type="checkbox"/> Interior Structural <input checked="" type="checkbox"/> Exterior Structural <input type="checkbox"/> Plumbing <input checked="" type="checkbox"/> Electrical <input type="checkbox"/> Landscaping/Grounds <input checked="" 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>) Stage Door Players is a special use park, located in a school facility within the municipal boundaries at the North Cultural Arts Center, 5339 Chamblee Dunwoody Rd, #B, Dunwoody GA 30338. The facility is in need of both Exterior and Interior Improvements to be code compliant, to update aging building conditions, and to provide safety for its patrons. More than one box has been checked due to interior and exterior improvements needed.

Project Timeframe and Integration

Estimated number of months to accomplish project:	<u>9 months</u>
Do you believe it is reasonable that the project could be completed by December 31, 2015:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Signature

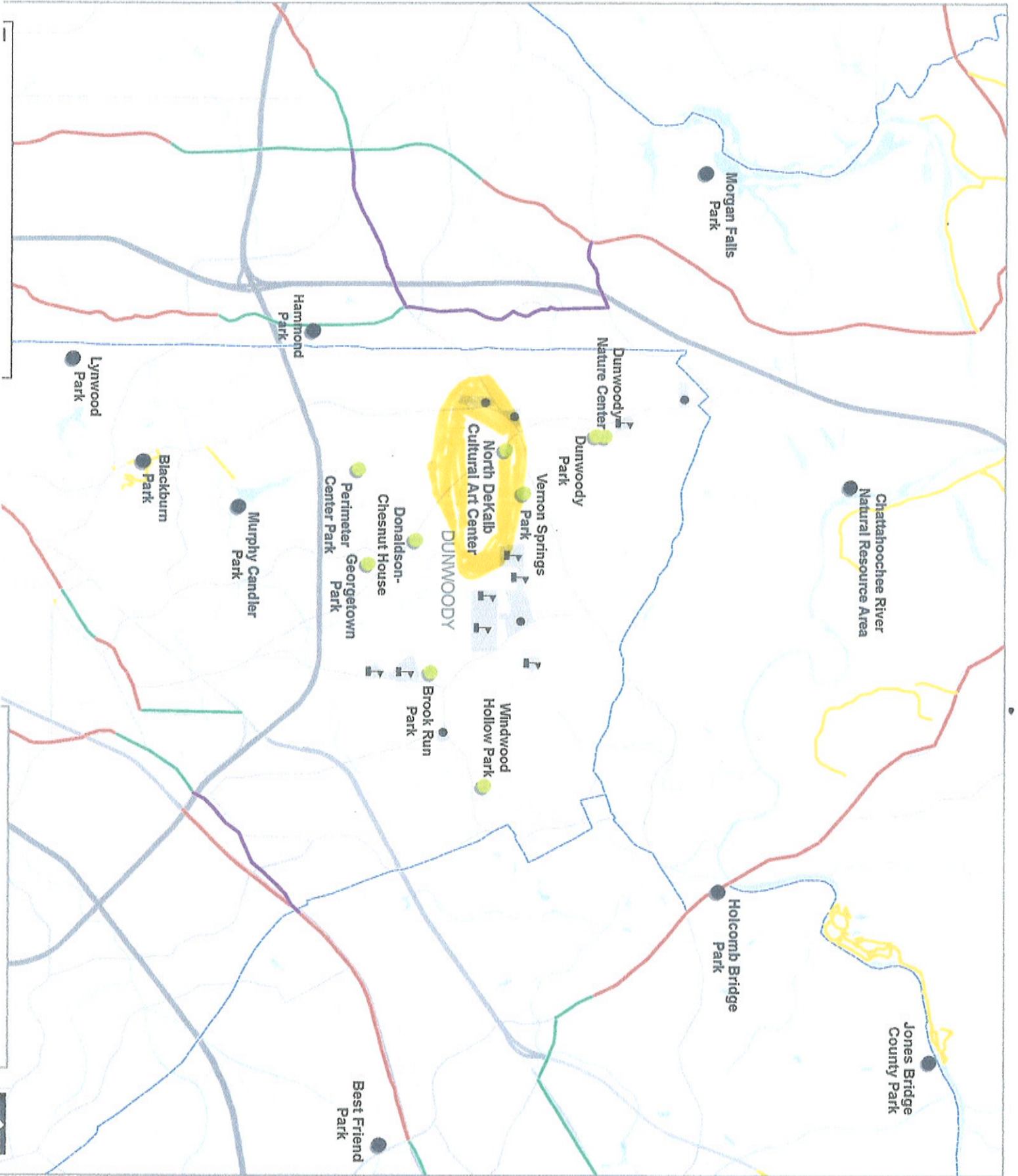
<i>I hereby agree and understand the City of Dunwoody reserves the right to determine the award of the grant funds in its sole discretion. The availability of funds is subject to annual budgetary decision made by the City Council. The City cannot guarantee the availability of future funds nor obligate 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 Egizio, Artistic Director</u>
Signature of Authorized Official:	 Date: <u>February 26, 2015</u>
Name and Title of Project Contact:	<u>Sam Portis, Portis Building</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 aerial images of the facilities which you may use as a starting point on the City Smartmap located here:

http://www.dunwoodyga.gov/index.php?section=http://http://dunwoodyga.gov/index.php?section=for_residents_create_and_view_maps

See Attachment. Stage Door Players is one of three non-profits located in the DeKalb Cultural Arts Center. The entrance is in the North end of the building at 5339 Chamblee Dunwoody Road.



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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.

Please NOTE: ADA compliant bathrooms are not included in this request as we have been told that they are included in the City's 2015 Budget.

The Stage Door Player's facility has remained the same for the last 25 years except for occasional cosmetic improvements. The City's - Section 6 of the Facilities Assessment and Recommendations document – observes this is a repurposing of an existing building that has worked well to this point. If the theater is to grow and continue to be a professional recreational facility for our citizens, the recommended improvements must be made. Note: the majority of the changes to this facility would benefit any future non-profit moving in, should the theater find a new and larger space at Brook Run within the next two years.

Proposal priorities are:

In theater space:

1. Bringing Electric to code for both interior and exterior, which will require more power to the building, lighting improvements outside for safety, and inside there will be additional power needed for fire safety code compliance for the power going to the dimmer and light boards.
2. Replacement of floor covering - Carpet replacement in the theater. Stage floor resurfacing or replacement.

Main Entrance Interior & Exterior Improvements:

Interior:

1. Lobby entrance: wainscoting to cover current cinder block walls with trim base & cap.
2. Paint the lobby/foyer.
3. Track/Can Lighting for lobby/foyer.

Exterior:

1. Up lighting for walls to enhance entranceway for safety of patrons on walkway.
2. Exterior Painting: Clean and pressure wash exterior columns. Painting of walls, columns, and exterior doors.
3. Wall repairs: application of new drip edge top corners of building to remove and prevent mildew. The roof ridge is currently not adequate for drainage, water sits in entry area causing a slip hazard condition in cold weather. Possible stone walls along current stucco exterior entranceway.
4. Decorative Planters - planted seasonally by Dunwoody Garden Club members.
5. Entranceway doors to be painted and enhanced with laser cutout of Stage Door Players logo to further identify the theater.
6. Sign to be replaced with marquee style signage upon approval by the City.

PROJECT BUDGET

Total Project Cost:	<u>\$108,832.54</u>
Total City Funds Requested:	100,000.00

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.

Interior Electrical: \$ 14,500.00
Interior Flooring, Painting, Improvements: \$ 52,580.04
Exterior Repairs, Lighting, Painting: \$ 41,752.50
See the attached spreadsheet for budget and justifications



STAGE DOOR PLAYERS 2015 FIPP PROPOSED EXPENSE FUNDING

EXPENSES						JUSTIFICATIONS
<u>INTERIORS</u>						
<u>Electrical</u>					\$14,500.00	
See Bid.....300 amp Panel			\$4,200.00			Losing power on lights during performances
see Bid.....Materials as needed, main breaker panel, new			\$5,800.00			Safety issue. Needs to be code compliant. Current electric is over 25yrs old.
panel box, disconnects, connectors,conduit & wire						Current equipment was purchased "used" over 15yrs ago
Dimmer boards Need to have a total of 300 Amps=36,000 watts			\$4,500.00			
<u>Floor Covering</u>					\$24,971.60	
Theater seating area & Stage front Carpeting			\$7,889.47			Current covering showing wear and is a safety issue.
Office Carpeting			\$3,068.13			General update necessary for aesthetics and safety
Stage flooring - Leveling & installation 3/4" T & G Pine flooring (Painting by stage door players volunteers)			\$5,446.00			Safety issue for performers -- present floor is unlevel.
Concession Room (Remove & replace VCT tile) with vinyl base			\$4,998.00			Stained, is original flooring
Lobby Area (Remove & replace VCT tile) No base needed if wainscoting is approved			\$3,570.00			Stained, is original flooring
<u>Painting</u>					\$8,041.00	
Offices	954	2.75	\$2,623.50			Last professional painting was over 15yrs ago.
Hallway	1082	2.75	\$2,975.50			Using Metal door to improve life of doors & hinges
Concession room	888	2.75	\$2,442.00			Current wood doors falling off track and hinges.
<u>Main Entrance Interior Improvements</u>					\$10,122.44	
Wainscoting 55" high	642	10	\$6,420.00			To give fresh clean look to entry and hide the cinder block wall
4 x 8 MDF	51	26.2	\$1,335.18			
1 x 4 MDF	320	1.1	\$352.00			
1 x 6 MDF	270	1.2	\$324.00			
Molded Base MDF	135	1.5	\$202.50			
Trim Base & Top cap	135	6.5	\$877.50			



STAGE DOOR PLAYERS 2015 FIPP PROPOSED EXPENSE FUNDING

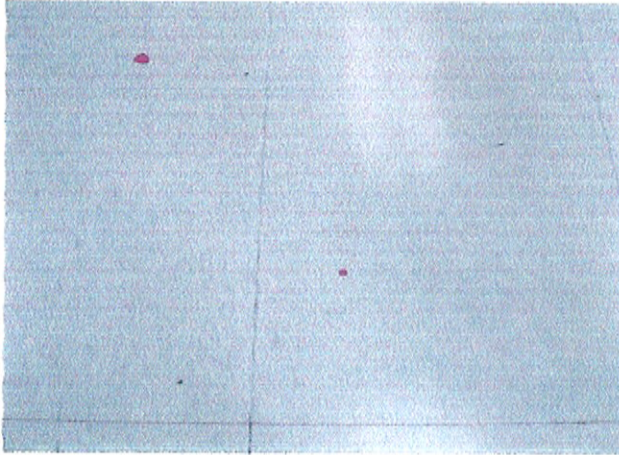
Adhesive	3	38.4	\$115.26			
Track Lighting for gallery pictures 2-8' pc...w/ 8 lights	1	496	\$496.00			Update lighting with current style can & track lights.
Paint Block (covered in painting above)						
Paint inside of entrance doors (covered in Painting above)						
Concession room Furniture						\$2,685.00
Improved storage and shelving for props and supplies			\$500.00			Improve storage for props and equipment and to revitalize concession/rehearsal room.
Furniture seating			\$1,500.00			
Small café tables & Chairs or High boys			\$685.00			
Window Covering						\$2,000.00
Install new window coverings in concession room			\$2,000.00			Updated wooden blinds
Door work (using all commercial grade steel doors)						\$4,760.00
Lock installed on Conference door (match commercial motise lock hole)			\$685.00			Currently the office, concession/rehearsal room are open to the public. Need to secure the property.
2 new solid steel panel doors installed in concession & back stage			\$2,179.00			
2 sets of louvered doors in concession room to secure storage rooms.			\$1,896.00			
TOTAL INSIDE						\$67,080.04
EXTERIORS						
Electrical						\$4,717.50
Up lighting for walls 10-12	12	320	\$3,840.00			
Repair Down lighting in ceiling of roof	135	6.5	\$877.50			
Painting						\$8,380.00
Clean & pressure wash exterior walls & columns	1	1500	\$1,500.00			Clearer identification of theater entrance and safety for patrons.
Painting of columns	12	200	\$2,400.00			
Painting exterior of entrance doors both sides	1280	3.5	\$4,480.00			



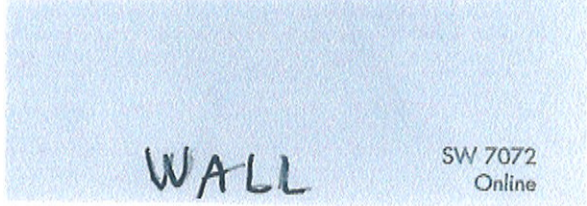
STAGE DOOR PLAYERS 2015 FIPP PROPOSED EXPENSE FUNDING

Wall Repairs									
								\$25,555.00	
Replace top corners of building drip edge	30	12.5	\$375.00				Roof ridges not adequate for drainage, water drains from building directly into entry area. Mildew grows on building face and causes a slip hazard in cold weather		
Stucco repair needed	8	65	\$520.00						
Proposed partnership for stone veneer of exterior entrance	1370	18	\$24,660.00				Public/Private partnership possible		
Street Sign									
New Sign Base(use as much of existing as possible & cover)			\$1,000.00					\$2,500.00	to update signage to be consistent with Spruill center
Lighting of Sign (use existing)			\$0.00						
N Sign to match Spruill Arts center			\$1,500.00						
EXPENSES									
Outside Items									
Planted Urns at entrance to Theater	4	150	\$600.00					\$600.00	For further identification of theater entrance
Total for Exteriors									
								\$41,752.50	
TOTAL FOR ALL EXPENSES									
								\$108,832.54	

EXISTING FLOOR



WAINSCOTING

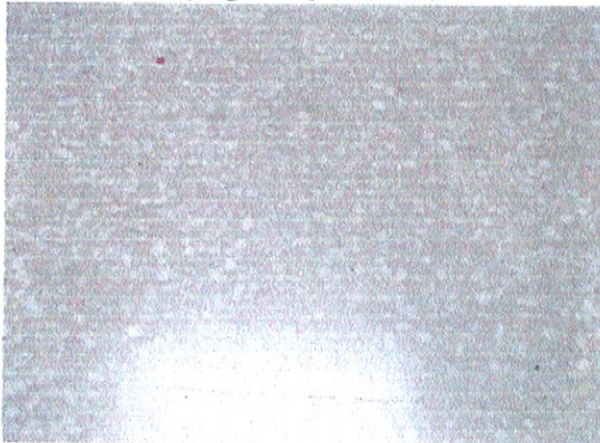


WALL

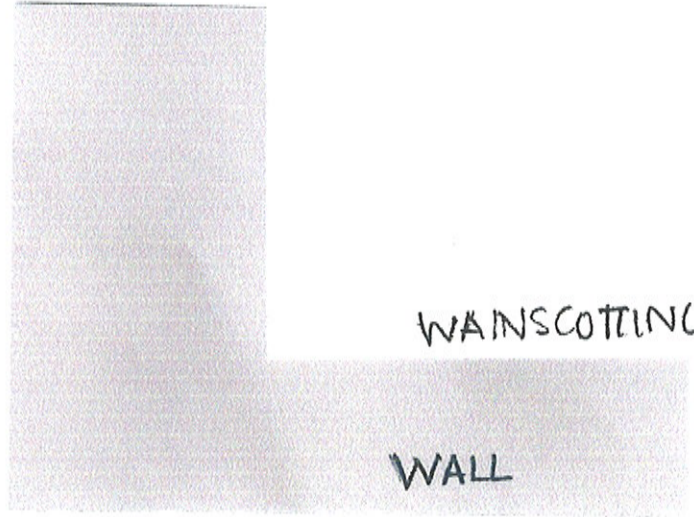
SW 7072
Online

Proposed colors for Concession/Rehearsal Room

EXISTING FLOOR



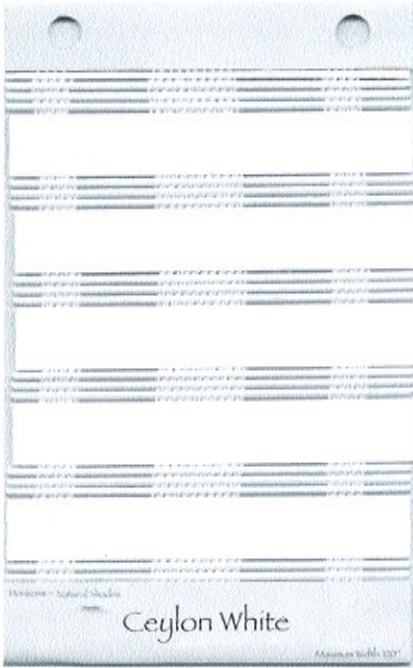
WAINSCOTING



WALL

Proposed colors for Lobby

#7.



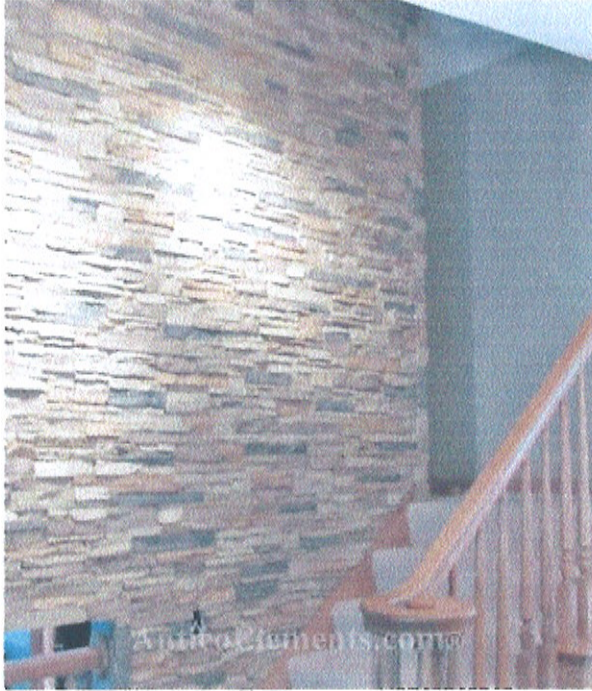
Proposed window coverings for Rehearsal/Concession Room



Proposed Wainscoting for entry and Concessions/Rehearsal Room



Proposed track Lighting for Foyer area



Proposed Stone at Entryway
FOR EXTERIOR



23" wide x 30" tall
Black fibercast
28 pounds Not filled
\$425 each
\$150-200 to fill each for first season price range dependent of final plants
After first fill of soil and plants, \$75-125 each to fill



Proposed planters at Entry
CHOICES WITH
BLACK ENTRANCE
DOORS



EXISTING STREET SIGNTo update signage to be consistent with Spruill center sign, to try to use existing lighting and modifying base to look like Spruill center keeping sign the same size

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.

Section 6: Special Use Plan:

The Stage Door Players facility enhancements will cultivate the performing arts in our community. Part of the overall culture of our city depends on giving our citizens a well-rounded choice of recreation. If we are to be a complete city, we need to realize the academic and economic impact that a popular, prospering, professional theater can provide. When relocating, businesses and highly educated families, look for amenities across the spectrum – a sense of place that includes good schools, attractive infrastructure, hotels, restaurants *and the Performing Arts*.

The proposed repairs to the current facility, will enhance the structure, provide the time to move to a larger space, possibly into the Brook Run Theater space. Season subscribers for Stage Door Theater are currently well over 1000. With current space limitations, we cannot bring the larger productions or musicals to the stage.

Under Section 6 Interior Spaces references a need for storage and shelving to alleviate crowded hallways and gathering areas, therefore modifications are necessary as noted.

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 Stage Door Players has been in existence for 41 seasons. The Theater offers quality and professionalism in all productions - six productions a season, 1500 tickets are sold per show.

What started as a community theater has fully transitioned to a professional level of live theater in not only Dunwoody, but the greater metropolitan area. Now, the season subscription ticket holders travel from Roswell, Sandy Springs, Brookhaven, and beyond.

Stage Door Players is the only professional live theater in the community. The theater not only educates adults, this summer in partnership with the Dunwoody Rotary, a grant has been given to produce a play on "bullying" that will be used in our elementary and middle schools. All of this is provided to the community by one paid employee, in-kind donations, sponsors, and a host of volunteer hours encompassing the administration, stage, lighting & sound booth, ticket takers, and our fundraising efforts.

According to the study released in 2012 by the Americans for the Arts - the economic and educational impact of the nonprofit arts industry is:

- \$134 billion in economic activity annually
- \$53.2 billion in spending by arts organizations
- \$80.8 billion in event-related spending by audiences
- 4.85 million full-time equivalent jobs
- Students who were engaged in the arts early in high school had lower dropout rates, had higher graduation rates, increased higher education enrollments, and scored 15% higher on standardized tests than students without exposure to the Arts.

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.

We are working to leverage this funding through community partners to provide some of the materials and/or labor needed for these improvements. In 2015, we have seen an increase in the support of many of our Dunwoody nonprofits through their generosity and understanding of the impact the Performing Arts can have on a community.

That support already includes the Dunwoody Rotary, the Dunwoody Homeowners Association, the Dunwoody Garden Club, the Dunwoody Preservation Trust, the Dunwoody Women's Club, the Convention and Visitor's Bureau of Dunwoody and the Dunwoody Chamber of Commerce.

We are seeking support from a major building materials company, two different carpet companies for discounted or free carpet donations, varied electrical discounts, and a generous gift from a local florist for urns & plantings at the exterior entranceway. Several of these requests are awaiting confirmation.

Please review samples of proposed ideas and materials in your packet.