



4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
dunwoodyga.gov | 678.382.6700

MEMORANDUM

To: Mayor and City Council

From: Brent Walker, Parks and Recreation Director

Date: August 13, 2018

Subject: Award of 2018 Facilities Improvement Partnership Program Projects

ITEM DESCRIPTION

The City received four applications for the 2018 Facility Improvement Partnership Program. Staff proposes funding two projects totaling \$233,000 (reserving \$17,000 for contingency). Staff also proposes implementing portions of one project through the FY 2018 Parks and Recreation Operations Budget and not funding the fourth project request.

BACKGROUND

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. As part of the 2018 Budget, the Mayor and City Council allocated \$250,000 for the Facilities Improvement Partnership (FIP) Program.

DISCUSSION

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 – Eco Classroom
- Dunwoody Preservation Trust – Parking Lot, Guest House Renovation and Landscaping Improvements
- Spruill Center for the Arts – Utility Upgrades and Exterior Improvements
- Dunwoody Senior Baseball – Storage Lockers

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



4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
dunwoodyga.gov | 678.382.6700

The proposals were reviewed and scored by the Assistant City Manager, Accounting Manager, Parks Operations Manager and the Parks and Recreation Director. The results of the combined scores are as follows:

Scoring Criteria	DNC - Eco Classroom	DPT - Parking Lot, Guest House and Landscaping	SCA - Utility upgrades and Exterior Improvements	DSB - Storage Lockers
Master Plan Alignment (600 pts)	565	505	335	125
Relationship to Existing Programs	365	365	335	115
Leveraging Other Funds (400 pts)	80	341	50	100
Project Benefit (160 pts)	140	138	85	25
Timeframe and Scope (120 pts)	110	65	95	120
Cost (100) pts)	95	90	95	85
Program Alignment (40 pts)	40	30	31	10
Total (1820 pts)	1395	1534	1026	580

FUNDING

The 2018 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 \$308,605 in city funds has been requested against the available \$250,000.

Cost Breakdown	DNC - Eco Classroom	DPT - Parking Lot, Guest House and Landscaping	SCA - Utility upgrades and Exterior Improvements	DSB - Storage Lockers
City Funds Requested	\$91,633	\$170,972	\$31,000	\$15,000
Organization Funds/Support	\$10,182	\$190,000	\$-	\$4,225
Total Project Costs	\$101,815	\$297,972	\$31,000	\$19,225

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.

Denis Shortal Mayor
Eric Linton, ICMA-CM City Manager
Sharon Lowery, CMC City Clerk

Pam Tallmadge City Council Post 1
Jim Riticher City Council Post 2
Tom Lambert City Council Post 3

Terry Nall City Council Post 4
Lynn Deutsch City Council Post 5
John Heneghan City Council Post 6

Packet page:...



4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
dunwoodyga.gov | 678.382.6700

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

RECOMMENDATIONS

In overview, staff recommends partially funding the two projects from the Dunwoody Preservation Trust and Dunwoody Nature Center through the FIPP Capital Budget. We also recommend completing some of the projects at the Spruill Center for the Arts through the operations and maintenance budget. We do not recommend funding of Dunwoody Senior Baseball's request for storage lockers.

Staff recommends partially funding the Dunwoody Preservation Trust's \$171,000 request, from the FIPP capital budget, in the amount of \$151,000 to rehabilitate the guest house and expand the parking lot at the Donaldson Bannister Farmhouse. The request for landscaping will be managed through the Parks Operations Budget. We also recommend partially funding the Dunwoody Nature Center Eco Classroom in the amount of \$82,000 of the \$92,000 requested. These funding amounts will provide a \$17,000 contingency fund in the FIPP Budget and any project costs over the allocated \$250,000 FIPP budget must be paid by the requesting agency.

Staff also supports the Spruill Center for the Arts request through the general operating budget, for upgrades to the welding studio, bathroom repairs and facility utility upgrades. These projects are estimated to total \$30,000. We will work with the Spruill staff to determine what projects can be completed within this year's operational budget funds.



Dunwoody Preservation Trust
 PO Box 888658, Dunwoody GA 30356
 P: 770-668-0401 F: 404-445-7949
www.dunwoodypreservationtrust.org

July 9, 2018

City of Dunwoody
 Facilities Improvement Partnership Program
 4800 Ashford Dunwoody Rd
 Dunwoody, GA 30338

Dear Selection Committee,

Enclosed is our 2018 FIPP Grant request for critical improvements to the Donaldson-Bannister Farm. This request builds on prior FIPP awards that, when coupled by cash, in kind contributions, volunteer labor, with property and site master plans provided by DPT have improved this property and enabled it to open as a Special Use Park on May 1, 2018. While the park is now open to the public, it is not complete and cannot fully meet the current demands for its use. This grant request is intended to bring the property in alignment with the intended goal as a fully operational park offering community and private events, educational and recreational opportunities, as well as leisure activities for this dawn to dusk public facility. Time is of the essence as the park usage for both leisure and planned events has, and will, increase substantially during the next few months. A current calendar of activities is included with this request. Three specific components, consistent with the previously developed property and site work master plans, are included with this application. The site has limited parking and part one of the request is intended to increase the daily parking capacity to at least 26 vehicles in addition to the 2 existing handicapped parking spaces.

The second component provides for the substantial completion of the Guest House. This is the only remaining building requiring significant rehabilitation. The Guest House will provide for a central office for the park as well as meeting and classroom space as needed. Part of the funds already committed to the rehabilitation of this house have been donated with a specific requirement that they may only be used for the Guest House rehabilitation.

The third component is intended to bring the landscaping plan contemplated in the master site plan closer to completion. It should be noted that both the parking component and the landscaping component of this request result from eliminating these items from the 2017 site work project due to cost considerations.

This grant request results from significant planning by DPT and provides for the greatest value possible for City of Dunwoody and DPT investment. We are requesting that this project be approved in total in order that this park can be fully operational. Dunwoody Preservation Trust looks forward to partnering once again with the City of Dunwoody Parks and Recreation Department to bring this project to reality.

Very truly yours,

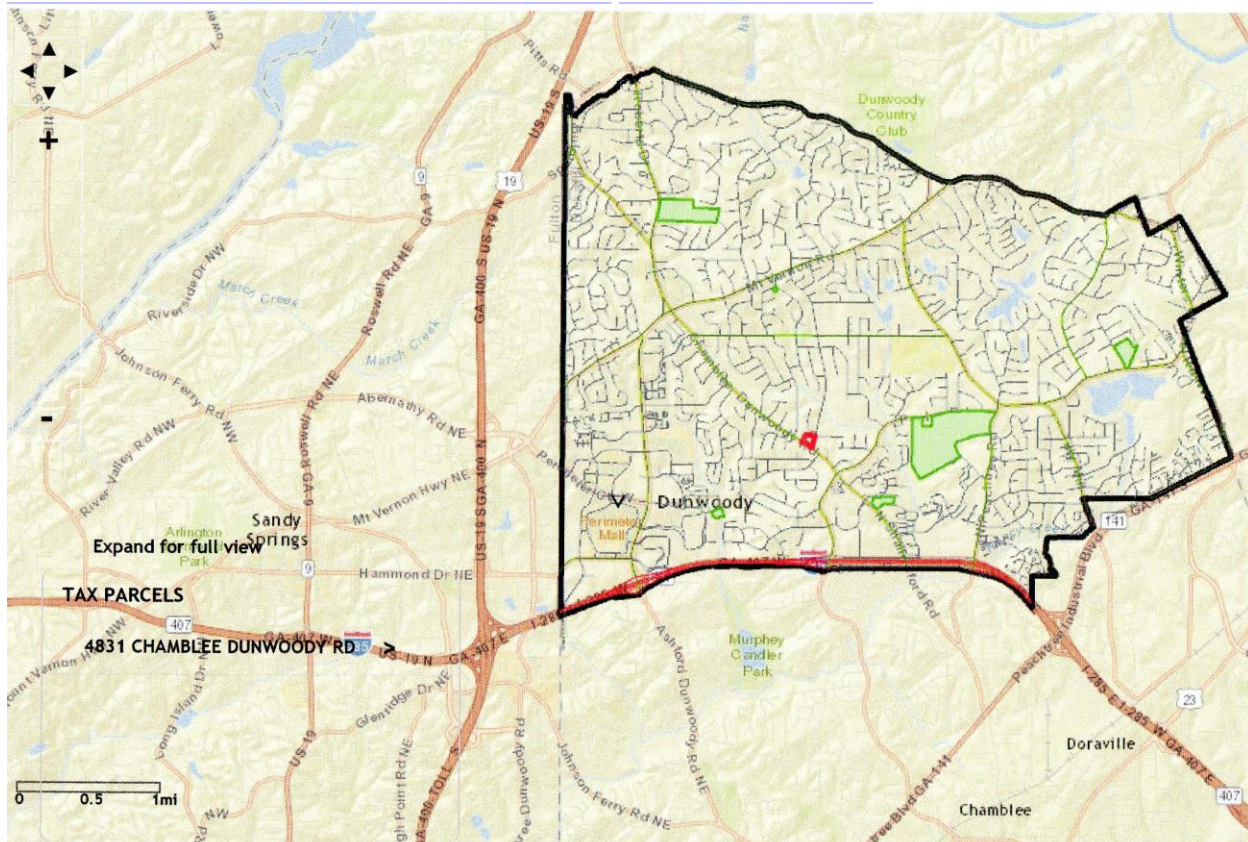
James R. Williams
 President

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 at 4831 Chamblee Dunwoody Rd. on the 2.9-acre site of the Donaldson-Bannister Farm Property in the northeast quadrant of the intersection of Chamblee Dunwoody Road and Vermack Road in Dunwoody, Georgia. Except for a small family cemetery leased to the City of Dunwoody, the property is owned by the City and operated by the Dunwoody Preservation Trust by way of an annual, renewable Facilities Usage Agreement. This application is focused on additional parking and paths to provide ease of access to the property, structural improvements and repairs to the guest house/caretakers cottage, and landscaping improvements.



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 project provides for substantial completion of the previously prepared plans for the rehabilitation of the structures and site improvements for the Donaldson-Bannister property.

The 2012 Master Plan for the Donaldson-Bannister Farm, including the Outbuildings and Site prepared by Lord, Aeck and Sargent Architecture provided a comprehensive study of the property and structures, and provided a detailed description of rehabilitation and enhancement required, and market analysis of use of the property for the benefit of the public.

In addition, completion of the rehabilitation of the gardens and grounds will create a welcoming environment and one that encourages the public to enjoy the park setting. This project is intended to substantially complete the Donaldson-Bannister Farm Site Improvements Plan by Stantec Consulting Services, Inc.

Several of the structures on the property have been rehabilitated to the extent that they are ready for public use. In order for the park to be fully functional and generate the income necessary for self-sufficiency in operation, the improvements that are the subject of this grant are essential.

This project builds on DPT's commitment to rehabilitating this historical treasure when it entered into a Facility Usage Agreement with the City of Dunwoody in 2012.

Although there are numerous projects needed to fully rehabilitate the property and its structures; the work accomplished to date by the City of Dunwoody and the DPT has placed the park in a position to open its doors and grounds to the public. These grant projects proposed in this proposal focus on providing safe access, adequate parking, as well as walkways to provide connectivity when on the property. In addition, the proposed project includes rehabilitation of the garden and open space areas located on the property to enhance the park setting for the enjoyment of the public and to create a welcoming environment for historic education activities, meetings, and special events.

Since the park's opening on May 1, we have received significant demand for use of the park and that demand is growing by the day. It is critical that the foundation of the park be completed to handle the demand for the use of the park.

PROJECT BUDGET

Total Project Cost:	\$297,972.25
Total City Funds Requested:	\$170,972.25

DPT has secured cost estimates from vendors, landscape architects, contractors and other professionals retained by DPT in order to estimate the cost of the project. DPT has also sought to include project components that will leverage in-kind donations and volunteer participation. Detailed budgets are included with this application. Please note that the project involves significant involvement by DPT in its implementation. Rather than using a single source contractor for the subject of this grant, the project will be broken down into its three major components and each component is further broken down and handled/awarded based on its components so that frictional costs (profit and overhead) are significantly reduced creating greater value for the City. In addition, the parking area, while still in the conceptual stage, utilizes the services of a city contractor for its construction. All components of the parking area have been evaluated.

The following is a description of each of the major project components of the project:

- **Parking and Walkways.** This component of the project will provide for additional daily use of the parking area in the northeast quadrant of the property and walkways connecting the parking areas and structures on site. Daily parking spaces will increase to 26-28 and will be properly delineated. (Project cost: \$88,972.25. See Exhibit A for project specifics)
- **The last remaining structure on the property requiring attention is the Guest House/Caretaker's Cottage** in line with the previously discussed project Master Plan. This component focuses on the rehabilitation of that structure for use as the main office for the management of the property, and as potential classroom and meeting spaces when needed. (Project estimated cost: \$189,000. See Exhibit B for project specifics)
- **Garden and Grounds.** The designated garden areas and the open space areas on the property are essential to the rehabilitation process for the property. Improvements to date include a focal point fountain, plantings of trees, shrubs, irrigation system, park benches, trash receptacles, safety handrails, lighting enhancements and pedestrian safety lighting. Much of the site work has been completed; however, a significant portion of the planting needs to be completed. This component focuses on the significant completion of the plant installation plan. (Project estimated cost: \$20,000 See Exhibit C for project specifics.)

PROJECT JUSTIFICATION

Master Plan Alignment

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 Parks Master Plan can be found here:

http://dunwoodyga.gov/index.php?section=departments_park_and_recreation_parks_master_plan

[Alternative Funding and Partnerships](#)

[GreenPlay has extensive experience evaluating options for alternative funding, which typically includes grants, donor programs, sponsorships, and/or partnerships. We have identified key partners in the area through the planning process that can provide management](#)

DPT recognizes the City of Dunwoody has invested heavily in its parks and recreation programming since the completion of the 2011 Parks, Recreation and Open Space Master Plan and the new 2016 Parks, Recreation and Open Space Master Plan recently completed.

The implementation of this project is consistent with the spirit of both the 2011 Parks, Recreation and Open Space Master Plan and the 2016 Parks, Recreation and Open Space Master Plan and will focus on the actionable items included in the 2016 plan. The spirit of the 2016 plan is to encourage the city to focus and improve on existing parks and to expand the network of contractors for current and future programs. The plan cites insufficient staffing and contractors for an expanded service delivery service, a need for more programs in education/enrichment, fitness/wellness, an emphasis on maintaining and improving existing facilities and grant opportunities that should be pursued as a resource for park development. Further, as indicated on page 42 of the Parks Master Plan under Values, The City's commitment to cultural and historic preservation are also greatly valued by the community.

It should also be noted that under Section II. Needs Identified by the Community: General Programming: B. Park and Recreation Influencing Trends, this project will provide for six of the ten trends to be met at this one property. They are:

1. Environmental education programs
2. Mind-body/balance programs such as yoga and tai chi
3. Programs for active older adults – i.e. senior yoga, walking clubs
4. Educational programs
5. Holidays and special events
6. Day camps and summer camps

As will be discussed, this application focuses on the capital needs for the Donaldson-Bannister Farm that will allow Dunwoody Preservation Trust, as the City's contracted user of the facility to staff and implement public and private events, both free to the community and income producing, which will benefit the community not only by way of the event, but also, for the income benefits used for the operation and the maintenance of the property. Specific reference to objectives and actions listed in the plan along with the benefits derived by this FIPP grant follows:

Objective 1.2: Increased Staffing or Contractors for Expanded Service Delivery

Action: 1.2a Expand network of contractors for current and future recreational programs.

The grant will allow Dunwoody Preservation Trust Staff, and the park, to have an office facility, that can also be used as a classroom or meeting facility. DPT staff is focused on the use of the park by the public via at least four free community events per year. In addition, staff will concentrate on the delivery of future programs, both educational and recreational, and will maintain a presence on site during the majority of the operational hours of the park. This additional staffing will supplement the city staff and create additional programming at no additional cost to the city.

Objective 1.4: Cooperative Use of School Facilities and Scheduling

Action 1.4a Work with the school system to develop/modify an IGA for the scheduling and use of facilities.

An intended use of the property is to satisfy the educational history requirements of grades 4-6. DPT anticipates that public (and private) elementary schools will utilize the property in connection with these educational requirements. The master plan for the property has been specifically designed to allow for school bus access. Parking and landscaping are critical to implementing this plan.

Objective 2.1: Increase Programs in Education/Enrichment, Fitness/Wellness, and Youth Sports

Action: 2.1.a Continue to work with existing partners to expand programs in the areas of education/enrichment, fitness/wellness, and youth sports.

Please refer to the attached proposed calendar of events (Exhibit D) that outlines both actual and potential programming for the property. This programming is contingent on the capital improvements to be funded by this FIPP Grant. For instance, please note that outdoor yoga (a major request by plan respondents) is contingent on having a landscaped, quiet outdoor area. The main house can also be used for adverse weather days. Walking clubs for men, women and couples are concepts that can be implemented upon completion.

DPT has also indicated its desire to increase programming through the offering of summer camp programs. This year, utilizing existing space, DPT is offering four weeks of summer camp programming. Next year, with expanded space, parking and physical facilities, DPT will be able to increase its offerings.

Objective 2.2: Increase the Number of Community Events

Action: 2.2.a Continue to work with existing partners, seek out new partners, and/or singularly work to expand community event opportunities.

Again, please refer to the attached proposed calendar of events (Exhibit D) that outlines both actual and potential programming for the property. The number of new event opportunities for the community will increase significantly. Parking, landscaping and physical facilities, as requested in this FIPP grant application, are all necessary to meet this objective at Donaldson-Bannister Farm.

Objective 2.3: Increase Opportunities for Concerts, Live Performances, and Other Special Events

Actions 2.3.a Continue to work with existing partners, seek out new partners, and/or singularly work to expand concerts, live performances, and other citywide special events.

DPT has active plans for concerts, live performances and potential events that will attract participants from the surrounding area. This year, using the limited space available, and in spite of the fact that the facility was not yet officially open to the public, DPT was able to hold auditions for its Dunwoody Idol contest and hold at least one "Concert in the Field" (as a trial run). Opportunities for events such as these will increase upon completion of the improvements contemplated by this grant.

Objective 2.4: Balance Passive (self-directed) and Active (directed) Programming

Action: 2.4.a Continue to work with existing partners, seek out new partners, and/or singularly work to provide an equitable balance between passive (self-directed) and active (directed) programming.

When completed, there will be not only be an active docent program for the property, but also a self-directed tour available. The history of the property, and each building on the property, will be highlighted in these tours.

Objective 3.1: Maintain and Improve Existing Facilities

This is perhaps the most pressing, actionable objective in the Parks Master Plan relating to the completion of the capital needs of this FIPP grant. The park was able to open on May 1 and will now be much improved both functionally and visually by the work contemplated in this grant.

Objective 5.2: Limited Funding for Park Redevelopment

Action: 5.2.a Explore alternative funding opportunities

While not included in the list of options for alternative funding opportunities, DPT has consistently demonstrated its willingness to provide significant alternative funding in the form of grant matching funds and, just as significantly, direct funds utilized for the rehabilitation of the property. This willingness will carry over as the park becomes operational and DPT can generate additional funding to be used for property maintenance.

Several recreational family outdoor activities which are not specifically listed in the report but are an underlying theme of the master plan will be possible upon completion of the FIPP grant capital improvements. These include Horse Shoes, Corn Hole, Kite Flying, Field Darts, Picnics, etc.

The implementation of this project furthers the intent of the City of Dunwoody and the Dunwoody Preservation Trust to create a public Special Use Park with an emphasis on historic interpretive programming.

Relationship to Existing Programs and Users

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. Please include any supportive information found in the Parks Master Plan Survey Data

Dunwoody Preservation Trust's mission is "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, the development of an education series for school-age children and the community-at-large; and now the commitment to the rehabilitation of, and programming for, the Donaldson-Bannister Farm as a Special Use Park.

The Donaldson-Bannister Farm Property is an historic treasure in the heart of Dunwoody that offers the potential to provide a unique recreational and educational experience. The property, which was listed on the National Register of Historic Places in 2009, offers great potential for community recreational use and enjoyment. Rehabilitation of the property and structures has presented tremendous challenges due to the level of structural deterioration that existed and the cost of rehabilitation to restore the property to a safe, enjoyable park and recreational resource.

As the City of Dunwoody grows and the old makes way for new business and residential development, the Donaldson-Bannister Farm offers residents and visitors to Dunwoody a cultural recreation experience. It is a place that will tell the story of Dunwoody and offer residents and visitors an historical perspective and appreciation of our community.

DPT seeks to create a sustainable and self-sufficient operation at the Donaldson-Bannister Farm Property. In order to accomplish that goal, DPT must be able to generate income from the property to help maintain and operate the facilities and programs on site. The property offers green space for passive recreation opportunities including walking trails and picnic facilities. The structures open the opportunity for social events, non-profit and corporate meetings; educational series and special programming, workshops, classes, and camps. The working farm history of the property offers the DPT the opportunity to provide an historic 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 work completed to date has at last allowed the property to open for public use effective May 1, 2018. Through this grant project, safe access onto the property, more adequate parking, rehabilitation of the Guest House and significant completion of the landscaping plan will enhance the use of the park. Walkways will be installed to connect the public parking area to the structures, gardens, and open space areas. Tours of the property can then be conducted that give visitors an understanding of Dunwoody's earliest beginnings and an appreciation of a working farm life. Staff will have space to develop historic education programs that can be conducted on site for school age children and adults as well as social events and meetings. The public will be able to wander the grounds of the property and enjoy passive outdoor recreational activities such as picnicking and informal games.

DPT is grateful for the generous support of the community for this project. DPT is also grateful for the investment and support that the City of Dunwoody has provided for this project. Now that the property is open, DPT anticipates that community residents will become even more energized and committed to the full operation of the property and its structures. Seeing and experiencing the property first hand will allow Dunwoody residents to truly understand the unique value of this recreational and historic educational resource in the heart of Dunwoody.

Leveraging of Other Funds

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

The operation of the Donaldson-Bannister property by Dunwoody Preservation Trust provides funding for not only the operations of the non-profit, but also for a portion of the park maintenance utilized by the non-profit. The City and DPT jointly develop revenue producing park and recreation facilities and share risk, operational costs, responsibilities, and asset management based on the strengths of each partner. Further, a major weakness identified by the 2016 Parks and Recreation Master Plan is Staffing for Future Programming. Funds for this project will assist the city in meeting that objective by allowing DPT to utilize its staff in the operation of the park. DPT will also have the ability to use its resources and expertise in utilizing volunteers in the operation of the park via its docent, educational and community events programming.

The Dunwoody-Preservation Trust has demonstrated its commitment to the rehabilitation and reuse of the Donaldson- Bannister Farm Property for the residents of Dunwoody. This commitment has already been evidenced by the DPT \$110,000 investment in the preparation of the Master Plan for the Donaldson-Bannister Farm, Including the Outbuildings and Site; the \$50,000 DPT cash commitment and \$50,000 leverage commitment to the *2015 Facilities Improvement Partnership Program*; the \$32,000 DPT cash investment for the preparation of the master site improvement plan; and, most recently, its \$248,000 investment for the *2016-2017 Facilities Improvement Partnership Program* grant, employment of a Site Project Manager to oversee operations; ongoing investment into the rehabilitation of the property, and the thousands of volunteer hours from DPT Board Members and community residents in planning, fund raising activities, and working on site.

For the *2018 Facilities Improvement Partnership Program* grant, DPT is applying for \$170,972.25 and will again commit significant cash resources and commit to leverage resources from private sources, DPT resources and volunteer labor. Specifically, DPT is committing \$100,000 in cash contribution from cash on hand that has been raised through a year long \$50,000 matching funds commitment from an anonymous donor, with those funds matched in their entirety. These anonymous donor funds are specifically limited in their use to the rehabilitation of the Donaldson Bannister Guest House/Caretaker's Cottage.

In addition, DPT is committing \$27,000 of additional funding in the form of:

- Volunteer labor for implementation of the project is estimated at \$10,000 based on labor from planting estimates in hand and using volunteer hours from DPT and community organizations' volunteer labor. Volunteers will be particularly important in the preparation and planting of landscaping materials.
- Project Oversight: DPT employs a Site Rehabilitation Manager who oversees the on-going construction and rehabilitation components of the project. A \$17,000 commitment of time is made to the cost of construction, engineering and inspection.
- Further, we anticipate that, should this request be approved, we will be able to secure additional funding in the form of in-kind donations.

It should be noted that the Donaldson-Bannister Master Plan has been used for the rehabilitation of the property. That plan, completed in 2013 projected an estimated median cost of \$4,000,000 for rehabilitation of the property. Through volunteer efforts, City and DPT cost control, and community contributions, the actual cost for the rehabilitation of the property will be less than half of that projection even though five years of inflation would have increased that projection. DPT is committed to seeing that this project is implemented in a timely manner and within budget. DPT will work with City of Dunwoody personnel to establish project schedules, final design, and project costs.

Following are the components of this request:

2018 Facilities Improvement Partnership Program Application

Project Name: Parking, Guest House and Plantings

Organization/Group: Dunwoody Preservation Trust, Inc.

Summary Cost Breakdown
FIPP Grant Funds \$ 170,972.25
DPT Cash Funds \$100,000
DPT Project Inspection Oversight \$17,000
In kind contributions - plantings, etc. \$ TBD.
Volunteer labor - grounds work, plantings. \$10,000 est.
TOTAL \$297,972.25

Exhibits A, B, C & D follow.

Exhibit A: Parking and Walkways

The actual plan for this project is conceptual and will require engineering. Even though it is conceptual, it has been reviewed by a qualified contractor and estimates are provided. The project anticipates raising the level of the parking area, eliminating the need to cut deeper into the existing bank and building a larger wall, thereby lowering the overall cost of the project. Further, drainage issues become more manageable.



Estimate

Donaldson Bannister Gravel Parking Revised Dunwoody, Georgia 7/2/2018

1.00	ls	Moblization	\$2,400.00	\$ 2,400.00
1.00	ls	Grading	\$3,006.25	\$ 3,006.25
1.00	ls	Wall Grading	\$2,622.00	\$ 2,622.00
15.00	lds	Dirt Import	\$ 185.00	\$ 2,775.00
325.00	tn	GAB	\$ 38.00	\$12,350.00
110.00	lf	Remove and Replace Fence	\$ 15.00	\$ 1,650.00
1.00	ls	Move Timbers	\$ 637.50	\$ 637.50
28.00	ea	Curb Stops	\$ 120.00	\$ 3,360.00
250.00	lf	18" HDPE Storm Drain	\$ 31.25	\$ 7,812.50
2.00	ea	Nyloplast Yard Drains	\$2,150.00	\$ 4,300.00
1,800.00	sf	Sod	\$ 1.10	\$ 1,980.00
1.00	ea	Tie Into Existing	\$ 850.00	\$ 850.00
1.00	ld	Roll Off	\$ 400.00	<u>\$ 400.00</u>
Price for Parking Lot				\$44,143.25
Price for Wall				\$25,000.00
Price for Engineering				\$ 5,000.00
20% Contingency				<u>\$14,829.00</u>
Total Price Complete for Added Parking Space				\$88,972.25

Notes:

The proposal is based on measurements by Lee Hensley.

Permitting has not been included.

No tree removal.

No pole or guy wire removal or replacement.

Based on 128' x 96' area.

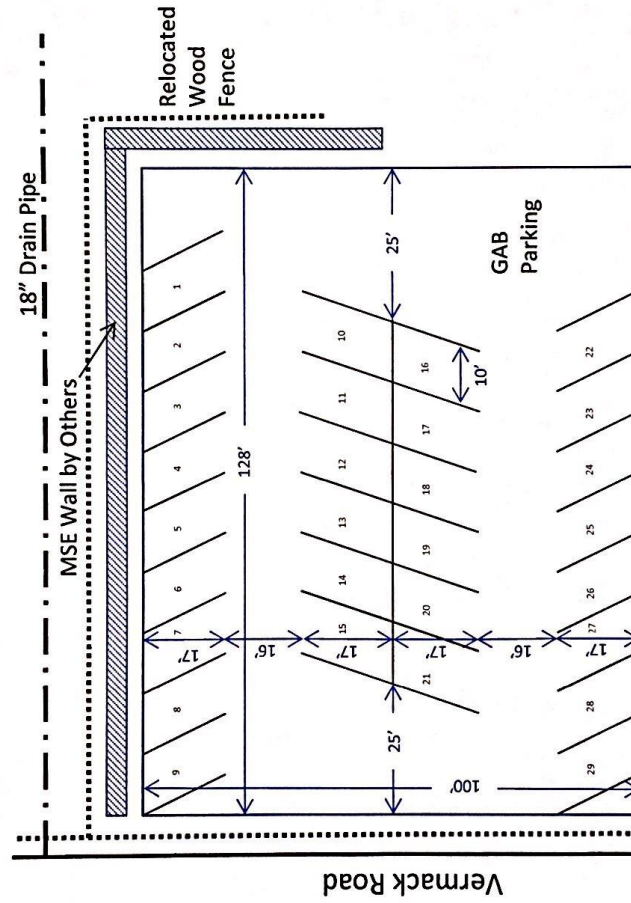
Utility conflicts are not included and will be dealt with on individual basis if encountered.

All items not noted are excluded.

7/6/18

DONALDSON-BANNISTER FARM

Proposed Parking Lot Expansion



Notes:
..... Existing Fence
▨ New Anchor Wall
— 18" Drain Pipe



Brent Davis
1443 Battle Creek Road.
Jonesboro, Ga 30236
July 3, 2018

Dear Sam:

Anchor Diamond Pro units are manufactured in accordance to ASTM C1372. The concrete units shall conform to the following structural and geometric requirements measured in accordance with appropriate references:

1. Compressive strength: ϕ 3000 psi (21 MPa);
2. Absorption: ϕ 8 % (6% in northern states) for standard weight aggregates;
3. Dimensional tolerances: $\pm 1/8$ " (3 mm) from nominal unit dimensions not including rough split face, $\pm 1/16$ " (1.5 mm) unit height - top and bottom planes;

Regional turn-key pricing in this area is around \$25 per surface sqft, with engineering costing anywhere from \$.75-\$1.00 per surface sqft.

If you have other questions about the ASTM C1372, or other Belgard Hardscapes products, please call on my personal line (770) 695-3951.

Sincerely,

Brent Davis, PLA
Design Consultant Engineered Solutions

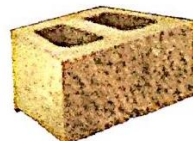
Diamond Pro[®]

RETAINING WALL SYSTEM

PRODUCT INFORMATION



See anchorwall.com for installation instructions.



Stretcher Units

Straight Face

Beveled Face

Approximate Dimensions*	8" x 18" x 12"	8" x 18" x 12"
Approximate Weight*	74 lbs.	72 lbs.
Coverage	1.00 sq. ft.	1.00 sq. ft.
Setback/System Batter	1"/7.1°	1"/7.1°

*Product dimensions are height by face length by depth. Actual dimensions and weights may vary from these approximate values due to variations in manufacturing processes. Specifications may change without notice. See your Anchor representative for details, color options, block dimensions and additional information.

© 2010 Anchor Wall Systems, Inc. The Diamond Pro[®] wall system is manufactured under license from Anchor Wall Systems, Inc. (AWS). The "Anchor Build Something Beautiful" logo, "Anchorplex" and "Diamond Pro" are trademarks of AWS. The wall system blocks are covered by the AWS Limited Warranty. For a complete copy, visit your local dealer or see anchorwall.com.

Anchor Wall Systems, Inc., 5959 Baker Road,
Suite 390, Minnetonka, MN 55345.



Accessory Units

Cap

Corner

Approximate Dimensions*	Front, 4" x 17 1/4" x 10 3/8" Back, 4" x 12" x 10 3/8"	8" x 18" x 9" 8" x 18" x 9"
Approximate Weight*	47 lbs.	101 lbs.
Coverage	1.22 lin. ft.	1.50 sq. ft.

A&B0810

EW855 08/10

ANCHORWALL.COM



ANCHOR[™]
BUILD SOMETHING BEAUTIFUL

Exhibit B: Guest House Rehabilitation

The following estimate has been created using scopes and pricing from various specialty contractors. Each contractor will be qualified in accordance with City of Dunwoody contract standards prior to the recommended award of any contract. While it is anticipated that DPT will secure the bids, all contractors will be contracted directly with the City.

DONALDSON-BANNISTER FARM - GUEST HOUSE

6/29/2018

Guest House Exterior Work and Prices

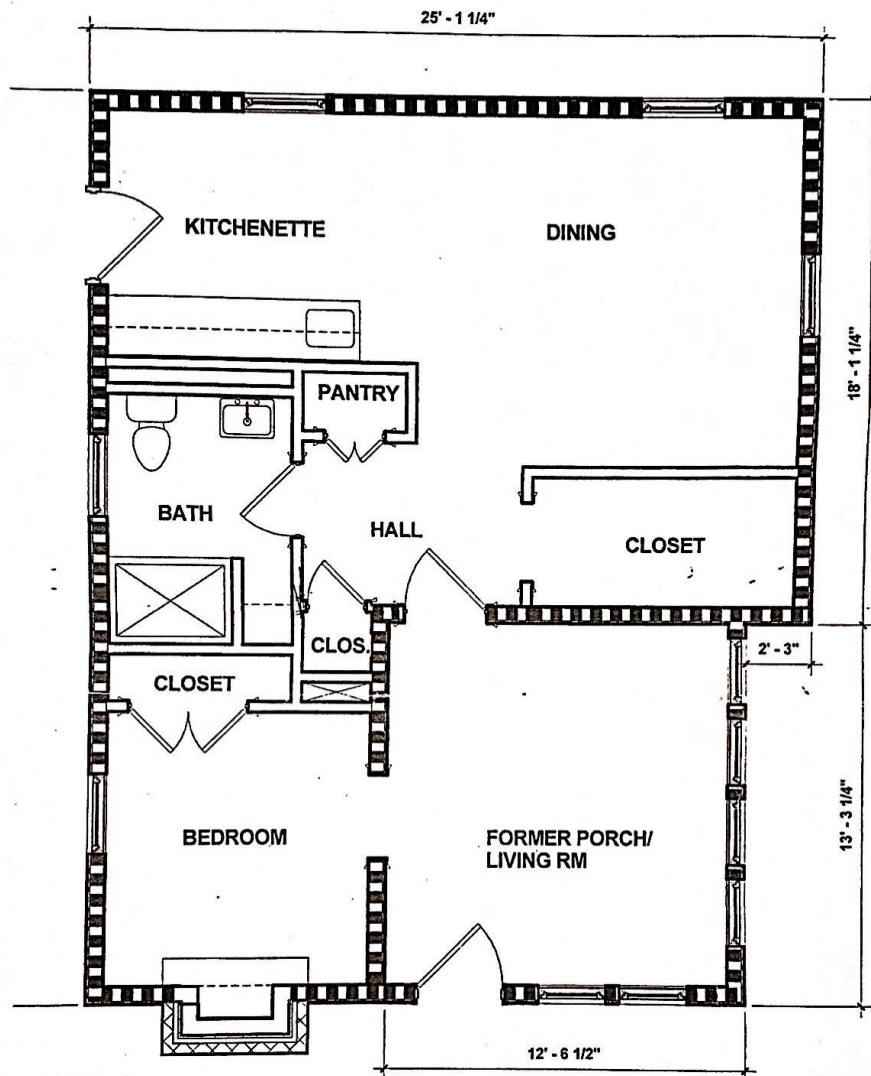
Price	Work To Complete	Quote/ Estimate	Contractor
\$2,950.00	Remove 11 windows	Quote	Bruce Environmental
\$20,000.00	Support Structures	Budget	Aqua Guard
\$500.00	Dumpster Rental	Estimate	Waste Management
\$3,700.00	Rock Foundation	Quote	Pablo Vega
\$7,200.00	Remove old siding, Install 5/4 boards and wrap, install new hardie board siding	Quote	Nelson Exteriors
\$775.00	New Facias	Quote	Nelson Exteriors
\$2,750.00	Clean and Paint Exterior	Quote	Nelson Exteriors
\$8,100.00	Install 9 New Windows	Quote	Nelson Exteriors
\$1,350.00	Install casing on windows and paint	Quote	Nelson Exteriors
\$2,150.00	Install 2 new exterior doors	Quote	Nelson Exteriors
\$1,430.00	New gutters	Quote	Nelson Exteriors
\$1,100.00	Lead Paint Exterior	Quote	Nelson Exteriors
\$2,000.00	Frame Windows & Door	Estimate	DPT
\$8,000.00	Upgrade Floor Joist & Floor Seals	Estimate	DPT
\$2,070.00	Construction - Fence 230 ft. double gate, four foot gate	Quote	Southern Construction Fence
\$1,250.00	Silt Fence 250 ft. @ \$5.00 ft.	Estimate	DPT
\$3,500.00	Deck at Rear Entrance with cover	Estimate	DPT
\$4,000.00	Remove Old Flooring	Estimate	DPT
\$1,000.00	Remove A.C. & HWH	Estimate	DPT
\$7,000.00	Contingency	Estimate	DPT
\$5,000.00	Grading & Site Work	Estimate	DPT
\$10,000.00	Admin	Estimate	DPT
\$95,825.00			

DONALDSON-BANNISTER FARM - GUEST HOUSE

6/29/2018

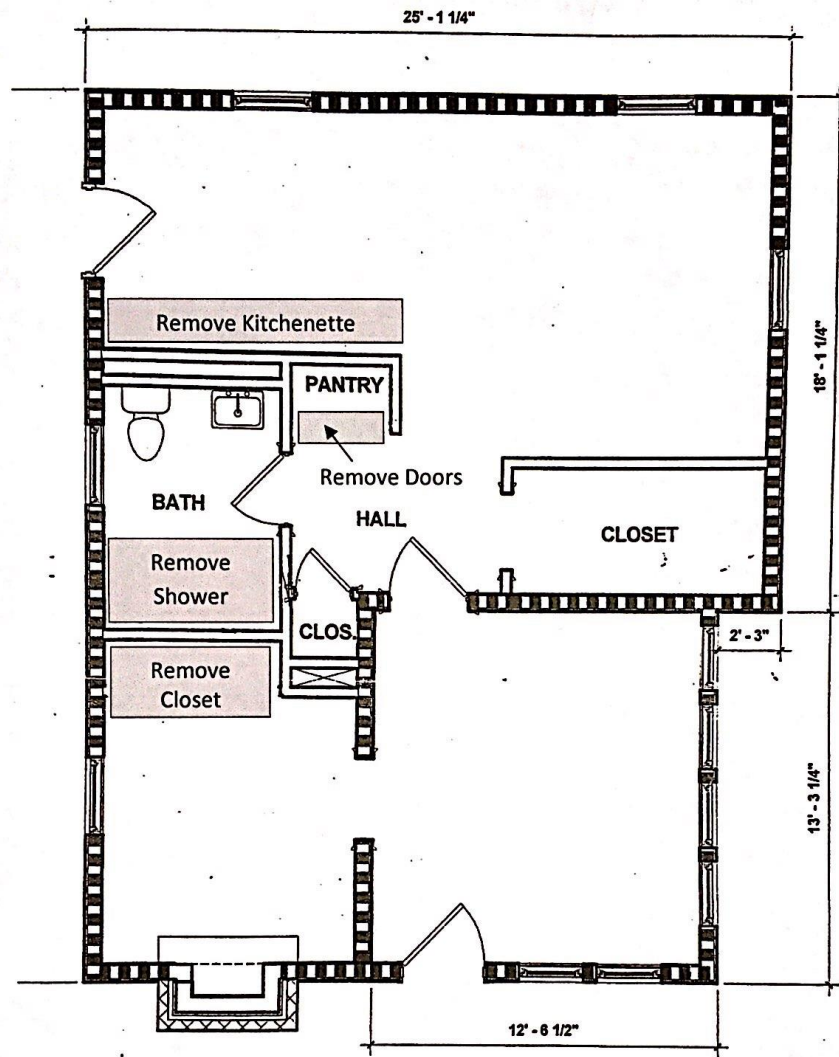
Guest House Interior Finish

Price	Work To Complete	Quote/ Estimate	Contractor
\$15,000.00	Electrical Complete	Quote & Estimate	Good Electric
\$11,375.00	HVAC	Quote	Fulbro Eng.
\$7,150.00	Plumbing	Quote	Clarksen Plumbing
\$8,000.00	Sheetrock & Finish	Quote	William E.
\$5,700.00	Inside Trim	Estimate	Karle Harte
\$5,350.00	Paint Interior	Quote	Nelson Exteriors
\$1,200.00	Hardware	Estimate	DPT
\$700.00	Toilet & Mirrors	Estimate	DPT
\$400.00	Shelving	Estimate	DPT
\$3,000.00	GA Power fee & underground electrical	Estimate	DPT
\$5,000.00	Waterline	Estimate	DPT
\$3,000.00	Cleanup during construction	Estimate	DPT
\$500.00	Dumpster Fee	Estimate	DPT
\$600.00	Port-a-potty	Estimate	DPT
\$800.00	Inside Office Doors - 4 each	Estimate	DPT
\$800.00	Security	Quote	Nichols
\$1,500.00	Kichenette - Cabinets, Microwave, refrigerator	Estimate	DPT
\$400.00	Steel Fire Ext. cabinet and ext.	Estimate	Atlanta Fire Safety
\$880.00	R-19 Insulation 1100 sq. ft. wall @ \$0.80/ft.	Estimate	DPT
\$560.00	R-19 Insulation 700 sq. ft. ceilings @ \$0.80/ft.	Estimate	DPT
\$6,800.00	Flooring for Office	Estimate	DPT
\$7,460.00	Contingency		
\$7,000.00	Admin	Estimate	DPT
\$93,175.00			



EXISTING FLOOR PLAN

GUEST HOUSE
for
DONALDSON-BANNISTER FARM
DUNWOODY, GA 30338
PREPARED FOR DUNWOODY PRESERVATION TRUST
May 21, 2018



REPAIRS

GUEST HOUSE
for

DONALDSON-BANNISTER FARM

DUNWOODY, GA 30338

PREPARED FOR DUNWOODY PRESERVATION TRUST

May 21, 2018

Exhibit C: Garden and Grounds

The attached estimate is based upon retail pricing from a retail landscape nursery. Even though the amount shown is significantly greater than this grant request, it is anticipated that this grant request is sufficient to substantially enhance the gardens in accordance with the master site plan. This grant proposal anticipates a total of \$20,000 for the garden and grounds. Of that amount, \$10,000 is intended for the purchase of plant material and the remaining amount is for volunteer labor for planting. It is anticipated that all material will be purchased directly by the city using the city's purchasing power and eliminating sales tax. DPT will also seek in-kind donations of plant material.

DONALDSON-BANNISTER FARM

PLANTS NEEDED TO COMPLETE PLAN

	Botanical Name / Common Name	QTY	Size / Container	Price per/each	Price Extension	Labor
Shrubs						
BS	Buxus sempervirens / American Boxwood	25	15 GAL. Container	\$160.00	\$4,000.00	Volunteer Labor
CJ	Camellia Japonica 'Bonanza' / Bonanza Camellia	18	7 GAL. Container	\$80.00	\$1,440.00	\$1,050.00
GJ	Gardenia jasminoides / Gardenia	12	3 GAL. Container	\$19.99	\$239.88	\$288.00
HM	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea	23	3 GAL. Container	\$29.99	\$689.77	\$552.00
HQ	Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Hydrangea	18	3 GAL. Container	\$30.00	\$540.00	\$528.00
PX	Paeonia x 'Bowl of Beauty' / Bowl of Beauty Peony	7	1 GAL. Container	\$34.99	\$244.93	\$56.00
SP	Spiraea prunifolia 'Bridalwreath' / Bridal Wreath Spirea	3	3 GAL. Container	\$24.99	\$74.97	\$72.00
Ground Covers						
AR	Ajuga reptans 'Chocolate Chip' / Chocolate Chip Carpet Bugle	85	4" POT	\$3.49	\$296.65	\$127.50
AE	Aspidistra elatior / Cast Iron Plant	72	1 GAL. Container	\$12.99	\$935.28	\$576.00
BS 'D'	Begonia semperflorens 'Double' / Assorted Double Begonia	236	4" POT	\$1.29	\$304.44	\$354.00
CV	Chrysogonum virginianum / Golden Star	88	1 GAL. Container	\$9.99	\$879.12	\$704.00
DE	Delphinium elatum 'Aurora White' / Aurora White Delphinium	50	1 GAL. Container	\$8.00	\$400.00	\$512.00
HO	Helleborus orientalis / Lenten Rose	115	1 GAL. Container	\$19.99	\$2,298.85	\$864.50
HX 'MM'	Hemerocallis x 'Moonlit Masquerade' / Moonlit Masquerade Daylily	54	1 GAL. Container	\$12.99	\$701.46	\$432.00
HX 'SO'	Hemerocallis x 'Starburst Orange' TM / Starburst Orange Daylily	100	1 GAL. Container	\$9.99	\$999.00	\$1,168.00
H 'BBE'	Hosta x 'Baby Blue Eyes' / Baby Blue Eyes Hosta	150	1 GAL. Container	\$10.00	\$1,500.00	\$1,000.00
NX	Narcissus x 'Ice King' / Ice King Daffodil	1500	BULB	\$0.70	\$1,050.00	\$800.00
TV	Tradescantia virginiana 'Bluestone' / Spiderwort	100	1 GAL. Container	\$12.99	\$1,299.00	\$900.00
WF	Wisteria frutescens / American Wisteria	2	1 GAL. Container	\$14.99	\$29.98	\$16.00
	Mulch	250	2 Cubic Ft. Bags	\$3.99	\$997.50	Included with Plants
	Planting Soil	100	1.5 Cubic Ft. Bags	\$8.99	\$899.00	Included with Plants
	Plant Food 10/10/10	6	35 lb. Bags	\$8.99	\$53.94	Included with Plants
	Bone Meal	3	20 lb. Bags	\$26.99	\$80.97	Included with Plants
	Totals				\$19,954.74	\$10,000.00

Exhibit D: Donaldson-Bannister Farm Calendar

DUNWOODY PRESERVATION TRUST**Donaldson-Bannister Farm
July, 2018 – July, 2019 Calendar**

Attached is the current calendar for the Donaldson-Bannister Farm property. It includes a mixture of Community, Recreational, Organization and Private Events. As the property just opened on May 1st, 2018, this schedule is starting to take shape. A few additional notes to consider that are not included in the current calendar:

- DPT is currently talking with Vanderlyn and Kingsley Elementary Schools to develop a curriculum for potential educational Field Trips to the Farm. The curriculum and location will need to be approved by Dekalb County. Anticipate being able to host scheduled elementary field trips to the property in Spring, 2019.
- DPT is currently talking with Chamblee High School and their History Club for potential onsite programs.
- Badge Programs are either ready or in development for Boy and Girl Scout troops. We will be notifying the troops when school starts back and will be able to schedule programs on the property immediately.
- We have already hosted, and anticipate we will continue to host, meetings for the City of Dunwoody including City Council retreats.

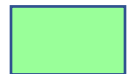
Color Codes:



Community/Public Events



Private Events/Organizations meetings



Recreational Events



DPT Events/Community Events DPT is participating in

July, 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Park Open to Public Dawn-Dusk	2 Park Open to Public Dawn-Dusk	3 Park Open to Public Dawn-Dusk	4 Independence Day 4 Dunwoody 4th of July Parade Park Open to Public Dawn-Dusk	5 Park Open to Public Dawn-Dusk	6 Park Open to Public Dawn-Dusk	7 Park Open to Public Dawn-Dusk
8 Park Open to Public Dawn-Dusk	9 Park Open to Public Dawn-Dusk	10 Park Open to Public Dawn-Dusk	11 Park Open to Public Dawn-Dusk	12 Park Open to Public Dawn-Dusk	13 Park Open to Public Dawn-Dusk	14 Park Open to Public Dawn-Dusk
Camp Flashback - Week 3 - 8am - 5pm						
15 Park Open to Public Dawn-Dusk	16 Park Open to Public Dawn-Dusk	17 Park Open to Public Dawn-Dusk	18 Park Open to Public Dawn-Dusk	19 Park Open to Public Dawn-Dusk	20 Park Open to Public Dawn-Dusk	21 Park Open to Public Dawn-Dusk
Camp Flashback - Week 4 - 8am - 5pm						
22 Park Open to Public Dawn-Dusk	23 Park Open to Public Dawn-Dusk	24 Park Open to Public Dawn-Dusk	25 Park Open to Public Dawn-Dusk	26 Park Open to Public Dawn-Dusk	27 Park Open to Public Dawn-Dusk	28 Park Open to Public Dawn-Dusk
29 Park Open to Public Dawn-Dusk	30 Park Open to Public Dawn-Dusk	31 Park Open to Public Dawn-Dusk				

August, 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4 Private Event - Bridal Shower - 10am-2pm
			Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
5	6	7	8	9	10	11
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
12 DPT Member /Donor Drop- In - 2-4pm	13	14 DPT Board Mtg 6:30-8pm	15	16 DWC Preview Tour for Dunwoody Home Tour	17	18
Grounds Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
19	20	21	22	23	24	25 Girl Scout World Foundation Fundraiser - AM Flick on the Farm- 7:30-10:30
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
26 Private Event - Family Reunion /Birthday - 1-3pm	27	28	29	30	31	
Park Open Outside of Event Times	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	

September, 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 Private Event - Bridal Shower - 12_30-2:30 Park Open to Public Dawn-Dusk
2 Park Open to Public Dawn-Dusk	Labor Day 3 Park Open to Public Dawn-Dusk	4 Yoga - AM Park Open to Public Dawn-Dusk	5 Park Open to Public Dawn-Dusk	6 Yoga - AM Park Open to Public Dawn-Dusk	7 Park Open to Public Dawn-Dusk	8 Good Neighbor Day - 9-11am Park Open to Public Dawn-Dusk
9 Park Open to Public Dawn-Dusk	10 Park Open to Public Dawn-Dusk	11 Yoga - AM DPT Board Mtg 6:30-8pm Park Open to Public Dawn-Dusk	12 Park Open to Public Dawn-Dusk	13 Yoga - AM Park Open to Public Dawn-Dusk	14 Park Open to Public Dawn-Dusk	15 Private Event - Birthday Party Park Open to Public Dawn-Dusk
16 Park Open to Public Dawn-Dusk	17 Park Open to Public Dawn-Dusk	18 Yoga - AM Park Open to Public Dawn-Dusk	19 Park Open to Public Dawn-Dusk	20 Yoga - AM History Alive Event - Evening Park Open to Public Dawn-Dusk	21 Park Open to Public Dawn-Dusk	22 Park Open to Public Dawn-Dusk
23/30 Park Open to Public Dawn-Dusk	24 Park Open to Public Dawn-Dusk	25 Yoga - AM Park Open to Public Dawn-Dusk	26 Park Open to Public Dawn-Dusk	27 Yoga - AM Park Open to Public Dawn-Dusk	28 Park Open to Public Dawn-Dusk	29 Park Open to Public Dawn-Dusk

October, 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
APPLE CIDER DAYS	1 Park Open to Public Dawn-Dusk	2 Yoga - AM Park Open to Public Dawn-Dusk	3 Dunwoody Home Tour - 10-3 Park Open to Public Dawn-Dusk	4 Yoga - AM Park Open to Public Dawn-Dusk	5 Park Open to Public Dawn-Dusk	6 Stephen Martin Cemetery Tour - Noon-2pm Park Open to Public Dawn-Dusk
7 Park Open to Public Dawn-Dusk	8 Yoga - AM Park Open to Public Dawn-Dusk	9 Colonial Dames Mtg - AM DPT Board Mtg 6:30-8pm Park Open to Public Dawn-Dusk	10 Park Open to Public Dawn-Dusk	11 Yoga - AM Park Open to Public Dawn-Dusk	12 Park Open to Public Dawn-Dusk	13 Farm Fest Music Festival - 10-6 Park Open to Public Dawn-Dusk
14 Park Open to Public Dawn-Dusk	15 Park Open to Public Dawn-Dusk	16 Yoga - AM Park Open to Public Dawn-Dusk	17 Dunwoody Explorers Group - 10:30-12 Park Open to Public Dawn-Dusk	18 Yoga - AM History Alive Event - Evening Park Open to Public Dawn-Dusk	19 Park Open to Public Dawn-Dusk	20 Park Open to Public Dawn-Dusk
21 Park Open to Public Dawn-Dusk	22 Park Open to Public Dawn-Dusk	23 Yoga - AM Park Open to Public Dawn-Dusk	24 Park Open to Public Dawn-Dusk	25 Yoga - AM Park Open to Public Dawn-Dusk	26 Boy Scouts @ DB House Peachtree Rides @ Perimeter Mall	27 Park Open to Public Dawn-Dusk
28 Boy Scouts Peachtree Rides @ Perimeter Mall Park Open to Public Dawn-Dusk	29 Park Open to Public Dawn-Dusk	30 Yoga - AM Park Open to Public Dawn-Dusk	31 Halloween Park Open to Public Dawn-Dusk			29 Park Open to Public Dawn-Dusk

November, 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				Yoga - AM 1	2	3
				Park Open to Public Down-Dusk	Park Open to Public Down-Dusk	Park Open to Public Down-Dusk
4	5	Yoga - AM 6	7	Yoga - AM 8	9	10
Park Open to Public Down-Dusk	Park Open to Public Down-Dusk	Park Open to Public Down-Dusk	Park Open to Public Down-Dusk	Park Open to Public Down-Dusk	Park Open to Public Down-Dusk	Park Open to Public Down-Dusk
11	12	Yoga - AM 13 DPT Board Mtg 6:30-8pm	14	Yoga - AM 15 History Alive Event - Evening	16	17
Park Open to Public Down-Dusk	Park Open to Public Down-Dusk	Park Open to Public Down-Dusk	Park Open to Public Down-Dusk	Park Open to Public Down-Dusk	Park Open to Public Down-Dusk	Private Event - Gala / Auction - Evening Park Open to Public Outside Event Times
18	19	20	21	Thanksgiving 22	23	24
Light Up Dunwoody	Park Open to Public Down-Dusk	Park Open to Public Down-Dusk	Park Open to Public Down-Dusk	Park Open to Public Down-Dusk	Park Open to Public Down-Dusk	Park Open to Public Down-Dusk
25	26	Yoga - AM 27	28	Yoga - AM 29	30	
Park Open to Public Down-Dusk	Park Open to Public Down-Dusk	Park Open to Public Down-Dusk	Park Open to Public Down-Dusk	Park Open to Public Down-Dusk	Private Event - Cool Yule Formal Event Park Open to Public Outside Event Times	

December, 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						<div>1</div> <div>Cool Yule Community Event - 10-4</div> <div>Park Open to Public Dawn-Dusk</div>
<div>2</div> <div>Park Open to Public Dawn-Dusk</div>	<div>3</div> <div>Park Open to Public Dawn-Dusk</div>	<div>4</div> <div>Yoga - AM</div> <div>Park Open to Public Dawn-Dusk</div>	<div>5</div> <div>Park Open to Public Dawn-Dusk</div>	<div>6</div> <div>Yoga - AM</div> <div>Park Open to Public Dawn-Dusk</div>	<div>7</div> <div>Park Open to Public Dawn-Dusk</div>	<div>8</div> <div>Park Open to Public Dawn-Dusk</div>
<div>9</div> <div>Park Open to Public Dawn-Dusk</div>	<div>10</div> <div>Park Open to Public Dawn-Dusk</div>	<div>11</div> <div>Yoga - AM</div> <div>DPT Board Mtg 6:30-8pm</div> <div>Park Open to Public Dawn-Dusk</div>	<div>12</div> <div>Park Open to Public Dawn-Dusk</div>	<div>13</div> <div>Yoga - AM</div> <div>History Alive Event - Evening</div> <div>Park Open to Public Dawn-Dusk</div>	<div>14</div> <div>Park Open to Public Dawn-Dusk</div>	<div>15</div> <div>Park Open to Public Dawn-Dusk</div>
<div>16</div> <div>Park Open to Public Dawn-Dusk</div>	<div>17</div> <div>Park Open to Public Dawn-Dusk</div>	<div>18</div> <div>Yoga - AM</div> <div>Park Open to Public Dawn-Dusk</div>	<div>19</div> <div>Park Open to Public Dawn-Dusk</div>	<div>20</div> <div>Yoga - AM</div> <div>Park Open to Public Dawn-Dusk</div>	<div>21</div> <div>Park Open to Public Dawn-Dusk</div>	<div>22</div> <div>Private Event - Bridal Shower - AM</div> <div>Park Open to Public Dawn-Dusk</div>
<div>23/30</div> <div>Park Open to Public Dawn-Dusk</div>	<div>24/31</div> <div>Park Open to Public Dawn-Dusk</div>	<div>Christmas 25</div> <div>Park Open to Public Dawn-Dusk</div>	<div>26</div> <div>Park Open to Public Dawn-Dusk</div>	<div>27</div> <div>Park Open to Public Dawn-Dusk</div>	<div>28</div> <div>Park Open to Public Dawn-Dusk</div>	<div>29</div> <div>Park Open to Public Dawn-Dusk</div>

January, 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		New Year's Day 1	2	3	4	5
		Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
6	7	8 Yoga - AM DPT Board Mtg 6:30-8pm	9	10 Yoga - AM	11	12
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
13	14	15 Yoga - AM	16	17 Yoga - AM History Alive Event - Evening	18	19
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
20	MLK Day 21	22 Yoga - AM	23	24 Yoga - AM	25	26
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
27	28	29 Yoga - AM	30	31 Yoga - AM		
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk		

February, 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
					Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
3	4 Yoga - AM	5 Colonial Dames Mtg - AM	6	7 Yoga - AM	8	9
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
10	11 Yoga - AM	12 DPT Board Mtg 6:30-8pm	13 Yoga - AM	14 Valentine's Day	15	16
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk History Alive Event - Evening	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk Valentine's Day Community Event
17	18	19 Yoga - AM	20	21 Yoga - AM	22	23
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
24	25	26 Yoga - AM	27	28 Yoga - AM		
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk		

March, 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
					Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
3	4	5 Yoga - AM	6	7 Yoga - AM	8	9
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
10	11	12 Yoga - AM DPT Board Mtg 6:30-8pm	13	14 Yoga - AM History Alive Event - Evening	15	16
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
17 Dunwoody Idol Try-Outs - Afternoon	18	19 Yoga - AM	20	21 Yoga - AM	22	23
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
24/31	25	26 Yoga - AM	27	28 Yoga - AM	29	30
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk

April, 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Park Open to Public Dawn-Dusk	2 Yoga - AM Park Open to Public Dawn-Dusk	3 Park Open to Public Dawn-Dusk	4 Yoga - AM Park Open to Public Dawn-Dusk	5 Park Open to Public Dawn-Dusk	6 Bunny Tea - Community Event Park Open to Public Dawn-Dusk
7 Park Open to Public Dawn-Dusk	8 Park Open to Public Dawn-Dusk	9 Yoga - AM DPT Board Mtg 6:30-8pm Park Open to Public Dawn-Dusk	10 Park Open to Public Dawn-Dusk	11 Yoga - AM Lemonade Days Sponsor Event Park Open Outside of Event Times	12 Park Open to Public Dawn-Dusk	13 Park Open to Public Dawn-Dusk
Palm Sunday 14 Park Open to Public Dawn-Dusk	15 Park Open to Public Dawn-Dusk	16 Yoga - AM Park Open to Public Dawn-Dusk	17 Park Open to Public Dawn-Dusk	18 Yoga - AM Park Open to Public Dawn-Dusk	19 Park Open to Public Dawn-Dusk	20 Park Open to Public Dawn-Dusk
Easter 21 Park Open to Public Dawn-Dusk	22 Park Open to Public Dawn-Dusk	23 Yoga - AM Park Open to Public Dawn-Dusk	24 Park Open to Public Dawn-Dusk	25 Yoga - AM Park Open to Public Dawn-Dusk	26 Private Event - Rehearsal Park Open to Public Dawn-Dusk	27 Private Event - Wedding Park Open to Public Dawn-Dusk
28 Lemonade Days - Brook Run Park Park Open to Public Dawn-Dusk	29 Park Open to Public Dawn-Dusk	30 Yoga - AM Park Open to Public Dawn-Dusk	Lemonade Days - Brook Run Park			

May, 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2 Yoga - AM	3	4
			Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
5	6	7 Yoga - AM DPT Board Mtg 6:30-8pm	8	9 Yoga - AM	10	11
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
12	13 Yoga - AM	14 Colonial Dames Mtg - AM	15	16 Yoga - AM	17	18
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
19	20	21 Yoga - AM	22	23 Yoga - AM	24	25
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
26	27 Memorial Day	28	29	30	31	
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	

June, 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 Park Open to Public Dawn-Dusk
2 Park Open to Public Dawn-Dusk	3 Park Open to Public Dawn-Dusk	4 DPT Board Mtg 6:30-8pm Park Open to Public Dawn-Dusk	5 Park Open to Public Dawn-Dusk	6 Park Open to Public Dawn-Dusk	7 Park Open to Public Dawn-Dusk	8 Flick on the Farm - Community Event Park Open to Public Dawn-Dusk
9 Park Open to Public Dawn-Dusk	10 Park Open to Public Dawn-Dusk	11 Park Open to Public Dawn-Dusk	12 Park Open to Public Dawn-Dusk	13 Park Open to Public Dawn-Dusk	14 Park Open to Public Dawn-Dusk	15 Park Open to Public Dawn-Dusk
16 Park Open to Public Dawn-Dusk	17 Camp Flashback - Week 1 - 8am-5pm Park Open to Public Dawn-Dusk	18 Park Open to Public Dawn-Dusk	19 Park Open to Public Dawn-Dusk	20 Park Open to Public Dawn-Dusk	21 Park Open to Public Dawn-Dusk	22 Private Event - Gala / Auction - Evening Park Open Outside of Event Times
23/30 Park Open to Public Dawn-Dusk	24 Camp Flashback - Week 2 - 8am-5pm Park Open to Public Dawn-Dusk	25 Park Open to Public Dawn-Dusk	26 Park Open Outside of Event Times	27 Park Open to Public Dawn-Dusk	28 Park Open to Public Dawn-Dusk	29 Park Open to Public Dawn-Dusk

July, 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	Independence Day 4 Dunwoody 4th of July Parade	5	6
	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
7	8	9	10	11	12	13
	Camp Flashback - Week 3 - 8am-5pm					
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
14	15	16	17	18	19	20
	Camp Flashback - Week 4 - 8am-5pm					Flick on the Farm - Community Event
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
21	22	23	24	25	26	27
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk
28	29	30	31			
Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk	Park Open to Public Dawn-Dusk			

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.
July 9, 2018

City of Dunwoody
Facilities Improvement Partnership Program
4800 Ashford Dunwoody Rd
Dunwoody, GA 30338

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. The public/private model of support between our two entities has been the example of success and previous FIPP programs have enhanced both the Nature Center's ability to provide programming to Dunwoody citizens and the public use of Dunwoody Park.

In 2016 the Nature Center board and staff enacted both a parks master plan and a strategic plan that guide our growth through the year 2020, in anticipation of the Austin Elementary move to the previous Dunwoody Senior baseball fields. Last year, the city council adopted this plan and has incorporated it into the overall parks master plan. Our vision for the future of the organization focuses on increasing our collective good by growing our programs and improving our grounds while we support our mission. The creation of the North Woods Pavilion (scheduled to open this month) was the first step to ensuring that we all have a communal place to gather, learn important lessons, and be inspired by a green preserve whose lush grounds are a place of respite and an enclave of cultural activity. The ECOClassroom project proposed here furthers this endeavor with a focus on providing additional program space for area scouts, Nature Center classes and camps and will provide a revenue source by increased our usage space for birthday parties and other programs.

For the Nature Center's 2018 FIPP application, we are requesting to add sustainable program space to the park by activating a currently unused area adjacent to the recently created micropool. As our programs are routinely at capacity, and **our greatest limitation in terms of serving our community is space**, this ECOClassroom will serve the needs of both the Nature Center current and future program users while providing additional public gathering space. For the sixth consecutive year, the Nature Center achieved record numbers of park users and program participants in every single documented program area with 17,406 program participants and more than 27,000 facility users. Capacity issues impact each and every program that we currently offer and limit our growth, revenues, and ability to serve the public and support our mission. The sustainable design of the ECOClassroom proposed in this application will greatly alleviate these concerns while allowing for simultaneous programming across user groups. It will also serve as an environmentally friendly example of repurposing shipping containers to achieve a desired effect.

The Board of Director of the Nature Center unanimously voted to approve this project for the FIPP application during its meeting on 6/14/18.

Respectfully submitted,



Alan Mothner
Executive Director, Dunwoody Nature Center

APPLICANT AND PROJECT BASICS

Applicant Information

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


Project Information

Project Name/Title: <u>ECOClassroom</u>
Project Category (check one): <input 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 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 ECO Classroom continues the build out of the park master plan (approved by City Council on August 14, 2017), following behind the North Woods Pavilion, front entry paving and parking, and creation of the micro pool for stormwater retention. A sustainable container building will be used, in keeping with the Nature Center's mission, and will occupy unprogrammed space adjacent to the front entry/parking lot area just west of the recently created micro pool stormwater system. The building will serve the community by offering meeting space for Boy and Girl Scouts and other civic organizations, as well as programming space for field trips, camps, classes and birthday parties. The teepee that was in this space will be relocated further into the park, adjacent to the playground, and will require a tear down of the decaying kiosk that is currently in place.

Project Timeframe and Integration

Estimated number of months to accomplish project:	<u>2 months</u>
Do you believe it is reasonable that the project could be completed by December 31, 2018:	<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>July 9, 2018</u>
Name and Title of Project Contact:	<u>Alan Mothner, Executive Director</u>

NARRATIVE DESCRIPTION

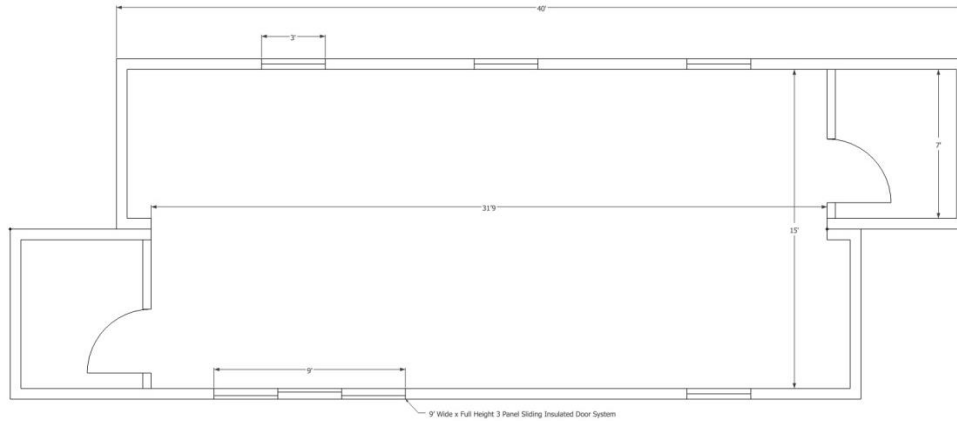
Please describe how the funds will be used, and what specific work will be completed. If this project is a phase of a larger project or an integral part of any other projects, please note that as part of your description.

The Nature Center has shown year over year growth in its programs and park visitations every year since 2011. However, we are still frequently at capacity for programs and other park functions while trying to fulfill our master and strategic plans to optimize the 22 acres of Dunwoody Park in support of the City of Dunwoody overall Parks Master Plan. Since the approval of the Dunwoody Nature Center into the City of Dunwoody Parks Master plan in August of 2017, we have steadfastly raised the funding necessary to complete the various improvements in support of the master plan and in keeping with our strategic plan through the year 2020. To date, we have completed "Phase I" of this plan with expanded and improved parking (in partnership with DeKalb County School System) and the North Woods Pavilion (in partnership with the City of Dunwoody). All told, we have raised in excess of \$1 million towards a total campaign goal of \$4.75 million.

Creation of the ECOClassroom will serve as the groundbreaking of "Phase II" of this campaign and immediately benefit the community at large through the programs offered by the Nature Center, and in fulfilling the demand from the community for public gathering space. Even with the addition of the North Woods Pavilion that was partially funded from the 2017 FIPP application, we are at capacity for many programs and functions.

The ECOClassroom will utilize a sustainable design featuring two shipping containers that will be built together to create a 450 S.F. enclosed meeting space for these user groups. The quote provided includes the full build out of the ECOClassroom (see detailed quote for amenities included in the "Project Budget" section of the application) including interior finishes of wainscott and mdf walls. The ECOClassroom was sized to accommodate 30 occupants for gathering – ideally suited for scout group meetings, small program classes, camp classes, and birthday parties. The placement of the ECOClassroom will allow for future build outs to create a compound space for gatherings, as well as other amenities such as a green roof gathering area and a potential walkway from the parking area to the roof. These will be addressed in future FIPP applications. (Note – neither of these features is in the scope of work for this submitted project, but will be considered as strategic additions during the coming years.)

Design Sketch (please note – full construction documents will be provided and are included in the bid price.)



Once in place, the ECOClassroom will be clad in a manner suiting the Nature Center's other building designs, with the potential of adding at a later date other features such as a green roof and rooftop access via a walkway from the parking lot.

Sample containers with environmental cladding



The ECOClassroom represents a sustainable design at an extremely affordable cost while reflecting part of the Nature Center's mission of conserving and enhancing Dunwoody Park; educating children, families and adults of all ages about the natural world and our place in it; and; motivating environmental awareness and responsible action. It fulfills the spirit of the Parks Master plan in an innovative way that is consistent with the plan, but not originally identified. With increasing construction costs and difficulty in finding affordable, qualified contractors, this "plug and play" concept is ready to be created and installed in a minimal time frame; while at the same time fulfilling the Nature Center's and Parks' immediate need for additional programming and community space – with no loss of any current park assets.

PROJECT BUDGET

Total Project Cost:	<u>\$101,815</u>
Total City Funds Requested:	\$91,633

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.

We have received a firm quote for the construction, delivery, and installation of the ECOClassroom totaling \$96,816 which includes site work, delivery, and installation as well as a complete set of construction documents for permitting. Heat and air conditioning are not included in the quote and the unit needed is \$1,863 for 24,000 BTU 2 Ton Ductless Mini-Split Air Conditioner and Heat Pump with installation estimated at another \$2,000. The replacement teepee is \$1,136. Teardown of the old kiosk and prep of the site for the teepee can be accomplished by the city maintenance crew and the installation of the teepee in its place can be accomplished by volunteers. Total cost for the project is \$101,815, with the Nature Center contributing \$10,182 plus volunteer time. Please see completed quotes and previous invoices for exact figures below (NOTE: these are not estimated costs that could increase over the course of a project as has occurred with previous FIPP funded projects, but actual costs that are ready to be signed off on to proceed).



Yurts - Tipis - Tents
28 W. South 4th Street
Montrose, CO 81401

970-240-2111

Sales Acknowledgment

Ship Week of	INVOICE #
10/10/2016	26068

Billing Address				Shipping Address		
City of Dunwoody Brent Walker 41 Perimeter Center East Dunwoody, GA 30346 678-382-6700				Dunwoody Nature Center Alan Mothner 5343 Roberts Drive Dunwoody, GA 30338 770-394-3322		
Customer Phone 770-394-3322				Customer E-mail Brent.walker@dunwoodyga.gov		
Freight	Terms	Sales Rep	Ship Via	FOB	P.O. #	Date Order Rcd
Prepaid	PAID	JB	FedExGround	Destination		2016/10/04
Description				QTY	RATE	Amount
18' Tipi Cover--15oz Sunforger MBS - Flame Resistant Includes: Storage bag & Pitching Instructions				1	1,190.00	1,190.00T
Return Customer Discount					-10.00%	-119.00
Shipping Charges for Canvas				1	65.00	65.00T
MC 10/05/2016 PAID IN FULL THANK YOU!					-1,136.00	-1,136.00
Out of State Sale--Tax Exempt					0.00%	0.00



Quote

3200 Atlanta Silverbacks Way
Atlanta, GA 30340
Direct: (678) 666-4776

DATE June 28, 2018
Quotation #
Customer ID

Bill To:
Dunwoody Nature Preserve

Quotation valid until: July 28, 2018
Prepared by: Branden Thome

New Items In Yellow	
Description	AMOUNT
<p>(2x) New 40ft High Cube Shipping Containers</p> <p>All Cutting, Welding & Structural Steel Reinforcements. (2x) 32' Full Height Openings with Temporary Bracing For Transportation</p> <p>All Wall Framing to be 2.5" 20 Gauge Steel</p> <p>Roof Insulation to be R-30 Faced Bat Fiberglass; R-13 Walls Fiberglass; R-19 Spray Foam Floor</p> <p>Interior Wall Finish to be 1/2" Vinyl Wrapped Prefinished Drywall to Smooth 1/2" MDF Panel. Transition to be flat trim. Client To Select From Standard Colors</p> <p>All ceiling to be Armstrong metal grid with white 2'x2' Lay-In Ceiling Tiles. Ceiling to be 18" dropped from container roof</p> <p>100 amp main electrical panel (8x) LED Strip Lights, (6x) Duplex Outlets, (1x) Internet Panel, (4x) Ethernet Duplex Ports</p> <p>Flooring to be VCT Vinyl Composition Tile over existing 1-1/8" Marine Plywood. Floor trim to be 4" Vinyl Cove Base</p> <p>(1x) 10'x6'6" 3-Panel Contemporary Vinyl Sliding Patio Door with Low E Glass</p> <p>(2x) 3'x6'8" Metal Frame with Wood Slab Interior Door w/ Lever, threshold, etc</p> <p>(4x) 3' x 3' Sliding Vinyl Insulated Windows</p> <p>Exterior Paint to be Kem Kromik Rust Inhibiting Primer & Alkyd Enhanced Enamel Top Coat. Client to Select from Standard Colors.</p> <p>Note: AC Excluded</p>	\$ 79,597.00
Construction Drawings To Include Elevations, Floor Plans, Wall Sections, Mechanical and Electrical Plans NOTE: No Architect Stamp	\$ 1,563.00
(8x) 8" thick concrete blocks 1'x1' area (4 per container). Poured onsite. Angle welded to container comers with through holes. Anchors between container angle and concrete blocks.	\$ 9,375.00
Tiltbed Transportation To Dunwoody, Georgia.	\$ 800.00
TOTAL	\$ 91,335.00
TAX 6%	\$ 5,481.00
GRAND TOTAL	\$ 96,816.00

If you have any questions concerning this quote, contact Branden, (678) 940-8866 , branden.thome@bmarko.com

THANK YOU FOR YOUR BUSINESS!

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

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 Parks Master Plan can be found here:

http://dunwoodyga.gov/index.php?section=departments_park_and_recreation_parks_master_plan

The ECOClassroom, while not on the current master plan, "specifically reflects a project NOT identified with the Master Plan concept, but that is innovative and adds value to the facility." Our original intent in the master plan was to physically move the existing Cabin structure up into the woods where the exiting kiosk presently sits. However, upon closer reflection of this move, we determined that at a slightly higher cost, we would be able to create a brand new meeting place with a sustainable design and more space/amenities than the existing cabin. There were also concerns among the Facilities Committee regarding the structural integrity of the existing building and the effect that a move would have in it. With the revised FIPP Justification and Selection Criteria that awarded additional points for creative thinking, we are proposing for the ECOClassroom container model as described earlier in this application. This new building will be more easily accessible to the public and require the removal of zero trees from our current inventory. It also provides a much easier means of running power to the structure, which will most likely reduce the overall cost of the original plan. In particular, the ECOClassroom addresses the City of Dunwoody Parks Master Plan in the following areas:

Section II, Needs Identified by the Community, page 27

About one-third (35.7%) of parks and recreation respondents indicated that they are planning to add programs at their facilities over the next three years. The 10 most common types of additional programming planned for 2015 included:

1. Environmental education programs (up from No. 7)

Section II, Needs Identified by the Community, page 23

Nature Programming

In 2007, the National Recreation and Park Association (NRPA) sent out a survey to member agencies in order to learn more about the programs and facilities that public parks and recreation agencies provide to connect children and their families with nature. A summary of the results follow: The most common programs include nature hikes, nature-oriented arts and crafts, fishing related events, and nature-based education in cooperation with local schools. When asked to describe the elements that directly contribute to their most successful programs, agencies listed staff training as most important followed by program content and number of staff/staff training. When asked what resources would be needed most to expand programming, additional staff was most important followed by funding. The most common facilities include: nature parks/preserves, self-guided nature trails, outdoor classrooms, and nature centers. When asked to describe the elements that directly

contribute to their most successful facilities, agencies listed funding as most important followed by presence of wildlife and community support.

Section V An Action Plan for Dunwoody

2.1.a Continue to work with existing partners to expand programs in the areas of education/enrichment, fitness/wellness, and youth sports.

3.1.a Continue to implement existing plans and Master Plan.

3.5.b Add new park amenities per new individual park master plan updates.

4.3.a Work to make parks and open space a key consideration when procuring new property or redeveloping existing property.

Public Input Schedule and Responses, page 136

The Dunwoody Nature Center and Surrounding Park are identified as “strengths of the Parks and Recreation Department that should be continued over the next several years.” Building the ECOClassroom in support of the Nature Center’s and the City’s Master Plans will further solidify the park as a strength of the community.

Appendix A, page 119, Natural Environments and Open Spaces

Conservation

The top ten recommendations of the National Recreation and Parks Association (NRPA) Conservation Task Force were published in the November 2011 issue of Parks and Recreation magazine.⁸³ These recommendations are a compilation of best practices used by trendsetting agencies. 1. **Take a leadership role in the community to promote conservation** [*The city of Dunwoody and the Nature Center have a long history of promoting conservation including programs such as paint recycling and year round volunteer driven park improvements*]. Park and recreation agencies have a unique opportunity to bring governmental agencies, non-profit organizations, community leaders, and the public together for the cause of working together on community wide conservation objectives – clean water, wildlife habitat preservation, reducing energy use, and improving environmental quality. Park and recreation agencies must lead the way in promoting conservation to diverse and underserved audiences. 2. **Lead by example in employing best management conservation practices in parks** [*The ECOClassroom utilizes a shipping container re-use – at the core of the Reduce, R-use, Recycle ethos*]. Park and recreation agencies should become the catalyst in the community for conservation by showing how best practices can be adopted – not mowing what you do not need to mow, stopping wasteful energy consumption, and reducing pesticide use for example. Show the public how conservation practices can benefit everyone. 3. **Engage volunteers in conservation and stewardship** [*The ECOClassroom will be used as meeting space for scouts, volunteers and other civic and corporate groups to engage in volunteer activities in the park*]. Create a sense of belonging and stewardship for parks by creating a personal sense of ownership and value. Enable people to identify with their parks and natural resources, and to care about their future. Sustain stewardship by creating meaningful public participation in implementation of conservation principles and practices. 4. Establish a land acquisition strategy based on knowledge and awareness of significant natural and cultural resources (watershed protection, unique ecological characteristics, and sensitive natural areas deserving protection). As the largest owners of public land within most communities, park and recreation agencies should lead the way in developing a strategic vision for preserving open space and conserving important landscapes and natural features. 5. **Engage youth in conservation** [*This is at the core of our mission. We currently do not have enough classroom space to engage all of the audiences that are looking to the Nature Center and the city to provide a path to conservation. Adding the ECOClassroom will enhance our*

ability to promote conservation.]. Get kids and teens outdoors and enjoying their parks. The experience of nature is inherently rewarding for youth. Set as a goal to connect kids in the community to nature and the outdoors. Children and youth will be fascinated by nature and will develop a lifelong affinity as well as a conservation ethic if they have early opportunities to enjoy nature and recreate outdoors in a safe, rewarding way. 6. **Conserve energy in all ways.** *[The ECOClassroom will have minimal footprint, utilize existing space, and function using minimal energy.]* Park and recreation agencies must lead by example, showing the public how and why they should adopt practices that they can see demonstrated in parks and recreation facilities. Park and recreation agencies should adopt energy conservation measures that make sense and save public taxpayer funds. 7. **Protect natural resources in parks and in the community.** *[The ECOClassroom will be located at the precipice of the Micropool and be one of the first structures for visitors to encounter as they enter the park. No trees or other natural resources will be impacted in its creation.]* A core mission of public parks is to protect land and water resources and to be stewards of natural resources. This means committing personnel and resources to protect natural and cultural resources and creating sustainable long-term methods of funding this conservation mission. Parks and recreation agencies are entrusted with some of the most important public assets of a community and the conservation and long-term protection of this public trust is and should be a core component of every parks and recreation agency's mission. 8. **Create sustainable landscapes that demonstrate principles of conservation** *[The ECOClassroom is inherently sustainable in its design and will be used to teach the principles of conservations to several user groups. There is currently no other facility in the City of Dunwoody that offers such a unique approach to building design].* Utilize sustainable landscape practices to save taxpayer funds, to measurably improve conservation benefits, and to educate the public about conservation. For example, agencies can reduce turf grass and mowing frequency; replace turf with native plants, manage floodplains for multiple uses including conservation and public recreation, enhance wetlands for water filtration and groundwater recharge, plant model landscapes of drought tolerant native plants adapted to climate and culture, and promote parks as food sources through edible landscapes and community gardens. 9. **Forge partnerships that foster the mission of conservation** *[The ECOClassroom will enhance the current public/private model and demonstrate city support of our non-profit].* The greatest and most beneficial conservation successes most often occur as a result of collaboration. Park and recreation agencies should partner with non-profit and community service organizations, universities and colleges, school systems, other governmental agencies, and non-traditional partners for conservation outcomes. Promote health, education, and other goals while working toward a common mission of conservation. 10. Utilize technology to promote conservation. Park and recreation agencies need to embrace technology to promote conservation. This is not only in applications such as GIS (geographic information systems), but in utilizing social media to engage the public, especially youth. Technology is not to be feared as something that detracts from the conservation mission of parks agencies, but rather it is to be accepted as a means of sharing knowledge and connecting people to conservation and stewardship.

Appendix A, page 121, Economic and Health Benefits of Parks

Among the non-profits that are applying for FIPP, the Nature Center is the largest greenspace and best fits the definition of park space. Adding the ECOClassroom will enhance the user experience in the park, and ensure that all user groups in the community have ample space to utilize the green space.

From the Parks Master Plan:

"There are numerous economic and health benefits of parks, including the following: Trails, parks, and playgrounds are among the five most important community amenities considered when selecting a home. Research from the University of Illinois shows that trees, parks, and green spaces have a profound impact on people's health and mental outlook. U.S. Forest Service research indicates that when the economic benefits produced by trees are assessed, the total value can be two to six times the cost for tree planting and care. Fifty percent of Americans regard outdoor activities as their main source of exercise."

And Further - Appendix A, page 122, Nature Programming

Noted as early as 2003 in Recreation Management magazine, parks agencies have been seeing an increase in interest in environmental-oriented "back to nature" programs. In 2007, the National Recreation and Park Association (NRPA) sent out a survey to member agencies in order to learn more about the programs and facilities that public parks and recreation agencies provide to connect children and their families with nature. A summary of the results follow: Sixty-eight percent (68%) of public parks and recreation agencies offer nature-based programming, and 61% have nature-based facilities. The most common programs include nature hikes, nature-oriented arts and crafts, fishing related events, and nature-based education in cooperation with local schools. When asked to describe the elements that directly contribute to their most successful programs, agencies listed staff training as most important followed by program content and number of staff/staff training. When asked what resources would be needed most to expand programming, additional staff was most important followed by funding. Of the agencies that do not currently offer nature-based programming, 90% indicated that they want to in the future. Additional staff and funding were again the most important resources these agencies would need going forward. The most common facilities include: nature parks/preserves, self-guided nature trails, outdoor classrooms, and nature centers. When asked to describe the elements that directly contribute to their most successful facilities, agencies listed funding as most important followed by presence of wildlife and community support.

Relationship to Existing Programs and Users

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. Please include any supportive information found in the Parks Master Plan Survey Data

Specifically, the ECOClassroom will support the following user groups:

- Boy and Girl Scout Programs (62 programs in 2017)
- Birthday Party Programs (120 programs in 2017)
- Summer and Seasonal Camps (985 campers in 2017)
- Field Trips (3,831 students at the Nature Center)

In addition, the Nature Center is frequently utilized by community, religious, and civic organizations for their meetings and other functions throughout the year. The ECOClassroom will allow for these groups to continue to use small classroom space at the Nature Center for the meetings and classes. It also affords the opportunity to bring in additional community partners to fulfill their meeting and programming needs. In the past year, community groups that utilized the Nature Center (at no cost) for meetings and programming included:

- Trout Unlimited (Adopt-A-Stream Recertification Workshop)
- Homeschool Groups (DASCH, Dunwoody Hive, Classical Conversations)
- Rotary Club Meetings
- Dunwoody Convention and Visitors Bureau Lunch Meetings
- DeKalb County Master Gardeners and other Garden Clubs (Kingsley, Spalding, Dunwoody)
- Metro Atlanta Beekeepers
- Nearly a dozen Dunwoody Based Boy and Girl Scout Troop meetings who meet on a bi-weekly basis at the Nature Center. The annual Dunwoody service unit "Smoresfest" is also held at the Nature Center with several hundred girl scouts in attendance.
- Atlanta Audubon Society
- Dunwoody Woman's Club
- Elementary Schools (Austin Gardening, Vanderlyn Orchestra concert, etc.)

Leveraging of Other Funds

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

At the meeting of the Nature Center's Board of Directors on June 14, 2018 the board authorized the expenditure of 10% of Nature Center funds towards this project. This amount is included in the project budget worksheet (\$10,182). Volunteers will be used to set up the new teepee structure and this is estimated at three hours of time for 8 volunteers (value of \$592.56 based on Independent Sector value of volunteer time report for 2018 that established a \$24.69 per hour basis (<https://independentsector.org/news-post/value-of-volunteer-time-release/>)).

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.

July 9, 2018

City of Dunwoody
Facilities Improvement Partnership Program
4800 Ashford Dunwoody Rd
Dunwoody, GA 30338

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). Spruill Arts appreciates the commitment of the City to infrastructure improvements that benefit both nonprofit organizations and the Dunwoody residents they serve.

All of us associated with the Spruill Center want to acknowledge and thank Brent Walker, Parks and Recreation Manager, and Gabe Neps, for their collaborative and professional attention to facility needs.

Improvements being requested for 2018 will improve the Center's infrastructure, address safety issues, add to the art center's capabilities, and enhance the aesthetics of the campus and its grounds. These changes will have a big positive impact on the citizens of Dunwoody and on cultural tourists to Dunwoody.

Following is a brief overview of project requests for 2018:

- Electrical upgrades to the Ceramics Department and a Community Room;
- Natural gas upgrades to Ceramics, Metal Sculpture, Blacksmithing, Glassblowing
- An extended enclosure for the Metal Sculpture work area;
- Replacement of an earlier concrete pad improvement that has since failed;
- Awning or covered walkway behind the kiln building;
- Exterior landscaping to greatly enhance the look of the complex.
- Downstairs bathroom upgrades;
- Trap and plumbing upgrades plus handwashing facilities at utility sink.

The Spruill Center's Board of Directors unanimously supports this application for facilities improvements.

Respectfully submitted,

Robert Kinsey

Robert Kinsey
CEO

APPLICANT AND PROJECT BASICS

Applicant Information

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

Project Information

Project Name/Title: <u>Spruill Arts 2018 Facility 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: See Project Description
Brief Project Description (<i>please limit your brief description to the space provided</i>) The 2018 Improvements Project consists of several initiatives as listed in the Transmittal Cover Letter. They involve Interior Structural, Exterior Structural, Plumbing, Electrical, and Landscaping/Grounds improvements, several of which are continuations of projects that had been requested last year. Details of each of the projects are in the Narrative Section of this application.

Project Timeframe and Integration

Estimated number of months to accomplish project:	<u>Four to Five Months if the City promptly moves forward.</u>
Do you believe it is reasonable that the project could be completed by December 31, 2018:	<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>Robert Kinsey</u> Date: <u>07-09-2018</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:



The North DeKalb Cultural Center (NDCC)

Spruill Center for the Arts Project Locations:

1. Electrical upgrades to the Ceramics Department and a Community Room
2. Natural Gas upgrades to Ceramics, Metal Sculpture, Blacksmithing, Glassblowing
3. Extended Enclosure for the Metal Sculpture Area
4. Re-Working of an earlier concrete pad improvement that has since failed
5. Awning or Covered Walkway behind the kiln building
6. Exterior landscaping
7. Downstairs bathroom upgrades
8. Trap and plumbing upgrades plus handwashing facilities at utility sink

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 that the Dunwoody Arts and Culture Master Plan, which is due to be completed any day now, may have an impact on some of the project requests in this FIPP application, or on the timelines.

1. Electrical upgrades to the Ceramics Department and a Community Room

This project consists of running one (1) extra line of power to rooms 6 and 8 and the installation of J-Boxes with two outlets for ceiling cord reels in each room. The project also includes the cord reels.

Room 2 is a City of Dunwoody Community Room, and not part of the Spruill Center's lease. However, Spruill Arts does have frequent use of the room. Due to two walls of cabinets that were installed to support various community groups, most electrical outlets are unavailable on walls behind the cabinets. The only outlet in the room is beside the entry door. It is requested that the City run an electrical circuit along the exterior wall of Room 2, below the windows, to provide additional power to the room.

The estimated cost of the electrical upgrades is \$1,800.00 based on previous electrical work.

2. Natural Gas upgrades to the Ceramics Department and Metal Sculpture Area

Natural gas is currently used for RAKU kilns in the Ceramics Department. However, propane tanks are in use in the Metal Sculpture and Blacksmithing Area. It would be much more convenient, professional, and safer, to tap into the existing natural gas service and run a line to the Metal Sculpture Area.

The estimated cost of this project is \$1,200.00.

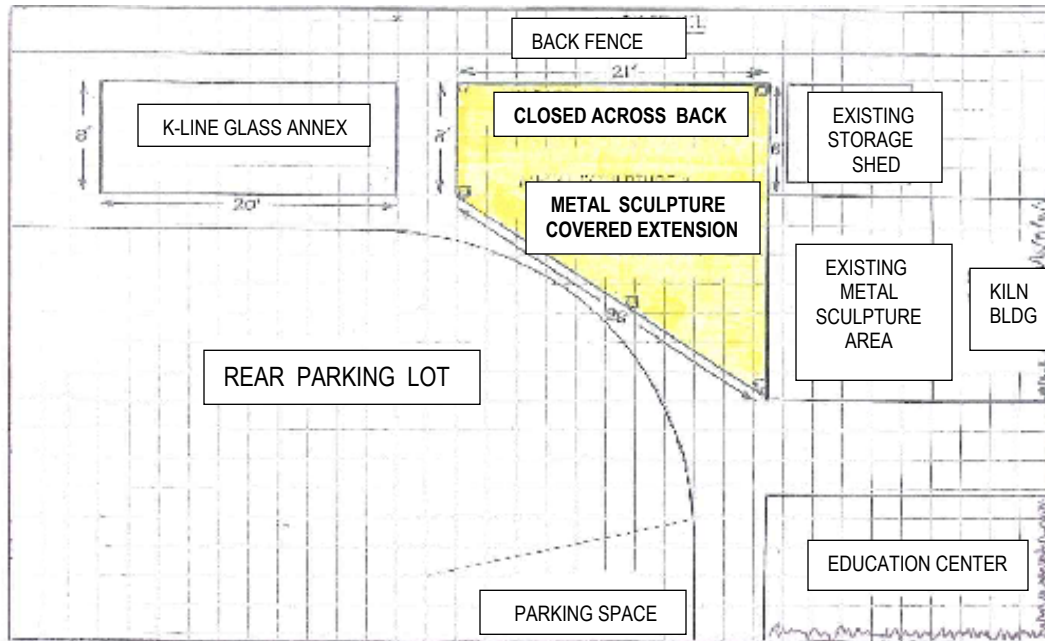
3. An Extended Enclosure for the Metal Sculpture/Blacksmithing Work Area

The Blacksmithing and metal Sculpture programs at Spruill Arts continue to expand. Accordingly, the protective cover with interior lighting that was built under the FIP Program years ago is no longer adequate. Instructors and students now have to work outside without a roof to protect them from sun and rain. Additionally, the lack of an enclosure with a rear wall allows wind to disrupt classes and lets unwanted noise drift into the yards of houses directly behind the arts center.

Attached on the next page is a drawing of how such an enclosure might look. The area of the enclosure would be about 340s.f. The extension is shown in yellow.

3. An Extended Enclosure for the Metal Sculpture/Blacksmithing Work Area (CONTINUED)

To match the existing enclosure, the extension would be constructed from 2"x2" or 4" x 4" metal uprights mounted into the existing paved parking lot. The uprights would support a metal roof with suitable lighting mounted above the work area. The enclosure would be closed across the back as shown in the drawing.



These photos show where the extension would be built.

The Spruill Center requests that the City of Dunwoody provide this facility improvement. The estimated cost of this project is \$16,000, based on a very similar, but larger, 30'x20', 600s.f. carport with interior lighting that was recently designed and built on an existing concrete pad at a local residence.

4. Replacement of an earlier concrete pad improvement that has since failed

As part of a FIPP project years ago, a 10'x10' concrete pad was poured in front of a storage building and abutted to the RAKU work-area platform. Sections of the pad have now separated and sunk, creating an uneven traffic surface, a 1" high tripping hazard, and a place where water puddles whenever rain or hosing off of the work area occurs.

Replacement of this failed concrete pad is requested.

The estimated cost of this project is \$1,000.00.

5. Awning or Covered Walkway behind the Kiln Building

Because of very limited indoor storage space, the Spruill Center stores several pieces of equipment behind the kiln building, where only an eave provides protection against the elements. This area already has a full-length, 46' long by 10.5' wide concrete pad.



Samples of covered walkways that can either be mounted to the building or erected as free-standing structures under the eave beside the building.



The area to be covered

The estimated cost for this project is \$7,500 based on information from multiple contractors.

6. Exterior Landscaping to Greatly Enhance the Look of the Complex (NDCC)

This project has been requested for years. It is probably in the City of Dunwoody's capital budget, but perhaps some funds will be needed from the FIPP funds.

This beautification project may well be included in the Arts and Culture Plan that is to be released any time now.

Some progress has already been made: a large stacked-stone planting area was built a year or two ago in front of the building, but has never been planted. Months ago an irrigation line was run to that planting area. Some shrubs and jonquils have been sparingly planted along the front lawn areas.

The Friends of the Dunwoody Library have done quite a lot with landscaping at that end of the complex. However, the overall frontage of the Arts & Culture complex is bland and uninspiring. The courtyard is also minimally attractive.

The Spruill Center urges the City to proceed with a landscaping plan to reflect the creativity, talent, arts, and culture that are represented and produced at the NDCC.

The Spruill Center does not have an estimated budget for this project because it is the City's plan that will be implemented. Based on landscaping that has been done at the Spruill Gallery, the Residence Inn, and the Hampton Inn, the budget for such an undertaking could well range from \$10,000 to \$100,000+.

7. Downstairs Bathroom Upgrades

The Spruill Center is grateful for the repair and maintenance performed on the four toilets in the four downstairs classrooms and offices last year.

However, the toilet tissue dispensers mounted to tile walls were never relocated last year in the bathrooms in Rooms 12 and 14. The dispensers are currently located about 5' away from the toilets – a major problem for people using those restrooms, especially for young children in Summer Camp and Youth Art classes.

Relocation of those toilet paper dispensers is requested.

The project cost is estimated to be under \$500.00.

8. Trap and Plumbing Upgrades plus Handwashing Facilities at Utility Sink



In a previous FIPP project, the City of Dunwoody replaced a utility closet with an outstanding utility sink and water fountain in a hallway niche upstairs in the Spruill Center's education facility.

However, some issues remain:

- The drain trap continually stops up and needs cleaning.
- The drainage pipe runs essentially level rather than downhill. Therefore, waste water will collect in the bottom of the utility sink. That causes an unattractive, often smelly, and certainly unsanitary situation. (Note the plungers in the photo above.)
- While people can clean equipment at the utility sink, there is not a provision for then washing their hands. They either need to go into an adjacent restroom, dripping dirty water all the way, or, as shown, they have created an unsightly and unprofessional soap & towel station out of a stepstool.

The Spruill Center requests that the trap and drainage system beneath the utility sink be re-worked or replaced as needed, and that a soap dispenser and paper towel dispenser be mounted at the utility sink.

The estimated cost of this project is under \$2,000.00 if a mechanical towel dispenser is mounted, and under \$3,000.00 if an electric, hands-free towel dispenser is installed.

PROJECT BUDGET

Total Project Cost:	<u>\$30,000 - \$31,000 (+ landscaping)</u>
Total City Funds Requested:	\$30,000 - \$31,000 (+ landscaping)

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 costs are detailed in the Narrative Description of each project. Cost justifications are shown below:

1. Electrical upgrades to the Ceramics Department and Community Room 2 are needed to accommodate the additional students taking courses and workshops at the Spruill Center. Serving an additional five (5) students per quarter in each area would generate *surplus* operating revenue of roughly \$400 per quarter or \$1,600 per year. That will justify the cost of these upgrades.
2. Switching from propane in tanks to natural gas (provided by tapping into the existing natural gas supply) will enhance safety, lower costs, increase efficiency, and provide a more professional set-up for Ceramics, Metal Sculpture, Blacksmithing, and Glassblowing. Those improvements certainly justify the modest cost of the upgrades.
3. Extending the enclosure for Metal Sculpture and Blacksmithing will allow for expanded programming and increased enrollment in the associated courses and workshops. An additional ten (10) students per quarter will yield *surplus* operating revenue of roughly \$500 per quarter and \$2,000 annually. Within a couple of years, even greater enrollment will result in *surplus* operating revenue of \$3,000+ per year. Therefore, the facility improvement will allow Spruill Arts to serve significantly more students, both Dunwoody residents and cultural tourists, and the costs of doing so would be fully covered in five or six years.
4. Re-doing the caved-in concrete pad will avoid potentially painful (and costly) injuries and will alleviate the frequent flooding that occurs there. The modest cost is easily justified by the increased safety and usability.
5. Adding a protective covered walkway behind the kiln building will allow for the safe storage and use of equipment worth many thousands of dollars, and can create an additional work area for people utilizing the equipment.

6. Landscaping improvements are up to the City of Dunwoody; the cost is justified by the image the City chooses to project to its citizenry and to all those who visit the North DeKalb Cultural Center (NDCC).

7. The downstairs bathroom upgrades correct a ridiculous and embarrassing situation. The modest cost of the improvements is easily justified by making those facilities properly available to users.

8. The requested improvements to the upstairs utility sink will make it tremendously more functional and convenient. It will eliminate stagnant backups that are ugly, sometimes smelly, and always frustrating. The improvements will also allow users to wash their hands properly at that sink. Again, the modest cost should be easily justified by the improvements.

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

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 Parks Master Plan can be found here:

http://dunwoodyga.gov/index.php?section=departments_park_and_recreation_parks_master_plan

The Spruill Center for the Arts' FIPP requests correspond well to the Parks, Recreation, and Open Space Master Plan. However, that Plan overwhelmingly applies to just parks and open spaces. The Spruill Center is certainly mentioned in almost every section of the Plan, but the great majority of that Master Plan, again, deals with parks (as one would expect). The requests in this FIPP application are closely aligned with the Plan

The Spruill Center expects to be much more "front-and-center" in the about-to-be-released Arts and Culture Master Plan.

Dunwoody citizen's needs are strongly addressed by the scope of the requested projects in this FIPP application. More than 6,000 students and 4,000 gallery goers attend the Spruill Center and Spruill Gallery each year, most of them many, many times. The largest represented zip code is 30338 - Dunwoody - and the immediate surrounding zip codes. Keeping those people well-served and coming back year after year is vital to the health of the Spruill Center for the Arts. It also is crucial to the cultural health of Dunwoody. Spruill Arts also has a very large financial impact in Dunwoody, both directly and through students, instructors, staff, and others who patronize area businesses.

Continuous improvement of the Spruill Center's education facility is extremely important to both Spruill Arts and the City of Dunwoody.

Relationship to Existing Programs and Users

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. Please include any supportive information found in the Parks Master Plan Survey Data

Spruill Arts offers about 250 courses and workshops each quarter. They provide a vast array of opportunities to the citizens of Dunwoody, days, evenings, and weekends. City residents take many of the courses and workshops and come to the facility very often throughout the year. The quality of the facilities, and the safety and efficiency provided to students, instructors, and visitors, make the Spruill Center a prime cultural venue and a source of pride for the City of Dunwoody.

The proposed improvement projects will further enhance the Center, will reflect well on the City, and will allow us to expand our services to citizens of Dunwoody and beyond.

PLEASE NOTE: the Spruill Center is currently at/beyond capacity and has to turn away would-be students each quarter. That is bad for those people, for Spruill Arts, and for the City of Dunwoody. The Spruill Center will be working vigorously with the City of Dunwoody, as soon as the Arts and Culture Master Plan is available, to resolve this capacity problem. The Spruill Center intends to participate financially in a significant way to make facility expansion a top priority. That effort is outside the scope of this FIPP application.

Leveraging of Other Funds

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

The Spruill Center has not found donors who wish to donate to improve City facilities. However, the Spruill Center is willing to participate with some of its own fundraised money, operating surpluses, and property development proceeds to assist the City of Dunwoody in leveraging other funds or completing FIPP requests. The Center is very open to discussing amounts/percentages to be utilized.

On behalf of everyone associated with the Spruill Center for the Arts, and all those who benefits from the programming at the Education Center, thank you to the City of Dunwoody and its Facilities Improvement Partnership Program and for consideration of this application.

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.

July 9, 2018

City of Dunwoody
Facilities Improvement Partnership Program
4800 Ashford Dunwoody Rd
Dunwoody, GA 30338

Dear Selection Committee,

On behalf of Dunwoody Senior Baseball, Inc., I am pleased to submit this request for funding for our Secure Storage Bins & Lockers project.

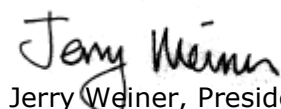
DSB has just moved into its wonderful new home at Brook Run Park and is in the process of getting settled. As with any such move, we have a list of things we need to enable us to operate our programs in a safe and effective manner. This project will provide us with storage bins and lockers where we can secure our supplies and equipment. These items were either not included in or value-engineered out of the original design.

Our Board has passed a resolution authorizing the submission of this application in support of this project, as attached.

We appreciate the opportunity to submit this request.

Please let me know if you have any questions.

Thank you,



Jerry Weiner, President
Dunwoody Senior Baseball, Inc.
PO Box 88923
Dunwoody, GA 30356



RESOLUTION OF THE BOARD OF DIRECTORS

Whereas it has been determined that the new fields at Brook Run require Secure Storage Bins & Lockers, and

Whereas the City of Dunwoody is providing Dunwoody Senior Baseball, Inc., (DSB) with an opportunity to apply for funding through its Facilities Improvement Partnership Program (FIPP),

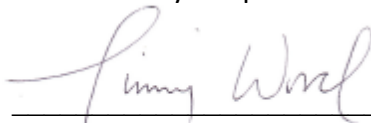
The Board of Directors of DSB hereby authorizes its executive officers to:

- Submit an application to FIPP in conjunction with this project
- Request 80% funding for this project

This Resolution was unanimously approved by those directors present and voting:

- Jerry Weiner, President
- John Crawford, Executive Vice President & Treasurer
- Vince Carozza, Vice President
- Jimmy Wood, Board Member & Secretary
- Danny Rueckel, Board Member

The Secretary of the DSB certifies that the above is a true and correct copy of the resolution that was duly adopted at a meeting of the Board of Directors on January 31, 2016.



Jimmy Wood, Secretary

7/8/2018

Date

(No Seal)

APPLICANT AND PROJECT BASICS

Applicant Information

Organization/Group:	<u>Dunwoody Senior Baseball, Inc.</u>
Contact Name and Title:	<u>Jerry Weiner</u>
Phone:	<u>4047911841</u> Cell: <u>4047911841</u> Email: <u>jerryweiner@comcast.net</u>

Project Information

Project Name/Title: <u>Secure Storage Bins & Lockers</u>
Project Category (check one): <input type="checkbox"/> Interior Structural <input type="checkbox"/> Exterior Structural <input type="checkbox"/> Plumbing <input type="checkbox"/> Electrical <input type="checkbox"/> Landscaping/Grounds <input type="checkbox"/> Signage <input checked="" type="checkbox"/> Other: <u>Secure storage bins and lockers</u>
Brief Project Description (<i>please limit your brief description to the space provided</i>) This project will provide DSB with an opportunity to better use the new baseball facility at Brook Run. It will enable us to install lockable lockers and storage bins in the one of our four garage, the storage room and the umpires room. This will provide us with the ability to secure our equipment and supplies and to provide space for our rec league teams to securely store their equipment during the season. It will also provide the umpires with a locker room to store their equipment and change of clothes while they are at the park.

Project Timeframe and Integration

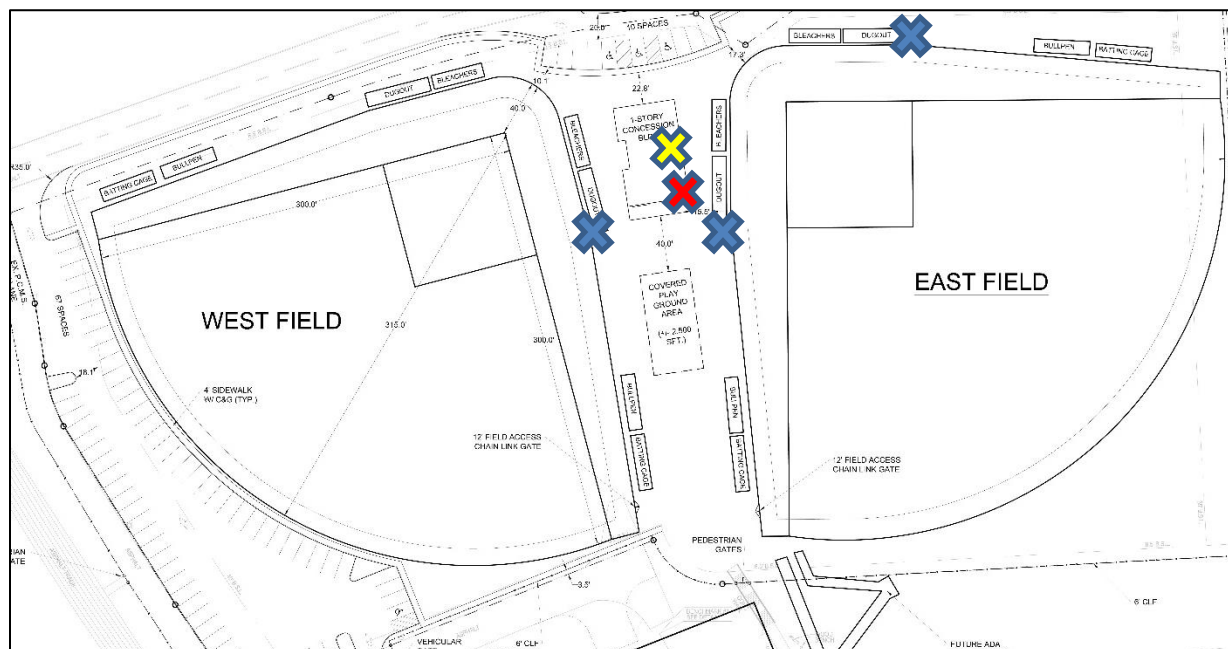
Estimated number of months to accomplish project:	<u>2 months</u>
Do you believe it is reasonable that the project could be completed by December 31, 2018: Yes!	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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>Jerry Weiner, President</u>
Signature of Authorized Official:	<u>Date: 7/8/2019</u>
Name and Title of Project Contact:	<u>Jerry Weiner, President</u>

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](#):

The project location is the new baseball park at Brook Run that uses the Peachtree Charter Middle School parking lot.



- DSB Storage
- Umpires Room
- Dugout Garage

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 project will enable DSB to better utilize the new park at Brook Run that is nearing completion. There are a number of storage spaces that need lockable bins and lockers, as follows:

DSB Storage – Located on the East Field side of the Field House, the storage room is where DSB will keep its supply of baseballs, spare t-shirts & hats and baseball equipment – bats, catchers gear. This project will provide three (3) 48" x 48" double-tier bins to store these things in a secure fashion.

Umpires Room – Located on the East Field side of the Field House, the Umpires Room provides a secure place for umpires to store their things and rest between games. This project will provide the four (4) 24" x 24" open hanging lockers.

Dugout Garages – Each of the four dugouts has a garage on the outfield side of the structure. One of these garages will be designated for use by rec league (spring, summer & fall) teams to store their equipment and it needs lockable storage bins to do so. The dugout garage will have four (6) 36" x 36" double-tier storage bins providing space for up to 12 teams. The other garages will be used for equipment that is too large to fit into a bin and, therefore, doesn't need any such storage.

For each of these spaces, specific lockers or lockable bins will be purchased and installed by bolting them to the floor. The layout of each location and the lockers and bins is attached.

PROJECT BUDGET

Total Project Cost:	\$19,225
Total City Funds Requested:	\$15,400

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

Below (and attached with active links) is a budget for this project, based on information currently available. Better prices will be obtained where possible. DSB is asking for 80% funding for this project as it has already committed to spend over \$40,000 on items and upgrades relative to the new baseball facility at Brook Run, and there are a number of items not yet identified.

Funding for this project would enable us to maintain our equipment and supplies in a safe and secure manner.

Location	Number of Locations	Item	Quantity	Total Items	Cost Per	Total Cost
Dugout Garages	1	36" x 36" storage bins	6	6	425.00	2,550.00
DSB Storage	1	48" x 48" storage bins	3	3	525.00	1,575.00
Umpires Room	1	24" x 24" Open Access Locker	4	4	550.00	2,200.00
Umpires Room	1	Side panels	2	2	125.00	250.00
				0		-
Total lockers & bins						6,575.00
Locks & other miscellaneous				32	50.00	1,600.00
Shipping, estimated						1,300.00
Installation, estimated						8,000.00
Total Cost						17,475.00
Contingency 10%						1,750.00
Total Budget						19,225.00
Funding Request (80%)						15,000.00

PROJECT JUSTIFICATION

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

Master Plan Alignment

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 Parks Master Plan can be found here:

http://dunwoodyga.gov/index.php?section=departments_park_and_recreation_parks_master_plan

This project enhances the City's significant investment in the baseball facility at Brook Run by providing users a safe and secure manner to store their equipment and supplies. As part of the City's commitment to providing first-class facilities for its participants, the new ballfields are an integral part of the parks master plan, and this project supports the new park.

Relationship to Existing Programs and Users

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. Please include any supportive information found in the Parks Master Plan Survey Data

DSB provides recreational baseball programs in the spring and fall for Dunwoody and surrounding youth ages 13 to 18, and in the summer for former DSB program players up to age 30. We also operate one of the most successful middle school programs in the United States (including three teams from PCMS) and provide home fields for the DSB Diablos, five Dunwoody-based travel teams for 13- to 15-year olds.

These lockable storage bins and lockers will enable us to replace the system we had at Dunwoody Park where rec team coaches could leave certain equipment at the park to prevent them from having to carry it back and forth for each game. Since all of our coaches for the rec programs are volunteers, having on-site, secure storage makes it easier for us to attract people to take on this volunteer responsibility.

In addition, DSB has supplies and equipment that need to be maintained in a secure fashion. The increased visibility of the fields at Brook Run compared to Dunwoody Park requires that we have more security. This project is intended to help us accomplish that.

Leveraging of Other Funds

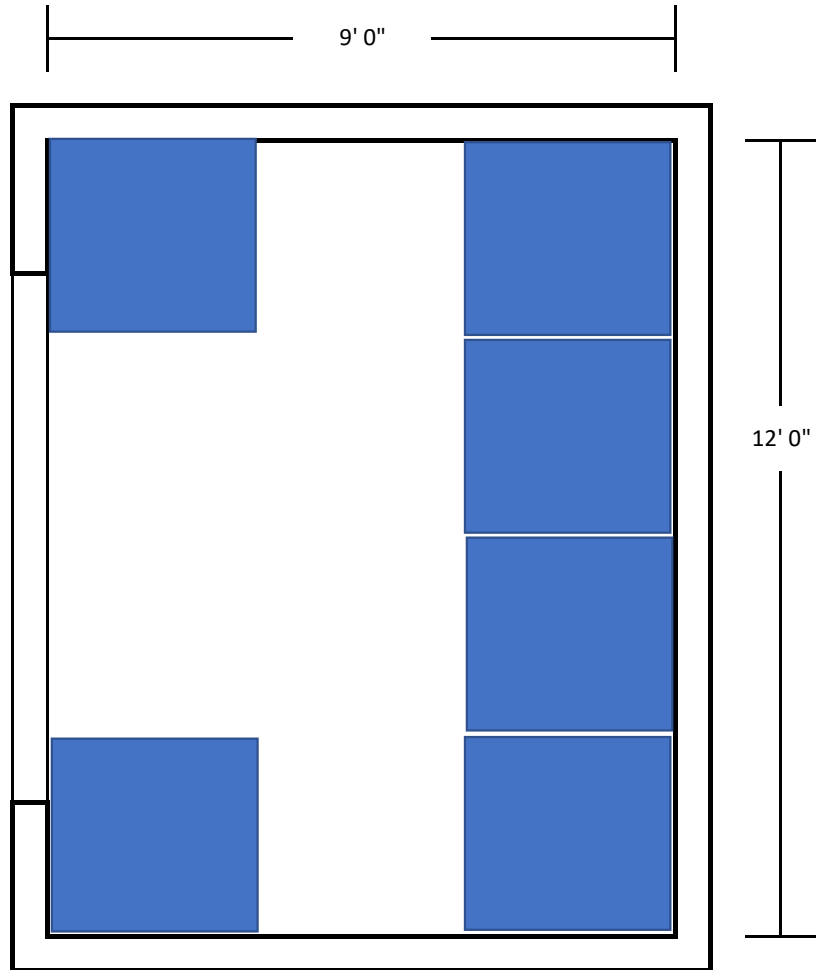
Describe the degree to which the group/organization proposes that the City can use program funds to leverage greater private investments, public funds, organization funds, in-kind donations, or volunteer labor.

DSB is leveraging its reserves to pay for enhanced dugouts and other upgrades for the new fields at Brook Run. As indicated above, this includes over \$40,000 of items that were not part of the original design specifications. As magnificent as the new fields are, there is a list of items that will need to be funded in the future, including dugout interior upgrades, increased seating, a playground for younger siblings, and other items not yet specified. By receiving 80% funding for this secure storage project, DSB Will be able to use its reserves on the myriad of other things that need to get done at the new fields.

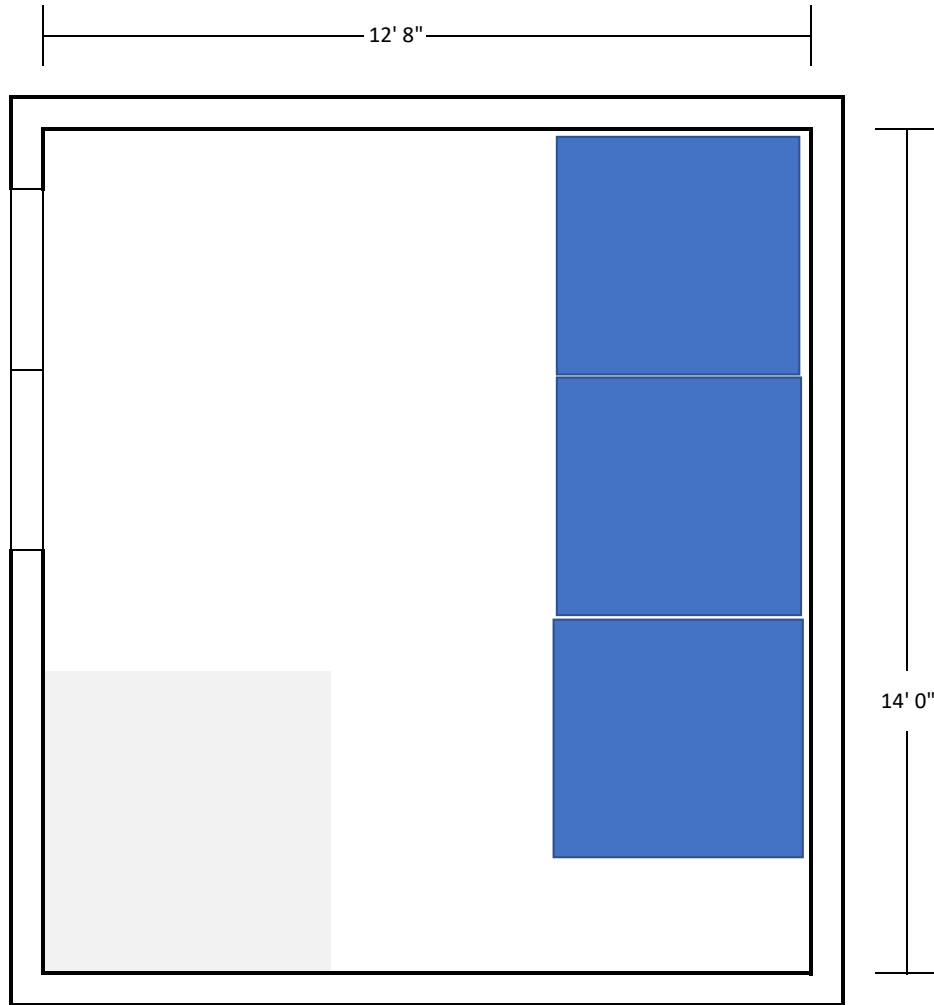
Dunwoody Senior Baseball, Inc.
2018 FIPP
Secure Storage Bins & Lockers Project

Location	Number of Locations	Item	Quantity	Total Items	Cost Per	Total Cost
Dugout Garages	1	<u>36" x 36" storage bins</u>	6	6	425.00	2,550.00
DSB Storage	1	<u>48" x 48" storage bins</u>	3	3	525.00	1,575.00
Umpires Room	1	<u>24" x 24" Open Access Locker</u>	4	4	550.00	2,200.00
Umpires Room	1	<u>Side panels</u>	2	2	125.00	250.00
				0		-
Total lockers & bins						6,575.00
Locks & other miscellaneous				32	50.00	1,600.00
Shipping, estimated						1,300.00
Installation, estimated						8,000.00
Total Cost						17,475.00
Contingency 10%						1,750.00
Total Budget						19,225.00
Funding Request (80%)						15,400.00

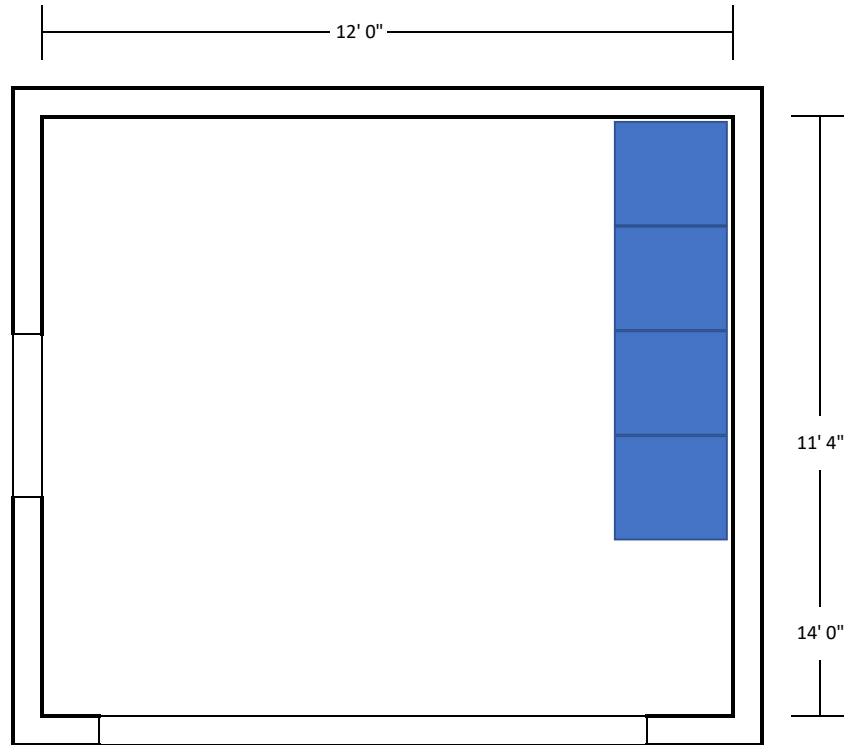
Dunwoody Senior Baseball
2018 FIPP
Dugout Garages



Dunwoody Senior Baseball
2018 FIPP
DSB Storage



Dunwoody Senior Baseball
2018 FIPP
Umpires Room



displayed
with optional
side panel

order
side panel(s)
(#30043) separately

