



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

MEMORANDUM

To: Mayor and City Council

From: Brent Walker, Parks and Recreation Director

Date: April 11, 2017

Subject: Award of 2017 Facilities Improvement Partnership Program Projects

ITEM DESCRIPTION

Staff proposes funding three projects totaling \$490,000 through the FY 2017 Facilities Improvement Partnership Program (reserving \$10,000 for contingency). Staff also proposes implementing the remaining projects totaling approximately \$20,000 through the FY 2017 Parks and Recreation Operations and Maintenance Budget.

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 2017 Budget, the Mayor and City Council allocated \$250,000 for the Facilities Improvement Partnership (FIP) Program. The City also did not award the 2016 FIPP capital funds, therefore the total amount to be awarded this year is \$500,000.

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 – Pavilion
- Dunwoody Preservation Trust – Hardscape and landscaping Improvements
- Stage Door Players – Electrical Upgrades, Interior and Exterior Improvements.
- Spruill Center for the Arts – Bathroom upgrades, sidewalk awning, electrical upgrades

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



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

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

Scoring Criteria	DNC - Pavilion	DPT- Site Improvements	SCA Interior and Exterior Improvements	SDP Interior and Exterior Improvements
Master Plan Alignment (600 pts)	550	530	425	390
Relationship to Existing Programs (200 pts)	200	160	120	125
Leveraging Other Funds (200 pts)	21	195	10	25
Project Benefit (160 pts)	160	130	100	105
Timeframe and Scope (100 pts)	85	90	95	95
Cost (100)	58	90	80	90
Program Alignment (40 pts)	40	40	35	38
Total (1400 pts)	1114	1235	865	868

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

FUNDING

The 2016 Budget included \$250,000 for the Facilities Improvement Partnership Program, which was not allocated, in addition another \$250,000 was budgeted in 2017 bringing the total available amount to \$500,000

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 \$760,877 in city funds has been requested against the available \$500,000.

Cost Breakdown	DNC - Pavilion	DPT- Site Improvements	SCA Interior and Exterior Improvements	SDP Interior and Exterior Improvements
City Funds Requested	\$300,500	\$300,000	\$75,000	\$85,377
Organization Funds/Support	\$6,500	\$301,165	\$-	\$7,500
Total Project Costs	\$306,500	\$601,165	\$75,000	\$92,877



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

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

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

RECOMMENDATIONS

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

Staff recommends funding the Dunwoody Preservation Trust’s \$300,000 request to install the hardscape, site lighting and complete the garden plans at the Donaldson Bannister Farmhouse. The funding of this project would be \$240,000 from the FIPP capital fund and \$60,000 from the Donaldson Bannister Site Improvement capital fund.

We also recommend partially funding the Dunwoody Nature Center pavilion in the amount of \$200,000 of the \$300,500 requested and Stage Door Players request for the interior/exterior improvements of their facility in the amount of \$50,000 of the \$85,377 that they requested,. The City funds for these projects total \$490,000 leaving \$10,000 for contingency.

Staff also supports the Spruill Center for the Arts request, through the general operating budget, for upgrades to the pottery classroom facilities, bathroom repairs and facility electrical upgrades. These projects are estimated to total \$20,000. However, Staff does not recommend funding for the sidewalk awning or the renovation of the classroom bathrooms.

TRANSMITTAL LETTER

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

February 27, 2017

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

Dear Selection Committee,

It is with great pleasure that the Dunwoody Nature Center submits this proposal as part of the City of Dunwoody's Facilities Improvement Partnership Program. The public/private model of support between our two entities has been the example of success and the FIPP program has enhanced both the Nature Center's ability to provide programming to Dunwoody citizens, and those citizens' perception of the quality of the city's parks facilities.

For the Nature Center's 2017 FIPP application, we are looking to build upon our current record of success with previous projects while addressing the continued capacity issues that hamper our ability to serve the community. Our year over year numbers (see Project Justification - 2. Relationship to Existing Programs and Users) reflect both the park and programmatic improvements that have been made in Dunwoody Park in the past 5 years. In that time, the Nature Center's operating revenue has grown from less than \$250k to more than \$600k. Our programs are routinely at capacity, and **our greatest limitation in terms of serving our community, is space**. This past year, the Nature Center achieved record numbers of park users and program participants in every single documented program area and could easily have served hundreds if not thousands of additional participants. In 2016 more than 21,000 people participated in our classes, camps, family events and festivals, and thousands more visited the park's playground, trails, and a revitalized Wildcat Creek. 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 environmentally designed North Woods Pavilion proposed in this application will greatly alleviate these concerns, allow for simultaneous programming across user groups, and also open up a much needed year round event space for our community.

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 current Dunwoody Senior baseball fields. 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 is 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 Board of Director of the Nature Center unanimously voted to approve this project for the FIPP application during its meeting on 2/16/17.

APPLICANT AND PROJECT BASICS

Applicant Information

Applicant Information

Organization/Group: Dunwoody Nature Center

Contact Name and Title: Alan Mothner, Executive Director

Phone: 770-394-3322 Cell: 404-786-1327 Email: alan@dunwoodynature.org

Project Information


Project Name/Title: <u>North Woods Pavilion</u>
Project Category (check one): <input type="checkbox"/> Interior Structural <input checked="" type="checkbox"/> Exterior Structural <input checked="" 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 North Woods Pavilion is similar in need to the successful screened in porch and deck space that was created through FIPP funding in 2013. While this space has served our needs well for the past three years, the Nature Center is currently at capacity again for our programming demands and seeks additional physical space to house these programs, as well as offer concurrent programming opportunities to several user groups and to fulfill the need specifically addressed in the Parks Master Plan (See Master Plan Alignment sections 6.2, 6.14, and 6.28) for a pavilion capable of handling large groups and community event space. The pavilion has been designed to fit within the existing infrastructure of our current facilities and long-range master plan, offering a unique view and setting that incorporates the latest in sustainable design.

Project Timeframe and Integration

Estimated number of months to accomplish project: 5 months

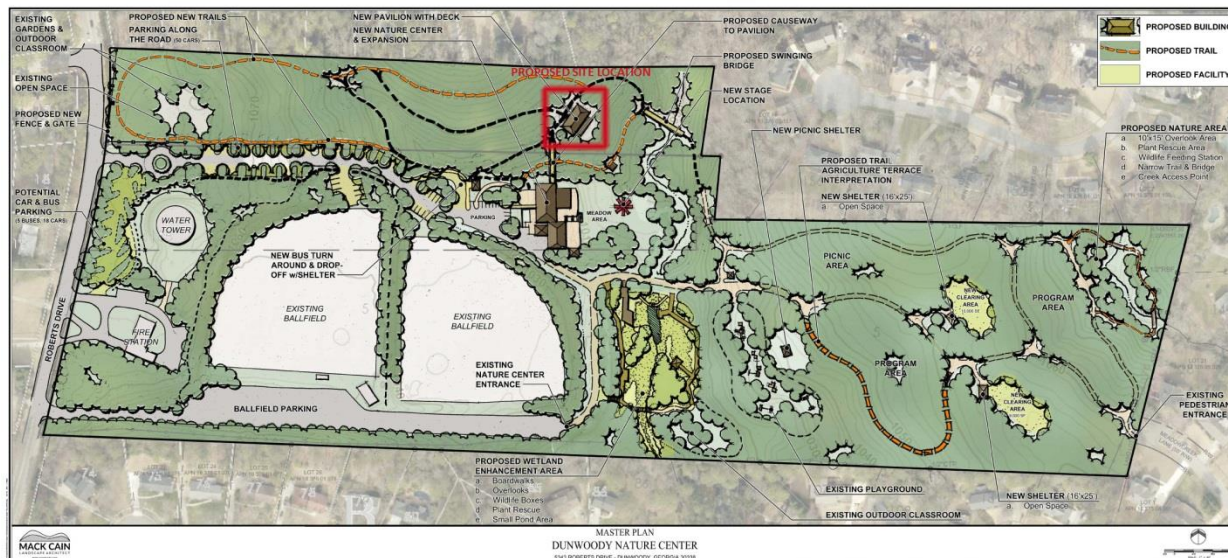
Do you believe it is reasonable that the project could be completed by December 31, 2017: ☒ Yes ☐ No

Signature

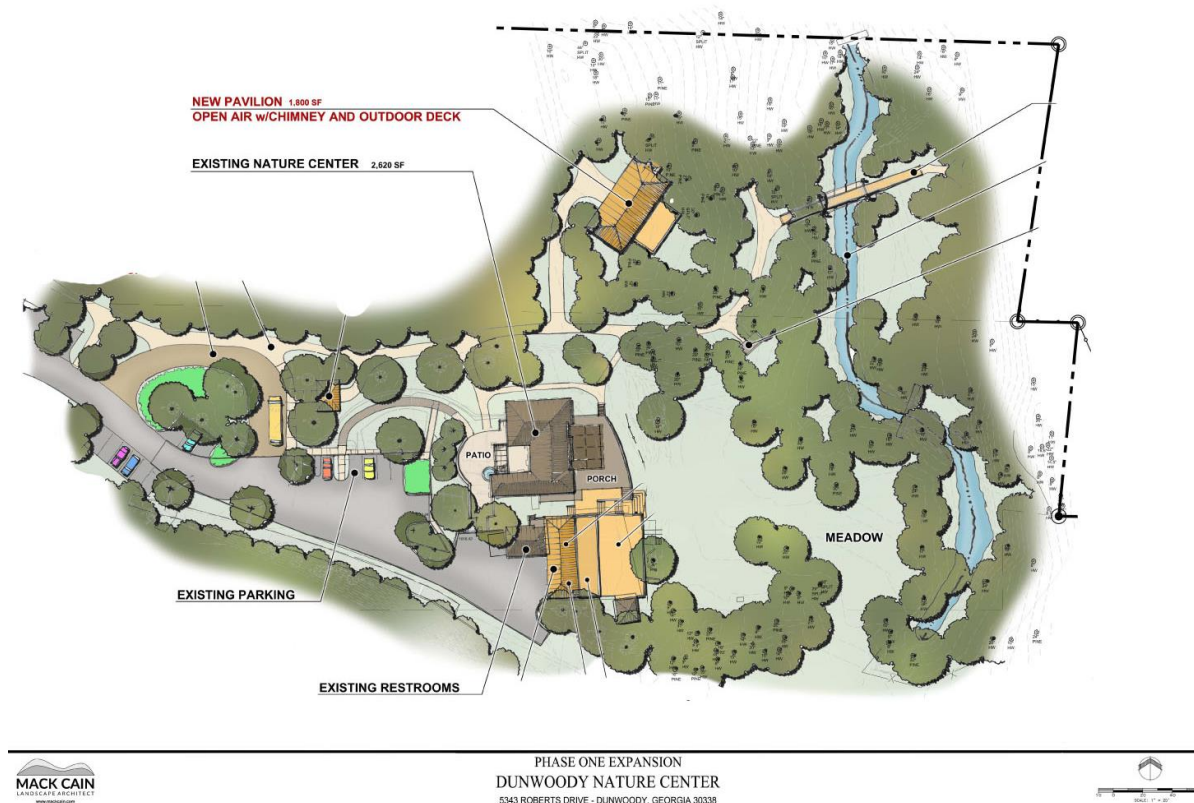
<i>I hereby agree and understand the City of Dunwoody reserves the right to determine the award of the grant funds in its sole discretion. The availability of funds is subject to annual budgetary decision made by the City Council. The City cannot guarantee the availability of future funds nor obligate 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:	<u></u> Date: <u>2/27/2017</u>
Name and Title of Project Contact:	<u>same</u>

SITE/LOCATION PLAN

Project Site overview (Drawing from 2016 Dunwoody Nature Center Master Plan)



Project Site detailed view (Drawing from 2016 Dunwoody Nature Center Master Plan)



NARRATIVE DESCRIPTION

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

One of the Nature Center's major initiatives this past year has been to engage Mack Cain of Travis Pruitt Associates to work with key stakeholders, the board and staff to develop a facilities master plan for the 22 acres utilized by the Dunwoody Nature Center. This was a 6 month process with community input under the direction of the executive team at the Nature Center. The major issue brought up during these discussions, and addressed here in this application, focused on expanding facilities within the park to accommodate a growing number of participants in all of the Nature Center programs. As a secondary item, the group also addressed the common refrain from city officials and the community for event space in our city. Working with architectural consultants from Southern Design Works, we have created a 1,800 s.f. facility that blends in with the environment and has a similar architectural language to our current buildings. This year-round multifunctional space will quickly become a focal point of programming and an example of sustainable design.

Conceptual drawing of North Woods Pavilion based on stakeholder input from the 2016 Master Plan



PERSPECTIVE VIEW FROM TRAIL

DUNWOODY NATURE CENTER
OVERLOOK PAVILION
DUNWOODY, GA

SOUTHERN
DESIGN WORKS
ARCHITECTURE | INTERIORS | OBJECTS

Conceptual drawing of North Woods Pavilion based on stakeholder input from 2016 Master Plan



DUNWOODY NATURE CENTER OVERLOOK PAVILION DUNWOODY, GA

**SOUTHERN
DESIGN WORKS**
ARCHITECTURE | INTERIORS | OBJECTS

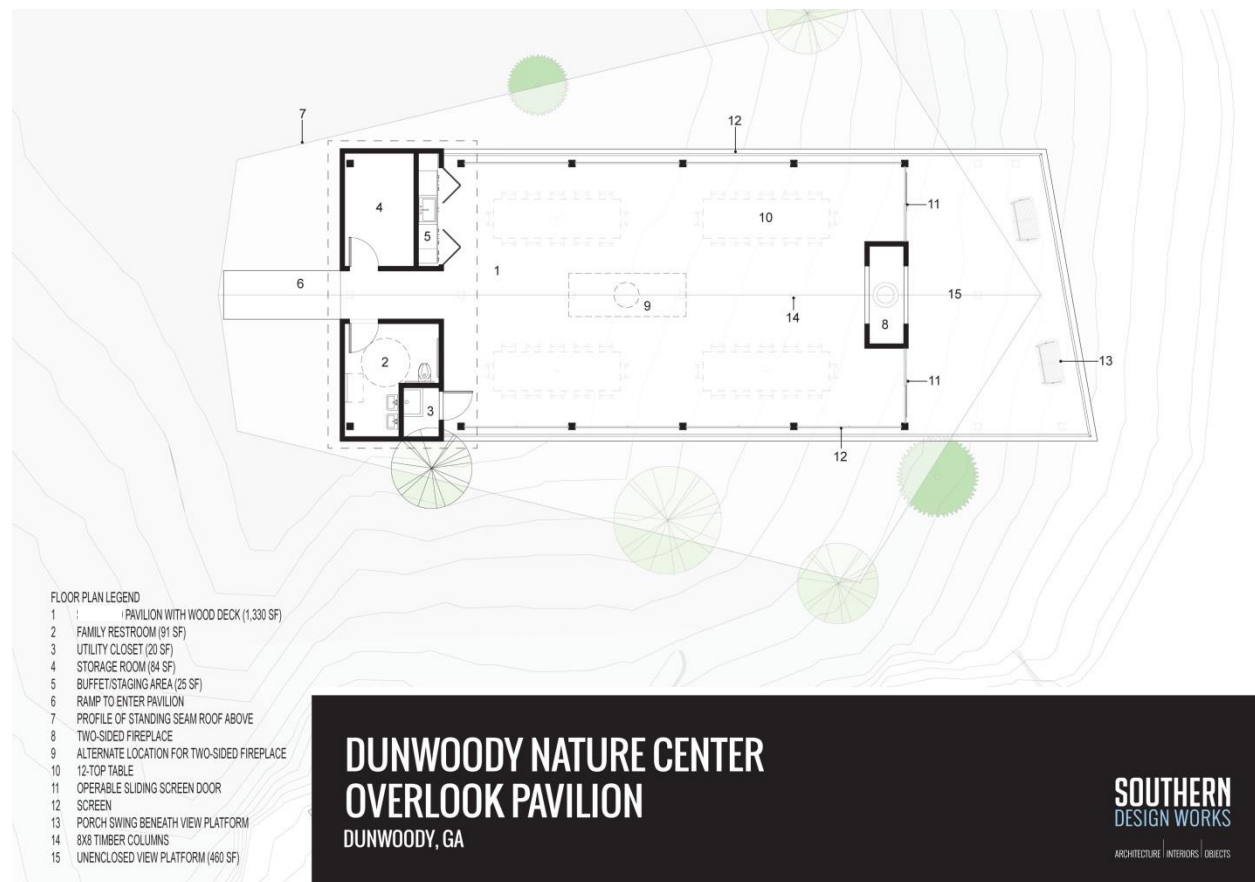
Description from Lead Architect Mitchell Davis of Southern Design Works:

"The Overlook Pavilion in the north woods of the Dunwoody Nature Center embodies the mission of the Nature Center in built form. Locating the pavilion in this section of the park, in accordance with the Masterplan, allows for the building to work in concert with the surrounding natural and built context while establishing its own character. The reduced height of the entrance roofline is a scale-appropriate welcome mat for the user. Passing by the program block which houses storage, accessible restroom facilities, and staging area for catering, the user's view is focused towards the double-sided fireplace and towards the lower meadow of the nature center. The enclosed pavilion provides flexible space for classroom instruction, meeting, or seated dining and is anchored by a 2-sided masonry fireplace that will serve as a focal point for outdoor gathering on the pavilion deck.

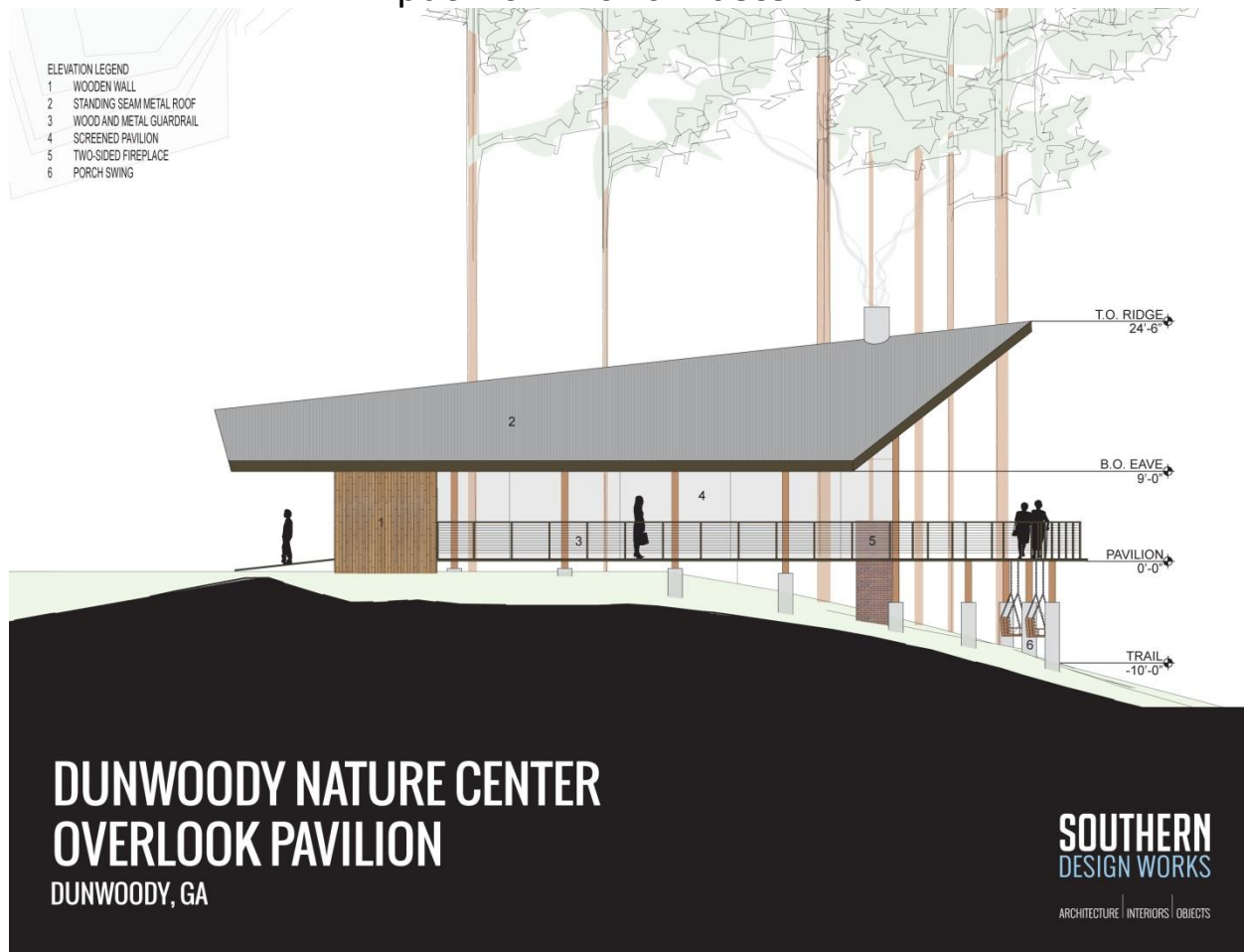
In the words of Glenn Murcutt "architecture is to touch this earth lightly." The pavilion is designed to function as autonomously as the site and code permit by employing passive and active design strategies. Furthermore, the pavilion serves as an extension of the Nature

Center mission by utilizing local materials, reclaimed materials, and by employing construction methods with minimal impact to the site. The desired materials for the pavilion will be local, salvaged, and contain pre and post-consumer recycled content where possible. Virgin material usage will be kept to a minimum. The design allows the site to slip below the deck allowing the existing natural drainage patterns to remain in effect. The runoff from the new roof will be captured by a cistern, filtered, and used for plumbing fixtures where permitted. This pavilion will tell a story through its form and materiality as it works to serve the existing and future needs of the Nature Center."

Floor plan legend with key amenities of North Woods Pavilion based on stakeholder input from 2016 Master Plan



Elevation drawing of North Woods Pavilion based on stakeholder input from 2016 Master Plan



We propose to immediately enact this programming and community addition to address our space issues, to accommodate the unmet demand for current program offerings, and to offer new programs for the community. The North Woods Pavilion space near to our main education building will alleviate the capacity issues that we face with each program that we offer, allow for simultaneous programming across user groups, and serve as a unique and desirable event space located just minutes from the Dunwoody Village. Return on investment for this facility can be realized within only 5 years –an unheard of return on capital for a municipality. In addition, city support of the North Woods Pavilion would be a crucial stepping stone towards a capital campaign currently underway and show the City's mutual commitment to our public/private partnership.

As shown in the chart below, the Nature Center has grown in the past several years in nearly every respect. A large part of this growth can be attributed to the park and facility improvements that have been enacted since 2012. In particular, the uptick in scout, birthday, and facility rental income are directly related to the additional facility space, as is the increased number of summer campers. However, we are nowhere near able to satisfy demand for programs as indicated by this year's summer camp registrations. All of our full day summer camps filled to capacity during the 2 week "members only" period, with an additional 100+ on a waitlist. The income potential of the North Woods Pavilion in accommodating demand for summer camp alone would immediately show positive ROI of \$43,630 annually, with a conservative additional \$18,000 in annual income from facility rentals, field trips, and other programs. In addition, the pavilion space would be utilized year-round for programs that include adults, scouts, civic and corporate groups, families and children among others (See Relationship to Existing Programs and Users, below).

	2012	2013	2014	2015	2016 Final	Notes
Total Revenue	\$ 358,069	\$ 379,705	\$ 470,045	\$ 553,559	\$ 647,610	
Budgeted Revenue	\$ 285,100	\$ 309,700	\$ 341,000	\$ 405,000	\$ 433,930	
Program Revenue	\$ 163,686	\$ 229,051	\$ 255,557	\$ 292,169	\$ 316,798	49% of 2016 total revenue
Fundraising Revenue	\$ 194,384	\$ 150,654	\$ 213,151	\$ 261,390	\$ 305,812	47% of 2016 total revenue
Capital Revenue					\$ 25,000	4% of 2016 total revenue
Net Revenues	\$ 86,619	\$ 41,193	\$ 66,889	\$ 88,973	\$ 185,003	Was (-\$20,778) in 2010. Total of \$468,677 in 2012-2016
Corporate sponsorships	\$ 23,627	\$ 20,750	\$ 37,125	\$ 43,910	\$ 43,130	\$9,000 committed in '16, coming in '17
Camp Attendees	500	700	767	786	781	Reached 100% capacity in 2013-2016
Butterfly Festival	2,875	2,797	3,112	3,328	3,545	Currently at capacity
Field Trips	1,370	4,050	3,250	4,683	4,213	
Outreach (students served)				1,072	1,131	
Scout Programs (# events)			45	57	74	835 scouts total in 2016
Birthdays (# of events)			37	56	101	1,381 children total in 2016
Membership	455	579	740	819	907	
Volunteer Hours	10,718	11,185	10,260	10,525	9,257	
Volunteers	1,380	1,381	1,253	1,301	1,318	
Capital improvement grants awarded	\$ 61,713	\$ 223,000	\$ 405,000	\$ 125,000		2012, NFWF, 2013 Deck, bathrooms; 2014 front entry, roof, playground; 2015 NFWF, signage, south entry, bathrooms (Total \$839,713)
Facebook "Likes"	543	952	1,400	2,026	2,873	
Facility Rental Income				\$ 4,950	\$ 9,550	
Program Participants	9,588	13,102	13,506	14,971	15,297	individual program registrations
Facility Users				18,783		21,599 counted park visitors via programs such as concerts and building visits, but does not include general park visitors for playground, hiking, etc.

PROJECT BUDGET

Total Project Cost:	\$306,500
Total City Funds Requested:	\$300,500

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 North Woods pavilion will be constructed in keeping with the Nature Center's mission and as a community example of sustainability. Reclaimed materials would be utilized in the building process where applicable (sourced via Lifecycle Building Center (<http://www.lifecyclebuildingcenter.org>)) and long term cost savings would be achieved through the cistern system and compostable toilet. Both of these features would further allow the Nature Center to passively educate park visitors about water conservation issues and solutions. Enclosing the building in the Oldcastle building envelope product will allow us to utilize the pavilion for 12 months of the year, and provide the security needed to lock the building when it is not in use.

North Woods Pavilion Budget				
	Size	Unit	Unit Cost	Total
Pavilion Structure	1,800	square feet	\$80.00	\$144,000.00
Storefront building envelope	1,750	Square feet	\$50.00	\$87,500.00
HVAC	1,800	Square feet	\$11.11	\$20,000.00
Flooring	1,800	square feet	\$11.11	\$20,000.00
Fireplace	1	each	\$10,000.00	\$10,000.00
Outdoor deck	480	square feet	\$20.00	\$9,600.00
Tables	4	each	\$1,200.00	\$4,800.00
Trash receptacles	2	each	\$800.00	\$1,600.00
Architectural Drawings/Plans	1	each	\$6,000.00	\$6,000.00
Structural Engineering Plans	1	each	\$3,000.00	\$3,000.00
TOTAL				\$ 306,500.00

PROJECT JUSTIFICATION

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

Master Plan Alignment

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

Based on the public input and identified needs of the 2011 Master Plan, the North Woods Pavilion space addresses several specific needs.

Public input:

Programs should cover operating cost but not capital and replacement cost. • Expand Dunwoody Nature Center programs for all ages, not just small children. • "We should stress quality over quantity." • "We should have parks for all ages." Dunwoody Nature Center has great programs but needs a new building." "We should be a facilitator of programs and partner with community groups." "Build a new Dunwoody Nature Center facility." "Expand Dunwoody Nature Center and repurpose Dunwoody Park."

Creating the North Woods Pavilion space would fulfill the request of the community for quality facilities that can accommodate groups of all ages, and help facilitate the increased programming needs of the Nature Center.

Further from the 2011 Parks Master Plan, the following were identified as specific strengths and weaknesses of the park system:

Strengths

Dunwoody Nature Center is well organized has great programs, camps and volunteers

Weaknesses

Dunwoody Nature Center – building and parking

At this current junction of the Nature Center's continued growth and City of Dunwoody's ability to assist with alleviating the capital space constraints that we currently face, the added pavilion space would add to the strengths while address a citizen identified weakness.

Specific Recommendation Sections of the 2011 Parks Master Plan that will be completed following the building of the North Woods Pavilion:

6.2 Expand Dunwoody Nature Center with the relocation of Dunwoody Senior Baseball to include redevelopment of the sports field area and to **offer programs for citizens of all ages - not just children. This would include developing a new education center building in the park.**

The additional programming space requested in the application would allow the Nature Center to further the programming it currently offers. As previously mentioned, we cannot currently offer joint programming simultaneously to different user groups due to lack of

space. Additional functional enclosed space will alleviate this constraint. The Nature Center has a history of partnerships to help us accomplish our goals, and we would gladly continue to expand these partnerships to support other community groups that provide specialized programming address in the Parks Master Plan. Specifically: "Expand community gardening programs beyond Brook Run Park. Expand community arts programs beyond the North DeKalb Cultural Arts Center."

And further in section 6.2, the call for event space in the city is recommended: "Create multiple community event spaces throughout the city in a variety of sizes to decentralize community events and balance the inconvenience of large community events on surrounding property owners. Develop picnic facilities and **rental pavilions throughout the park system.**"

6.14 Facilities Assessment and Recommendations

Our field observations revealed that none of the City's parks have a pavilion capable of handling large groups. Providing a variety of sizes in rental pavilions is good for revenue generation and to accommodate the different demands of citizens and companies.

6.28 Facility Assessment and Recommendations

The main building is crowded and over-programmed. More and better organized space is needed.

As quantified in the chart included in the project description, the Nature Center currently serves approximately twice as many participants as compared to when the 2011 plan was written. If anything, this need to relieve the overcrowding is now greater than ever.

Further, information gathered during the preliminary focus groups for the updated 2016 Parks Master Plan revealed the following citizen input:

Areas of improvement

- Lack of funding and financial sustainability
- Lack of indoor recreation facilities
- Not enough space for all the entities
- Operating with an outdated Parks & Recreation master Plan
- Not enough CIP for all non-profit programming groups - \$250,000 total

Additional Programming or Activities

In addition to serving the Nature Center's programming needs, the new pavilion would allow for additional space for special events programming amongst other citizen groups including the following specifically mentioned programs:

- Expand existing programs to add more if there was enough space
- Special Events, Concerts, Independence Day
- Arts Programming – Performing, Visual, Preservation, etc.
- Hiking Tours
- Audubon Society Programming
- Gardening Programming
- Senior Programming
- Beginner Programs
- Preschool, arts, cultural programs at Nature Center
- Nature-based programming, horticulture

Improvements to Existing Facilities

Nature Center Updated, *Parking, *Pavilion, Observation Deck and Trail
Dunwoody Nature Center additional parking, new building structures to improve capacity (double square footage)

Top Priorities

More and better facilities

Adding Facilities and Programming them (we have more programming than we can fulfill, need the programming space to accommodate demand).

Active Recreation Facilities and Programming, Mostly Youth

Capital Improvements

Relationship to Existing Programs and Users

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

Existing Programs and Users - the current configuration of the buildings precludes our ability to host simultaneous programming events. With only one covered space in inclement weather, we do not have the facilities to host students or families interested in field trips or classes and must choose between one program or another. For example, if we have a small class of 12 families scheduled for an activity, we do not book a field trip or any other program during the same time period. As a result of this limited space, we also currently limit our field trips to 80 or fewer students, as we have no place to house more than that number of students in inclement weather. Further, we frequently receive cancellations due to weather or lack of ability to serve more than 80 students and would easily be able to safely serve these programs with the additional 1,800 s.f. of programming space. For the past two years, each and every program offered by the Nature Center has filled to capacity, with the limiting factor always being physical space.

Addition building usage – improved ability to offer recreational opportunities throughout the community. Our community frequently calls for event space during the ongoing parks and community development discussions. In the most recent two years, more than 15 community organizations utilized the Nature Center's facilities for their programming and meeting needs annually. This figure does not include corporate uses which are offered as part of sponsorship, or that the Nature Center charged a facility rental fee. These figures purely reflect the time and space donated to these other groups – space (and time and revenue) that takes away from more specific mission based programming and revenue. (See "Relationship to Existing Programs and Users" for a list of groups that currently utilize the Nature Center buildings for space).

With our current improved facility space, the Nature Center was able to generate an additional \$9,000 in facility rentals revenue in the past year. This revenue has been used to fund operational and ongoing maintenance and park improvement expenses at the Nature Center, and as an offset to the free programming provided to the community (programs such as the Great Backyard Bird Count, Friday Night Hikes, Astronomy Nights, Art in the Park, etc.). With the addition of the North Woods Pavilion, the Nature Center would be able to generate further income from additional facility rentals and be positioned more competitively versus other venues for weddings, Bar Mitzvahs, and other private parties. We project even further revenues from our corporate partners that frequently seek meeting a retreat space for their teams.

After extensive strategic planning throughout 2016, the Nature Center has a financial and management plan in place that will show a 100% return on investment to the city for the pavilion in a period of only 5 years:

Program	Additional Revenue (Annual)
Camps	\$ 43,630
Rentals	\$ 8,000
Fall '18 Field Trips	\$ 6,480
Birthdays	\$ 1,600
Classes	\$ 400
Scouts	\$ 800
Holiday Camps	\$ 800
Total Annual Revenue Potential	\$ 61,710

Community Groups that utilized the Nature Center (at no cost) for meetings and programming:

- 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)
- Dunwoody Chamber Board Meeting
- Metro Atlanta Beekeepers
- Shape Dunwoody Meeting
- Spruill Guild Meeting
- Dunwoody Based Boy and Girl Scout Troop meetings (and annual S'moresFest)
- Atlanta Audubon
- Atlanta Mindfulness
- City of Dunwoody Town Halls, Citizen Connection and District meetings
- Dunwoody Woman's Club
- Elementary Schools (Austin Gardening, Vanderlyn Orchestra concert, etc.)
- Nearly a dozen Boy and Girl Scout Troops based in the Dunwoody area

Leveraging of Other Funds

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

The Nature Center has invested \$10,000 into developing a much needed Dunwoody Park specific master plan update and has shared these plans with GreenPlay and JB+A for incorporation into the larger City of Dunwoody Parks and Recreation Master Plan. We have

worked with stakeholders for the past 6 months to develop a master plan for Dunwoody Park and are eager to initiate what we feel are vital park improvements for our community. It is our hope that these documents will be incorporated into the larger parks master plan so that together we can continue to make Dunwoody Park a communal place to gather, learn, and be inspired.

In addition, the architectural firm of Southern Design Works has donated the time and expertise to create the vision for the pavilion and the architectural drawings that are included in this grant application; a value to date of \$6,000. SDW will continue to operate in a supervisory role during the engineering and construction phases of the building as well and will provide the architectural drawing needed for construction on pro-bono basis (a donated value of \$6,000).



Dunwoody Preservation Trust

PO Box 888658, Dunwoody GA 30356

P: 770-668-0401 F: 404-445-7949

www.dunwoodypreservationtrust.org

2017-2018 Board of Directors

President:

Jim Williams

VP of Development:

Jack Lane

VP of Events & Community Outreach:

Hope Follmer

VP of Marketing & Communications:

Kathy Wilkie

VP of Properties:

Dan Griffin

Secretary:

MJ Thomas

Treasurer:

Tim Radigan

Parliamentarian:

Wright Dempsey

Curator:

Valerie Biggerstaff

Directors

Cemeteries:

Mac Peden

Cheek Spruill House:

Bart McDearmon

Community Events:

Sara Massey

Donaldson-Bannister House:

Rick Goldstein

Education:

Jean Pride

Lemonade Days:

Hope Follmer

Apple Cider Days:

Stacey Lucas

Membership:

Beth Lehman

Sponsors:

Sarah Brooks

Volunteers:

Susan Still

Voting Past Co-Presidents:

Dolores Lauderdale

Melanie Williams

February 22, 2017

City of Dunwoody

Facilities Improvement Partnership Program

41 Perimeter Center East, Suite 250

Dunwoody, GA 30346

Dear Selection Committee:

The 2017 FIPP Grant offers the opportunity to open an additional park in the Dunwoody Park system. This park will be unique in that it will offer a special purpose – an opportunity for our residents to learn about the history and heritage of Dunwoody. In addition, the park will offer educational opportunities, summer camp opportunities and special event opportunities that will provide funding for the ongoing maintenance of the park.

Dunwoody Preservation Trust appreciates the opportunity to continue its partnership with the City by applying for a 2017 FIPP Grant. We are confident that approval of this grant request will allow the Donaldson-Bannister property to finally open to the public. Our understanding is that the 2017 grant funds represent a combination of the 2016 funds (which were not awarded) and the 2017 funds. Therefore, we are withdrawing our 2016 FIPP application and submitting the enclosed application. It should be noted that even though we were not awarded a FIPP grant during 2016, we continued to make progress on the property. This was accomplished through a combination of DPT efforts, money, and personnel, along with a city budget that incorporated some funds for the property. We were able to complete several projects outlined in the Donaldson-Bannister Master Plan; and deliver them considerably under budget. We are confident that we can do the same with the project proposed with this application.

Dunwoody Preservation Trust funds have been committed to this project by the Board of Directors of Dunwoody Preservation Trust by virtue of DPT's 2017 budget, which was approved at their regularly scheduled board meeting held on November 15, 2016.

To our knowledge, this is the only Dunwoody public/private (non-profit) partnership that is not yet operational and this grant will allow the property to finally become operational. We look forward to working with the City of Dunwoody to create a quality, viable, special use park within the City system.

Sincerely,

Jim Williams

President

Dunwoody Preservation Trust

Project Name: Donaldson-Bannister Site Rehabilitation
 Organization/Group: Dunwoody Preservation Trust.

APPLICANT AND PROJECT BASICS

Applicant Information

Organization/Group:	Dunwoody Preservation Trust		
Contact Name and Title:	Jim Williams, President		
Phone:	404-431-9407	Cell:	404-431-9407
Email:	jim@dunwoodypt.org		

Project Information

Project Name/Title: Donaldson-Bannister Site Rehabilitation
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:
Brief Project Description (<i>please limit your brief description to the space provided</i>)
The Dunwoody Preservation Trust is proposing the completion of hardscapes, lighting and rehabilitation of gardens and grounds in accordance with plans commissioned by DPT and prepared by Stantec Consulting Services, Inc. The improvements are focused on providing safe and ADA compliant access to the property and its structures, as well as creating a welcoming park environment while preserving the historic nature of the property.

Project Timeframe and Integration

Estimated number of months to accomplish project:	<u>Five months</u>
Do you believe it is reasonable that the project could be completed by December 31, 2016:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Project Name: Donaldson-Bannister Site Rehabilitation
 Organization/Group: Dunwoody Preservation Trust.

Signature

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.

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).

Name and Title of Authorized Official: Jim Williams, President

Signature of Authorized Official:

Signature of Authorized Official:

Signature of Authorized Official:



Date: February 24, 2016

Name and Title of Project Contact:

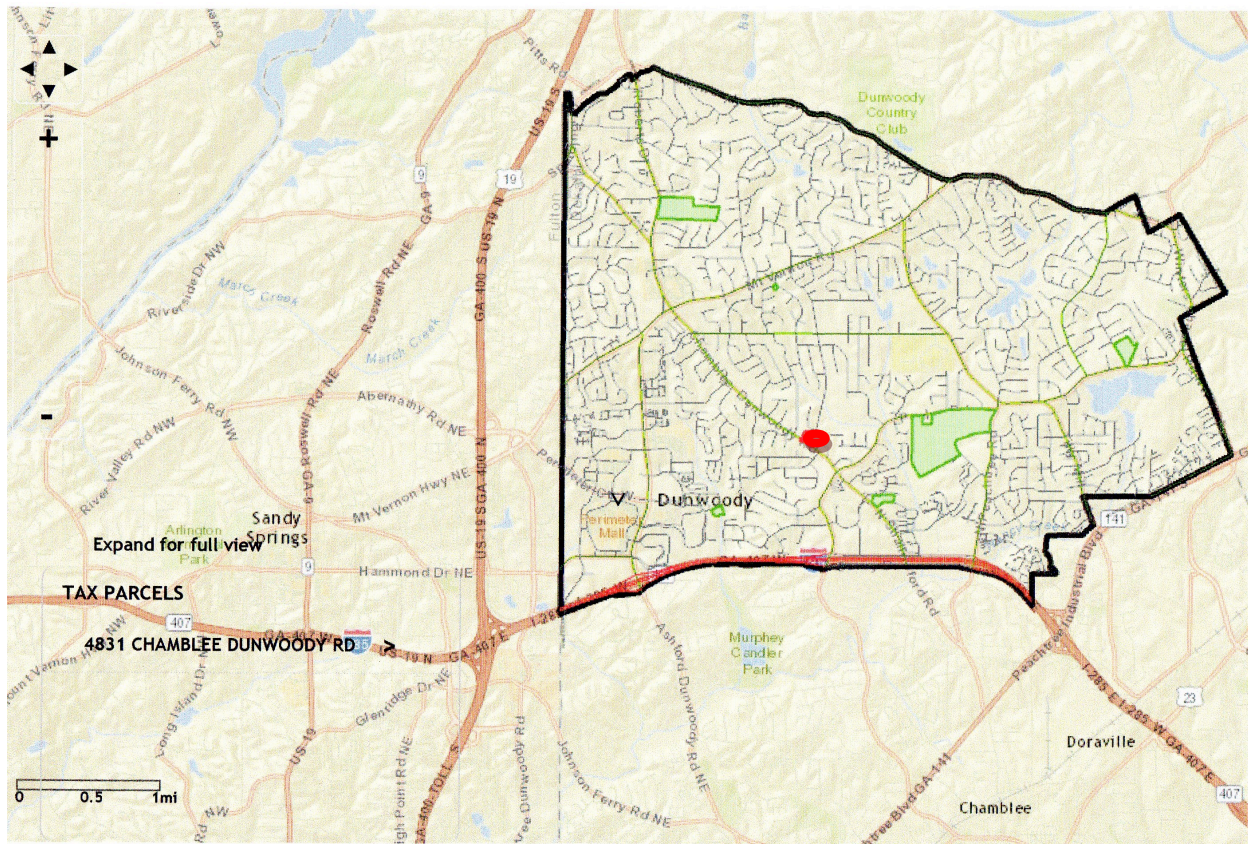
Name and Title of Project Contact:

Jim 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:

The project is located at 4831 Chamblee Dunwoody Rd. on the 2.9 acre site of the Donaldson-Bannister House and Gardens 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 site and landscaping improvements to provide ease of access to the property, connectivity between the structures, and rehabilitation of park garden areas and grounds.



Project Name: Donaldson-Bannister Site Rehabilitation
 Organization/Group: Dunwoody Preservation Trust.

NARRATIVE DESCRIPTION

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

Dunwoody Preservation Trust (DPT) is seeking \$ 300,000 in grant assistance from the combined 2016-17 available grant funds for the rehabilitation of the Donaldson-Bannister property including all hardscapes, lighting and landscaping. DPT is committing \$ 301,165 in cash, volunteer time, and in-kind contributions.

The proposed project focuses on specific improvements needed for safe and ADA compliant access to the property and its structures. In addition, the rehabilitation of the gardens and grounds will create a welcoming environment and one that encourages the public to enjoy the park setting. The project is intended to substantially complete the Site Improvements specified in the plan prepared by Stantec Consulting Services, Inc., more specifically identified as Project Number 178460117, dated November 15, 2016. These plans were commissioned by Dunwoody Preservation Trust, Inc. and have been approved for construction, subject to some conditions, by the City of Dunwoody.

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 the following major commitments completed and/or underway: * DPT is committed to rehabilitating this historical treasure and entered into a Facility Usage Agreement with the City of Dunwoody. * In 2012/13 DPT spent \$ 110,000 for the preparation of the Master Plan for the Donaldson-Bannister House and Cemetery, Including the Outbuildings and Site prepared by Lord Aeck and Sargent Architecture providing a comprehensive study of the property and structures, detailed description of rehabilitation and enhancement required, and market analysis of reuse * The City of Dunwoody committed an estimated \$ 200,000 in 2015 for repairs necessary to stabilize the Main House from further deterioration and remove the non-historical barn structure * DPT was selected to receive a *2015 Facilities Improvement Partnership Program* grant in the amount of \$ 150,000 that leveraged a \$100,000 cash and in-kind commitment from DPT to construct ADA compliant restrooms, a multi-purpose room, and an outdoor gathering place. * DPT spent \$32,000 for the preparation of the Donaldson-Bannister Farm Site Improvements Plan by Stantec Consulting Services, Inc. * In the past 12 months, the City and DPT have worked together to rehablitate the Main House, Original Barn, Commissary, and Wash House * DPT has employed a Site Rehabilitation Manager to oversee operations of the property * DPT has employed a Site Operations Manager to establish and oversee programming for the property.

Project Name: Donaldson-Bannister Site Rehabilitation
Organization/Group: Dunwoody Preservation Trust.

Although there are numerous projects needed to fully restore 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. This grant project focuses on providing safe access, adequate parking, as well as walkways to provide connectivity when on the property. In addition, the proposed project includes restoration 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.

The last remaining structure on the property requiring attention is the Caretaker's Cottage. While it is not a subject of this grant request it should be noted that Dunwoody Preservation Trust and Berkshire Hathaway Home Services are actively collaborating to raise funds for its rehabilitation.

Project Name: Donaldson-Bannister Site Rehabilitation
 Organization/Group: Dunwoody Preservation Trust.

PROJECT BUDGET

Total Project Cost:	\$ 601,165
Total City Funds Requested:	\$ 300,000

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

DPT Board Members and volunteers have carefully reviewed the work that has been done to facilitate opening the park to the public and encourage participation and use of the park. DPT has secured cost estimates from vendors and from the landscape architects 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. A detailed budget is included with this application.

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

- Roadways, Parking, Plaza and Walkways
 This component of the project will include needed demolition and grading to complete safe roadway access onto the property from both Chamblee-Dunwoody Road and Vermack Road; daily use parking area in the northeast quadrant of the property, handicapped parking and special handicapped entrance on the southwest portion of the property, and walkways throughout the property connecting the parking areas and structures on site. ADA accessibility and compliance will be adhered to in all construction.
- Garden and Grounds Restoration
 The designated garden areas and the open space areas on the property are essential to the rehabilitation process for the property. Improvements will include a focal point fountain; plantings of trees, shrubs, sod, and flowering plants; irrigation system; park benches; trash receptacles; safety handrails; lighting enhancements and pedestrian safety lighting.

PROJECT JUSTIFICATION

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

Master Plan Alignment

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

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 that new 2016 Parks, Recreation and Open Space Master Plan is in the final stages of preparation.

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

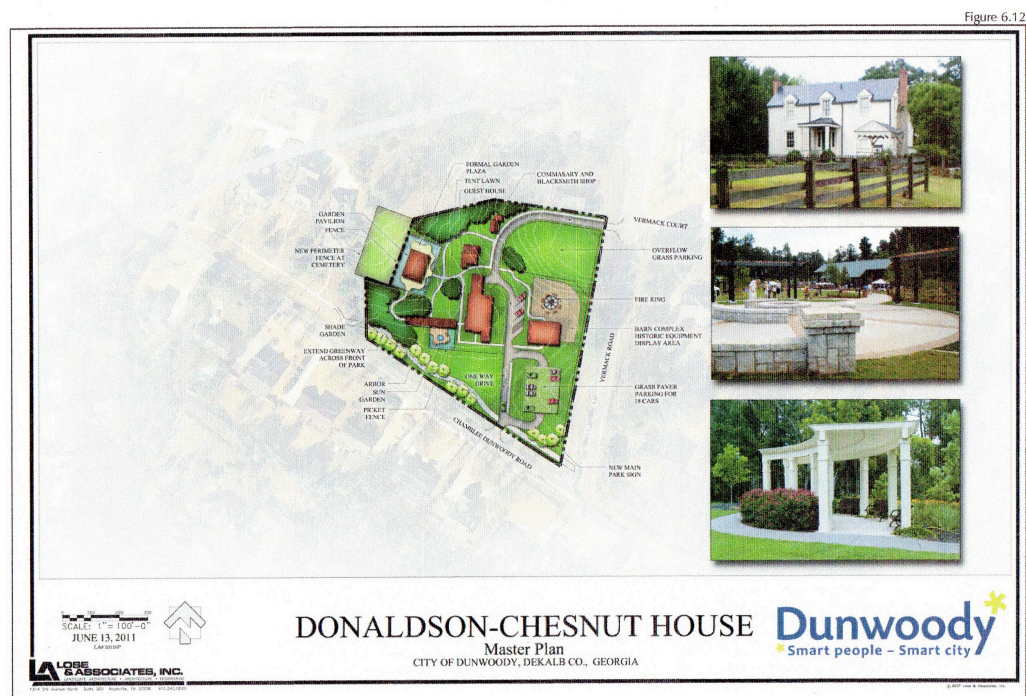
"Section 6: Facilities Assessment and Recommendations" specifically states the "The facility provides a unique opportunity to interpret the City's rural and agricultural past." The Plan assesses the condition of the property and recommends certain action steps toward the rehabilitation of the buildings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

This project addresses needs expressed by the community in preparation of the City's 2011 Master Plan. This project addresses the need for additional recreation opportunities in a community with limited park space. This project is a public-private partnership to improve the condition of the facilities on the park property so that it might be fully used by the community. This project even more specifically implements suggested action steps needed for rehabilitation and ADA accessibility. 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 programs.

Project Name: Donaldson-Bannister Site Rehabilitation
 Organization/Group: Dunwoody Preservation Trust.

This project also addresses needs expressed in the survey conducted in preparation of the new 2016 Master Park Plan. In the “value and vision” category, the number one priority was maintenance of parks and facilities and the number two priority was safety and security. This project certainly addresses both of these two priorities by vastly improving an existing park property with an emphasis on safe access and safe use of the facilities. Through this project and the work accomplished to date, the City of Dunwoody and Dunwoody Preservation Trust will open a “new” park to the community and in so doing address the need for land preservation, family-oriented activities, and the development of programs for all ages.

SECTION 6: FACILITIES ASSESSMENTS AND RECOMMENDATIONS



Site Drawing --- 2011 Parks, Recreation and Open Space Master Plan, 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.

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 programing for, the Donaldson-Bannister House and Gardens as a Special Use Park..

The Donaldson-Bannister House 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 National Register of Historic Places in 2009, offers great potential for community recreational use and enjoyment. At the same time, rehabilitation of the property and structures has presented a tremendous challenge 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 House and Gardens offers residents and visitors to Dunwoody a cultural recreation experience. It is a place that will tell the story of Dunwoody and offer long time residents, as well as new residents and visitors, an historical perspective and an appreciation of our community.

Like other non-profit organizations in Dunwoody, the DPT seeks to create a sustainable and self-sufficient operation at the Donaldson-Bannister House and Gardens 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 project proposed in this Grant Application combined with the work underway and planned for implementation in the next few months, will at last open the property to public use. Opening of the Main House and completion of the new multi-purpose building with an outdoor gathering space and modern ADA compliant restrooms has been critical to the overall success of the project. Through this grant project, safe access onto the property and adequate parking will be

Project Name: Donaldson-Bannister Site Rehabilitation
 Organization/Group: Dunwoody Preservation Trust.

provided. Walkways will be installed to connect park participants from the 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. Historic education programs can be conducted on site for school age children and adults. Social events and meetings can be held. 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. Community support and the support of the City have come without the public even being able to access or enjoy the park property. With the opening of the property, DPT anticipates that community residents will become even more energized and committed to the full rehabilitation 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 our midst.

Leveraging of Other Funds

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

The Dunwoody-Preservation Trust is committed to the rehabilitation and reuse of the Donaldson-Bannister House 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 House and Cemetery, 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; 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 *2016-2017 Facilities Improvement Partnership Program* grant, DPT is applying for \$300,000 and will again commit significant cash resources and commit to leverage significant resources from private sources, in-kind donations, and volunteer labor and professional services. Specifically, DPT is committing \$ 228,000 in cash contribution from cash on hand and cash to be raised in 2017 through its annual fundraisers. DPT is also committing \$ 73,165 in volunteer labor and in-kind contributions of materials, supplies, and equipment.

In it is important to note that the commitment of \$ 228,000 in cash contribution to the project results from DPT's ongoing fund raising efforts including its annual membership contributions, as well as the two annual fundraising events – Lemonade Days and Apple Cider Days. These two major fundraising events have a strong history of raising funds to make this cash commitment. Their success relies on contributions of local area businesses, as well as significant attendance participation from residents and visitors to the area.

The commitment of \$ 73,165 in non-cash contribution will be leveraged as follows:

- Volunteer labor for implementation of the project is estimated at \$16,165 based on approximately 700 volunteer hours from DPT and community organizations' volunteer labor . Volunteers will be particularly important in demolition and grounds work and possible 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 \$ 10,000+ commitment of time is made to the cost of construction engineering and inspection.
- The value of in-kind materials, supplies, and equipment is estimated at \$ 47,000.

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 four 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.

Project Name: Donaldson-Bannister Site Rehabilitation
 Organization/Group: Dunwoody Preservation Trust.

<u>Summary Cost Breakdown</u>	
FIPP Grant Funds	\$300,000
DPT Cash Funds	\$228,000
DPT Project Inspection Oversight	\$10,000
In kind contributions - pavers, plantings, etc.	\$47,000
Volunteer labor - demolition, grounds work, plantings.	\$16,165
TOTAL	\$601,165

Project Name: Donaldson-Bannister Site Rehabilitation

Organization/Group: Dunwoody Preservation Trust.

**Donaldson-Bannister House and Gardens Property
OPINION OF PROBABLE COST**

ITEM DESCRIPTION	QUANTITY	UNIT MEAS.	UNIT PRICE	SUBTOTAL COST	REMARKS
ROADWAYS/PARKING/WALKWAYS				\$ 345,344	
SITE DEMOLITION	1	LS	\$10,000.00	\$10,000	
GRADING COMPLETE	1	LS	\$15,000.00	\$15,000	
GR AGGR BASE CRS, INCL MATL #57 stone	2,600	SY	\$16.20	\$42,120	WALKS, WALLS, PARKING
CRUSHED AGGREGATE FINES (crusher run GAB)	19,565	SF	\$3.00	\$58,695	PARKING, DRIVES
CONCRETE SIDEWALK, 4 IN	80	SY	\$87.50	\$7,000	SIDEWALK AND RAMP TO POOL
CONCRETE, 6 IN	12	SY	\$91.67	\$1,100	APRONS
CONCRETE, 10 IN	34	SY	\$136.20	\$4,599	APPROACH SLAB CONCRETE APRONS
35 L.F. x3' Tall (2 walls)	70	LF	\$171.00	\$11,970	GRAVITY WALLS
Class A Concrete, INCL REINF STEEL (4 1/2" tall)	155	LF	\$201.00	\$31,155	Non-gravity walls/PIP walls
CLASS B CONCRETE	4	CY	\$900.00	\$3,600	RAMP TO HOUSE
GRANITE STONE ASHLAR PATTERN VENEER	1,162	LF	\$37.87	\$44,005	
TANDEM WALL LABOR COST (modular block price)	850	LF	\$25.00	\$21,250	Two retaining walls 100 lf x 2.5' tall. One retaining wall 120 lf x 5' tall. WALL MATERIALS PROVIDED BY BELGARD
BRICK PAVER EDGING LABOR COST	280	LF	\$30.00	\$8,400	PAVERS PROVIDED BY BELGARD
BRICK PAVER SIDEWALK LABOR COST	2,288	LF	\$6.50	\$14,872	PAVERS PROVIDED BY BELGARD
URBANA PAVERS	1	LS	\$17,000	\$17,000	
URBANA PAVERS LABOR COST (including 210 lf of concrete curb, and #57 stone drain fill undr pavers)	3,777	LF	\$14.45	\$54,578	
EROSION CONTROL				\$ 9,375	
TEMPORARY SILT FENCE, TYPE A (maintained and pulled)	750	LF	\$4.50	\$3,375	
CONSTRUCTION EXGT (if maintained and drained properly add 1,000 ea)	2	EA	\$1,500.00	\$3,000	
BARRIER FENCE (ORANGE), 4 FT (minimum price)	1,500	LF	\$2.00	\$3,000	TREE PROTECTION FENCE
VEGETATION				\$ 69,576	
TREES					
Cercis canadensis / Eastern Redbud	1	2"	\$300.00	\$300	
Cornus florida 'Cherokee Brave' / Cherokee Brave Dogwood	2	2"	\$300.00	\$600	
Cornus florida 'Appalachian Snow' / Appalachian Snow Dogwood	4	2"	\$300.00	\$1,200	
Magnolia x soulangiana / Saucer Magnolia	2	2"	\$300.00	\$600	
Prunus carolina / Carolina Laurel Cherry	6	5'	\$225.00	\$1,350	
Vitex agnus-castus / Chaste Tree	6	10 gallon	\$150.00	\$900	
SHRUBS					
Buxus sempervirens / American Boxwood	45	30x30	\$300.00	\$13,500	
Camellia japonica 'Bonanza' / Bonanza Camellia	21	EA	\$200.00	\$4,200	
Gardenia jasminoides / Gardenia	8	3 gallon	\$40.00	\$320	
Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea	23	3 gallon	\$40.00	\$920	
Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Hydrangea	22	3 gallon	\$40.00	\$880	
Itea virginica / Virginia Sweetpire	7	3 gallon	\$40.00	\$280	
Osmanthus fragrans / Sweet Olive	23	EA	\$200.00	\$4,600	
Paeonia x 'Bowl of Beauty' / Bowl of Beauty Peony	15	1 gallon	\$15.00	\$225	
Rhododendron canescens / Wild Azalea	31	3 gallon	\$45.00	\$1,395	
Rhododendron indicum 'Pride of Mobile' / Pride of Mobile Azalea	48	3 gallon	\$45.00	\$2,160	
Rhododendron minus / Piedmont Rhododendron	53	3 gallon	\$45.00	\$2,385	
Spiraea prunifolia 'Bridalwreath' / Bridal Wreath Spirea	5	3 gallon	\$40.00	\$200	
GROUND COVER					
Ajuga reptans 'Chocolate Chip' / Chocolate Chip Carpet Bugle 10" O.C.	125	SF	\$7.00	\$875	
Aspidistra elatior / Cast Iron Plant 18" O.C. 1 Gallon	72	SF	\$18.00	\$1,296	
Begonia semperflorens 'Double' / Assorted Double Begonia 10" O.C.	236	SF	\$9.00	\$2,124	
Chrysogonum virginianum / Golden Star 10" O.C.	80	SF	\$8.00	\$640	
Delphinium elatum 'Aurora White' / Aurora White Delphinium 10" O.C.	64	SF	\$5.00	\$320	
Helleborus orientalis / Lenten Rose 12" O.C.	173	SF	\$20.00	\$3,460	
Hemerocallis x 'Moonlit Masquerade' / Moonlit Masquerade Daylily 12" O.C.	54	SF	\$15.00	\$810	
Hemerocallis x 'Starburst Orange' TM / Starburst Orange Daylily 12" O.C.	146	SF	\$15.00	\$2,190	
Hosta x 'Baby Blue Eyes' / Baby Blue Eyes Hosta 12" O.C.	232	SF	\$18.50	\$4,292	
Narcissus x 'Ice King' / Ice King Daffodil (SUBSTITUTE ICE FOLLIES Obdam) 4 bulbs for Square foot 8,000 bulbs	2,074	SF	\$5.00	\$10,370	
Nepeta faassenii / Catmint 15" O.C.	58	SF	\$10.00	\$580	
Rosmarinus officinalis / Rosemary 12" O.C.	39	SF	\$15.00	\$585	
Tradescantia virginiana 'Bluestone' / Spiderwort 18" O.C.	34	SF	\$12.00	\$408	
Wisteria frutescens / American Wisteria	2	3 gallon	\$100.00	\$200	
SOD					
Festuca arundinacea / Tall Fescue American Wisteria	4,509	SF	\$1.20	\$5,411	
SEWER				\$ 10,200	
4" HDPE	25	LF	\$22.00	\$550	
6" HDPE	175	LF	\$20.00	\$3,500	
12" HDPE	50	LF	\$25.00	\$1,250	
6" PERFORATED UNDERDRAIN	120	LF	\$20.00	\$2,400	PERMEABLE PAVERS
CATCH BASIN, GP 1	1	EA	\$2,500.00	\$2,500	
MISCELLANEOUS				149,160	
EASTWELL FOUNTAIN	1	EA	\$2,000.00	\$2,000	
ROMAN MEDIUM POOL	1	EA	\$16,000.00	\$16,000	
HANDRAIL	350	LF	\$90.00	\$31,500	
WASTE RECEPTICAL UNIT	3	EA	\$850.00	\$2,550	
BENCH	4	EA	\$1,600.00	\$6,400	
IRRIGATION	1	LS	\$1,000.00	\$1,000	
LIGHTING					
SPAULDING LIGHTING #TMR-24LU3K-1-DB-F1-36	33	EA	\$1,500.00	\$49,500	
LUMUX #PL 500-4-4000K-1-20V-STAINLESS STEEL	19	EA	\$600.00	\$11,400	
HUBBELL #BUL-11.3K-U-NARROW W/ HOOD	13	EA	\$400.00	\$5,200	
PANEL S1	1	LS	\$6,400.00	\$6,400	
PANEL S2	1	LS	\$6,160.00	\$6,160	
PANEL S3 & S4	1	LS	\$11,050.00	\$11,050	
SUBTOTAL:				\$ 583,655	
E&I Inspection				\$ 17,510	
TOTAL				\$ 601,165	

TRANSMITTAL LETTER

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

February 27, 2017

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

Dear Selection Committee,

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

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

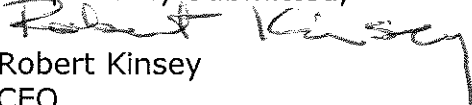
Thank you to the Mayor and the City Council for creating the "Facilities Improvement Partnership Program", for the outstanding improvements that have been made from 2013 through 2016, and for setting aside \$250,000 in the 2017 Budget for this initiative.

Alas, there are still plenty of facilities improvements needed at the Spruill Education Center in the NDCC, especially in light of greatly increased enrollment as the City of Dunwoody and surrounding areas continue to grow.

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

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

Respectfully Submitted,


Robert Kinsey
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>	Cell:	<u>404-234-8120</u>
Email:	<u>rkinsey@spruillarts.org</u>		

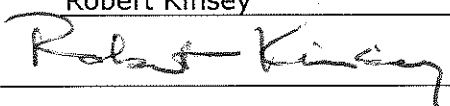
Project Information

Project Name/Title:	<u>Spruill Arts 2017 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>) 2017 Project Improvements consist of the following: <ul style="list-style-type: none"> • Exterior construction of covered walkways and work spaces; • Interior renovation of four (4) single-toilet classroom/office-area bathrooms; • Ceramics Department plumbing, electrical, ventilation, and lighting upgrades; • Electrical upgrades to allow for more classroom power and for additional kilns; • Installation of landscape and exterior lighting improvements that may already be in the City of Dunwoody's 2017 Budget. 			

Project Timeframe and Integration

Estimated number of months to accomplish project:	<u>Three to six months</u>
Do you believe it is reasonable that the project could be completed by December 31, 2017:	<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</u>
Signature of Authorized Official:	
Date:	<u>02-27-2017</u>
Name and Title of Project Contact:	<u>Robert Kinsey</u>

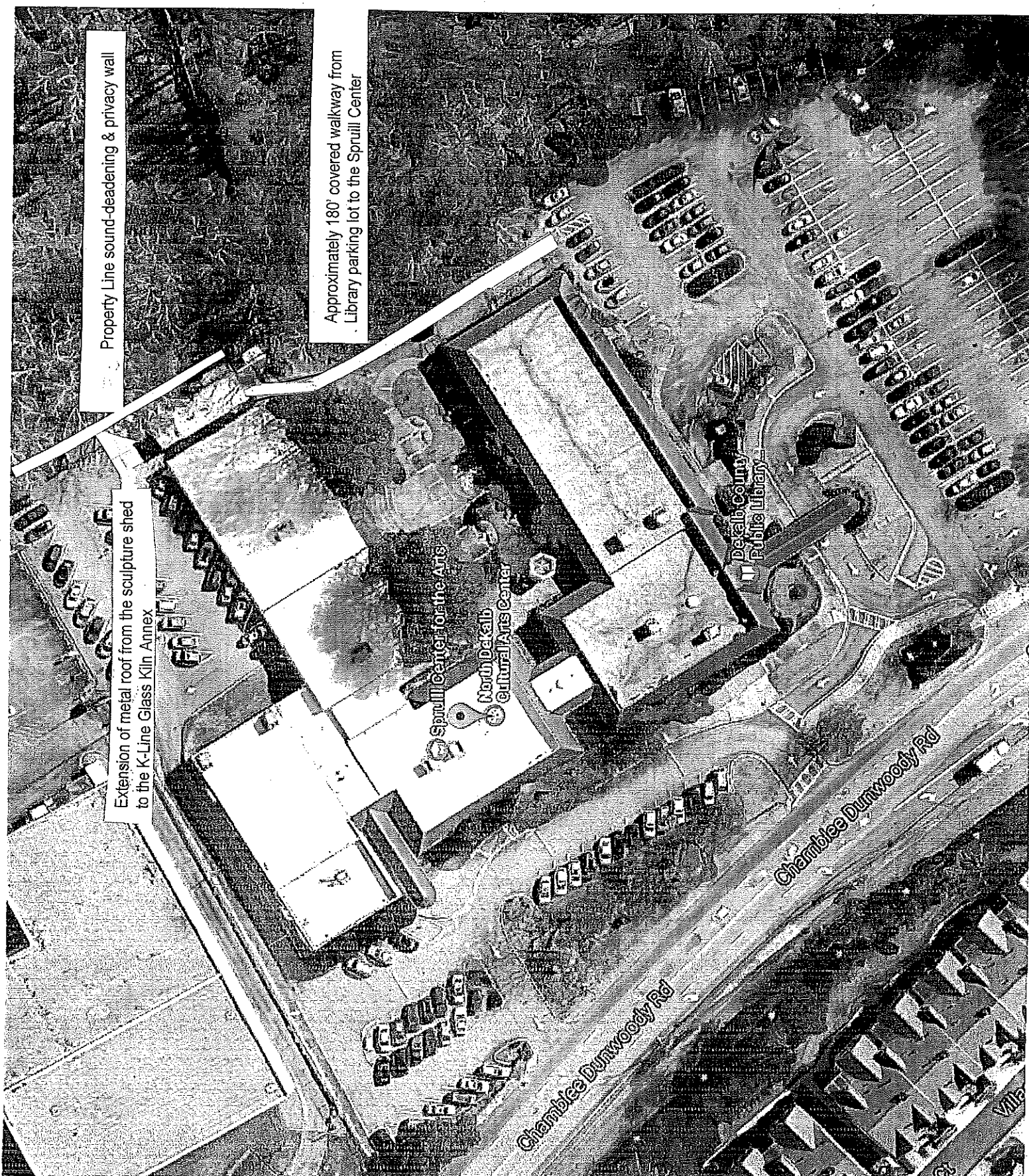
SITE/LOCATION PLAN

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.

The Spruill Center occupies the center portion of the complex. It also has a kiln building at the very back of the property, as well as a separate portable Shipping Container annex shown at the top of the photo in red at the back of the top parking lot.



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.

Construction of Exterior Walkways and Work Spaces

The walkways would be approximately 180' covering the sidewalk that leads from the Library parking lot to the rear entrance of the Spruill Center. Increased Spruill Arts enrollment, plus Stage Door Player functions, Chattahoochee Handweavers operations, and community room usage requires more and more Spruill students to park in the Library lot and carry their art supplies and works-in-progress across the back of the building to the rear Spruill Center entrance. In rainy weather most people refuse to do that walk: they either give up or double park somewhere much closer to an entrance. It seems that the NDCC will only get more and more busy.

There is a lot of usage of the space in the area between the Spruill Center's metal sculpture shed and the K-Line, Shipping-Container-Conversion glass annex. It is important to connect those two areas with an extension of the metal roof above the sculpture shed, thus linking it to the K-Line with working-space in-between.

A privacy/sound-deadening/safety wall is needed along the back fence in the area of the kiln and metal sculpture operations. Welding can generate sparks that could cause fire. Noise and other activity from classes has bothered neighbors in the houses that back up to the Spruill Center. A roof extension/awning extending from the back of the kiln building to the property-line privacy/sound-deadening/safety wall would provide more storage and work space.

Interior renovation of four (4) single-toilet classroom/office-area bathrooms

The four downstairs bathrooms in the Spruill Center are located within classrooms (2) and office areas (2). They are original to the building and are not in good condition. Plumbing problems are not uncommon. They certainly don't give a good image to either Spruill Arts or the City of Dunwoody. They need renovation.

Ceramics Department plumbing, electrical, ventilation and lighting.

Please see the attachment (next page) dealing with these issues.

Electrical upgrades to allow for more classroom power and for additional kilns

Installation of three 220-volt lines on the rear of the main kiln building is needed (electrical service is existing) to additional kilns. A new electrical circuit serving upstairs classrooms is needed to prevent tripping breakers and running extensions cords long distances to reach additional circuits.

Installation of landscape and exterior lighting is needed

It is believed these improvements are already planned in the City of Dunwoody Budget. However, if they are not, we ask that they be added to this FIPP request.

Robert Kinsey

From: Ken Horvath
Sent: Thursday, February 23, 2017 7:17 PM
To: Robert Kinsey
Subject: 2017 building improvements

- 1) Remove and replace 6 faucets in ceramics. All faucets have an "issue" with three of them having advanced damage. The design has not been "efficient" for the students.
Request a single handle type with sprayer, such as a Delta Model# B1310LF or a two handle with sprayer like Delta Model# 21996LF.
- 2a) Replace all metal conduit and J boxes in kiln room with non-metallic. All conduit and boxes have deteriorated from years of heat and volatile chemicals (wax) emitted from the kilns. The wiring in the boxes have also been compromised with
many of the wire nuts and insulating jacket crumbling.
- 2b) Replace the kiln room ceiling exhaust fans that are no longer working. This is contributing to the issues above.
- 2c) Replace florescent ceiling lights tubes and boxes with LED.

Thank you

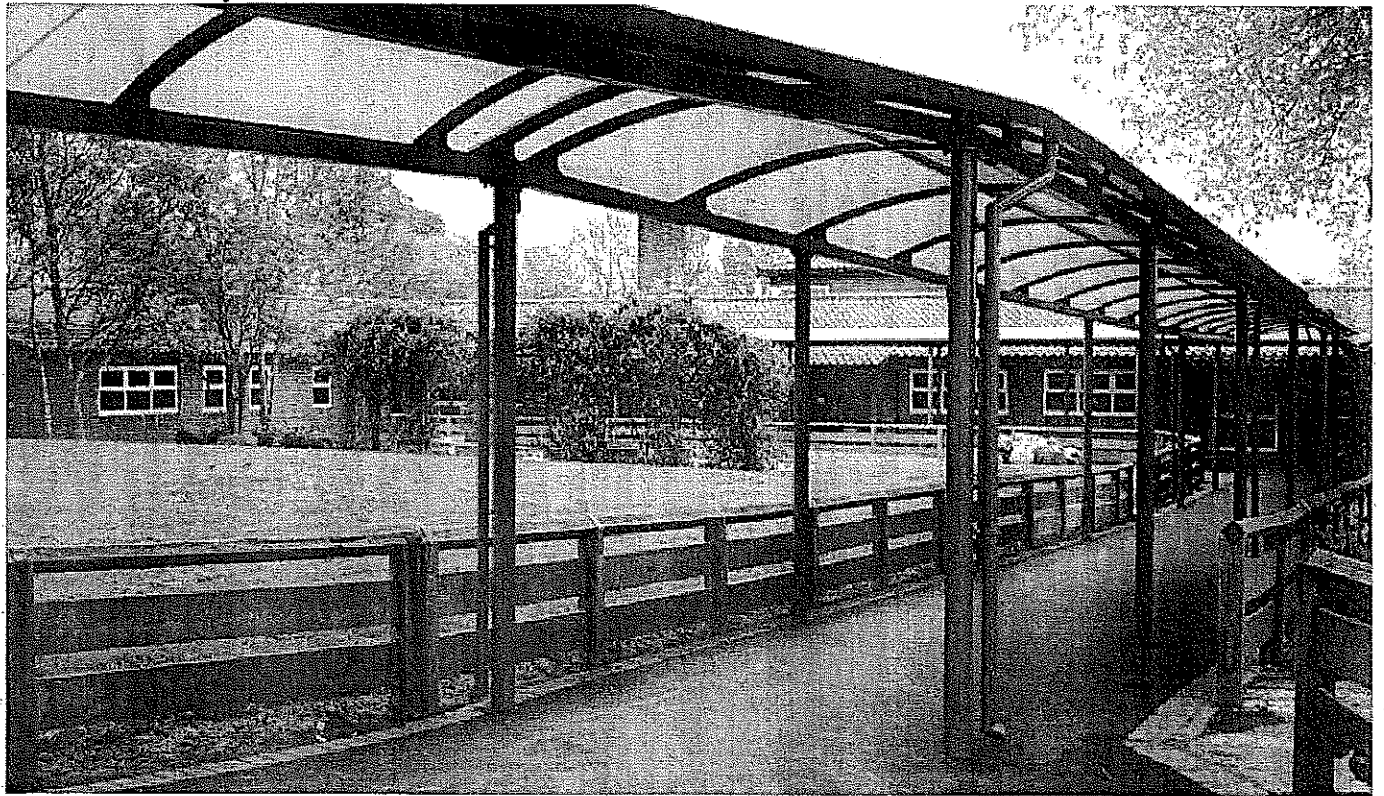
Ken Horvath, Director of Ceramics

Spruill Center for the Arts
5339 Chamblee Dunwoody Road, Atlanta, GA 30338
(P) 770.394.3447 x 233 (F) 770.394.6179
khovath@spruillarts.org
www.spruillarts.org



#8.

Covered walkway



PROJECT BUDGET

Total Project Cost:	\$45,000 to \$75,000
Total City Funds Requested:	\$45,000 to \$75,000

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

The exterior construction project costs depend mainly on the type of walkway cover system the City of Dunwoody selects (in coordination with Spruill Arts). Some sample photos are attached. A rough estimate ranges between \$16,000 and \$35,000.

Similarly, the costs of the other projects will depend on consultations between Spruill Arts and the City of Dunwoody as to the scope of the projects.

A very rough estimate of the total project costs ranges from \$45,000 to perhaps \$75,000.

PROJECT JUSTIFICATION

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

Master Plan Alignment

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

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

Section 6 of the Master Plan has 80 pages of Facilities Assessments and Recommendations, only 2 pages of which deal with the North DeKalb Cultural Center (NDCC). That is as it should be, since the main thrust of the Plan is park space and facilities such as the Donaldson-Chesnut House and Grounds, and the Dunwoody Nature Center.

In **Section 7** of the Plan, where a Tier 1 and 2 Budget of \$38,473,497 is presented for renovations and new facilities, \$0 is included for the NDCC or a replacement cultural arts center. With the Brook Run Theater issue resolved, it is hoped the City of Dunwoody will focus not just FIPP funds, but also capital spending on expansion of NDCC and its parking capacity.

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

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

Relationship to Existing Programs and Users

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

Spruill Arts maximizes its facilities in the North DeKalb Cultural Center (NDCC). In fact, enrollment has grown so much that the Spruill Center now has to turn away significant numbers of people who want to take its most popular courses and workshops. New types of courses that get requested cannot be offered because more space would be needed and is currently unavailable.

Each of the project components detailed earlier in this application make the Center more efficient, more functional, more attractive, and a more hospitable place for residents of Dunwoody (and metro Atlanta) to come learn, celebrate and enjoy the arts. Some will also allow the Center to serve additional students. The individual narrative descriptions above highlight the benefits of each facility improvement.

Leveraging of Other Funds

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

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

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



2017 FACILITIES
IMPROVEMENT
PARTNERSHIP
PROGRAM
APPLICATION

*“The Stage Door Players
Board of Directors extends our
sincere thanks for your support
in 2016 and looks forward to
our continued partnership.”*



The Vision

TRANSMITTAL LETTER

February 23, 2017

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

Dear Selection Committee,

Stage Door Players is requesting a Facilities and Improvement Grant for \$85,377.02 from the *2017 Facilities Improvement Partnership Program*. This grant would cover both interior and exterior structural improvements as determined by need in the City's overall Master Park Plan as referenced in the Project narrative.

As a Special Use Park, we are unique because we are in an antiquated school facility located in the municipal boundaries. Many of our improvements are necessary to secure the structure and physical appearance of the building. Interior improvements include: Privacy partition for urinal at the door of the men's restroom, painting of dressing rooms, electrical upgrades, track lighting, foyer/concession floor tiles, foyer/concession ceiling tiles, interior doors, ADA compliant water fountains, window coverings, and shelving in storage and prop areas. Exterior improvements include: proper drainage from exterior box gutters, exterior lighting improvements, water faucet and adequate garden soil for stone planting areas, and signage above portico and at the street.

Projects pending from the 2016 FIPP are highlighted in grey on the attached proposal of expenses.

The City of Dunwoody has done an admirable job of addressing the needs of the community. They get an A+ for allocating resources for the police, the parks, paving and infrastructure, and now we need the city's continued support of the Performing Arts. We at Stage Door Players are most appreciative of the 2015 FIPP award and the bathroom renovations that took place in 2016. We have been good stewards of your facility improvement dollars. We look forward to the new parks master plan and partnering with the City of Dunwoody in 2017. With your help, we can continue to be a key participant in our world class community.

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

In appreciation,

Robert Egizio, Artistic Director

Stage Door Players Board of Directors:

Debbie Fuse, Mary Cash, Dan Womack, Alan Salus, Patty Nelson, Sam & Molly Portis, Eve Schneps, Meredy Shortal, Carol Williams, Lei Redding, Kelly Hundley

Advisory: Priscilla Holman, Kim Franz, Yvonne Williams

APPLICANT AND PROJECT BASICS

Applicant Information

Organization/Group: Stage Door Players Theater

Contact Name and Title: Robert Egizio, Artistic Director

Phone: 770-396-1726 Cell: 404-683-3397 Email: Stagedoorplayers@bellsouth.net

Project Information

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

Project Timeframe and Integration

Estimated number of months to accomplish project: 3 months

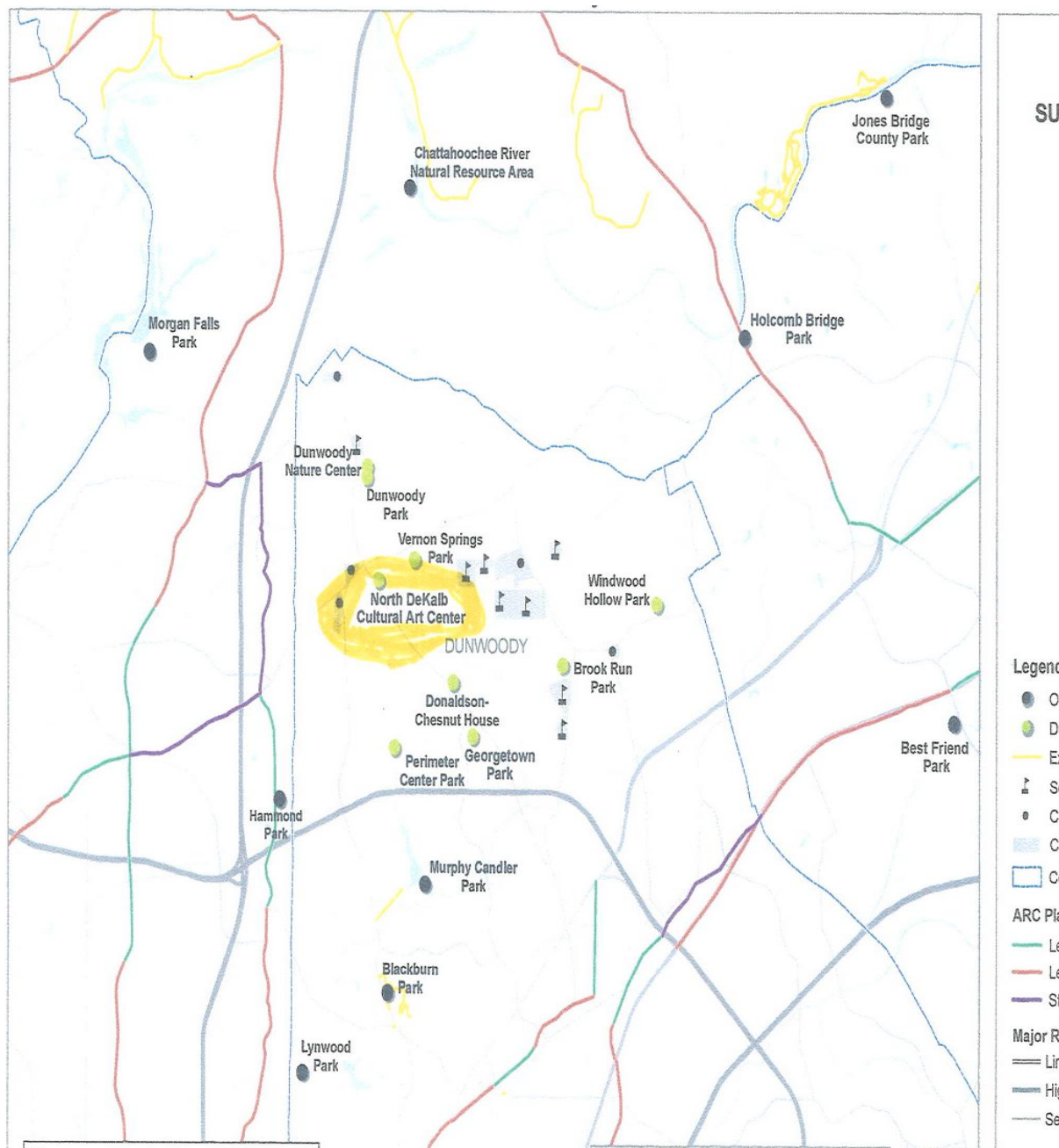
Do you believe it is reasonable that the project could be completed by 2017-2018 Season – September 1st, 2017 begins our new season ☒ Yes ☐ No

Signature

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.	
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).	
Name and Title of Authorized Official:	<u>Robert Egizio, Artistic Director</u>
Signature of Authorized Official:	Date: February 23, 2017
Name and Title of Project Contact:	<u>Sam Portis, Portis Building and Interiors</u>

SITE/LOCATION PLAN

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



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

NARRATIVE DESCRIPTION.

In the City's Section 6 of the Facilities Assessment and Recommendations document – SDP is in an existing repurposed building that has worked well to this point. If the theater is to grow and continue to be a professional recreational facility for our citizens, the recommended improvements should be considered.

Proposal priorities are:

Main Entrance Interior & Exterior Improvements:

Interior:

1. Replace stained, aged and damaged ceiling tiles in foyer and concession/rehearsal room.
2. Track & Can Lighting for lobby and concession/rehearsal area with dimmers.
3. Purchase and install woven wood shades in Concession/rehearsal area to insure privacy from back parking lot and dumpsters.
4. Electrical TV outlet upgrade to be closer, safer, and code compliant to prevent running cords through the ceiling to existing outlet in lobby.
5. Additional Ethernet outlets needed in other office areas, to prevent from running lines from front office through ceiling tiles to box office and additional office space.
6. New water fountains – low and highboy to meet ADA codes with proper water pressure. Elkay brand would be sufficient.
7. New interior floor tile for the lobby and concession/rehearsal room area.
8. Six new single interior doors with working locks and handles.
9. Two sets of interior double doors – one set to the theater from the Spruill hallway, the other into the theater stage area – both with locking capabilities.
10. New black metal exterior doors at the outside entrance of the building with new locks and ADA compliant entrance.
11. Painting and minor repairs for the hallway, lobby, and backstage areas.
12. Monitory plumbing in the back stage areas.

Exterior:

1. Up lighting for walls to enhance entranceway for safety of patrons.
2. Lighting repairs/replacement in the portico ceiling.
3. Exterior Painting: Clean and pressure wash exterior entranceway and paint columns.
4. Installation of water faucet and irrigation to the new landscape area.
5. Garden soil is needed for the landscape area.
6. Block lettered signage - **STAGE DOOR PLAYERS** – on portico curvature of **SDP** entrance with down lighting.
7. Street level signage improvements.
8. Sidewalk grooving to create drainage from the downspouts to prevent standing water.

Theater space:

1. Painting of the dressing rooms/green room.
2. Build shelving and mobile storage containers for prop and dressing areas.
3. Monitor and upgrade plumbing in the dressing room/back stage area connecting to the new pipes in the bathroom renovation as needed.

PROJECT BUDGET

Total Project Cost:	\$ 92,877.02
Total City Funds Requested:	\$85,377.02

Interior: \$ 73,459.52

Exterior: \$ 19,417.50

See following spreadsheet budget and justifications on pages ____7-10_____

EXPENSES			JUSTIFICATIONS
Any highlighted information indicates a previous request in either/or 2015-2016 FIPP			
<u>INTERIOR FIPP REQUESTS:</u>			
<u>Electrical</u>		\$14,729.00	
TV Outlet Upgrade, relocate to new location. Ethernet outlets for office areas,	\$ 450.00		The outlet needs to be moved to the location of the TV used for showcasing shows and sponsors of the theater. SDP is currently running extension cords through the ceiling to provide power to the TV. Ethernet outlets needed in additional office areas to prevent from running lines through ceiling tiles to box office and offices.
Track Lighting - 8' strips with 16 LED spot head fixtures foyer, hallway, concession, and office areas.	\$ 6,579.00		Decorative lighting to update & provide safety in the foyer.
Existing lighting to have dimmers	\$ 200.00		Dimmers to be added to existing foyer lighting for shows in progress to keep light from filtering into the theater and to discourage the art student traffic during plays.
Updated electrical needs for wiring, conduit and breakers in theater space	\$ 7,500.00		outdated and overloaded of electrical wires, conduit and breakers
<u>New Floors</u>		\$10,835.00	
New VCT Tile throughout Lobby/hallway/Concession rooms	\$ 10,835.00		General update necessary for aesthetics and safety. New VCT tile can be replaced over existing tile to avoid possible asbestos issues if removed.
<u>Painting</u>		\$7,746.00	
Hallway & Lobby	\$ 3,246.00		Painting repairs needed due to the new bath renovations.
Dressing Rooms & backstage	\$ 4,500.00		Has not been updated for 30 Years.
<u>Plumbing</u>			
Backstage plumbing issues in dressing room & bathroom continue to monitor			Sewage backup backstage has happened in the past and needs be to monitored continuously. Roto-root as needed or possible future aging pipe replacement.
<u>Ceiling Tile</u>		\$10,175.52	
New ceiling tiles (hallway/foyer/concession/office)	\$ 10,175.52		Stained from previous roofing issues and age discoloration.
<u>New Water Fountain</u>		\$3,250.00	
Low & High Boy to meet ADA code	\$ 1,250.00		ADA compliant fountains with proper water pressure.
Electrical and Labor to remove old & install new	\$ 2,000.00		



<u>Storage Shelving</u>		\$725.00	
Portable shelving in the storage and prop area in back of stage/work areas	\$ 725.00		Create more efficient use of existing footprint area for storage.
<u>New Doors</u>		\$23,999.00	
Total of six new Interior single, solid wood doors with locks	\$ 10,668.00		Original doors are splintering from age. Many do not have working locks and/or handles, and some have holes in the doors from previous changes to locks.
Finishing of doors... Clear 2 costs	\$ 1,800.00		
Total of two double Interior doors with locks. One between Spruill Center and theater lobby, the other double door for theater/stage entrance from the lobby.	\$ 3,556.00		Original doors are splintering from age. Many do not have working locks and/or handles, and some have holes in the doors from previous changes to locks.
Finishing of doors... 2 costs	\$ 600.00		
Frame/Finished Molding for removable signage stating "Show in Progress" on the doors	\$ 75.00		To reduce the noise when shows are in progress from students coming from Spruill classes.
Double Exterior Black Metal Doors coming from Theater entrance into the lobby. Commercial grade exterior metal doors with half glass light kit with security lock and ADA accessible systems for entry. <i>Estimated cost for doors and installation.</i>	\$ 7,300.00		Current doors have faulty locking mechanisms and unreliable ADA access. High quality industrial black spray paint that can withstand the Spruill art student and Theater traffic. <i>IF doors cannot be replaced, then we request that all locking mechanisms are replaced and the doors are repainted interior and exterior with an industrial strength paint that will withstand the traffic from the Spruill Center art students and for theater traffic.</i>
<u>Window Covering</u>		\$2,000.00	
Install new window coverings in concession room	\$ 2,000.00		Existing blinds are missing slats and are damaged. Blinds provide privacy from back parking lot and view of dumpsters.
<u>TOTAL INTERIOR:</u>		<u>\$73,459.52</u>	
<u>EXTERIOR FIPP REQUESTS:</u>			
<u>Signage</u>		\$8,200.00	
Retrofit exterior road sign			Create an overlay sign to enlarge the existing signage utilizing same base and lighting. Keep the continuity of current Spruill signage.
Exterior signage	\$ 4,500.00		

<u>Building Signage</u>			
"Stage Door Players" black lettering on curved portico	\$ 3,700.00		Clear Identification of the theater entrance from the street.
<u>Exterior Electrical</u>		\$4,717.50	
10-12 lights for uplighting of exterior walls in portico entrance	\$ 3,840.00		Safety for patrons - area is dark in the evening. This would also enhance the identification of theater entrance.
Repair & Replace lighting in portico entranceway roof	\$ 877.50		
<u>Exterior Painting</u>		\$3,000.00	
Painting of columns.	\$ 2,400.00		<i>There was a discussion that the entire building exterior was to be painted 2 years ago. Please advise as to status.</i>
If total replacement of doors are not possible this year, Painting of both sides of the exterior entrance doors is necessary.	\$ 600.00		SEE ABOVE INFORMATION UNDER EXTERIOR DOORS - A37. We would like both sides of the exterior doors to be painted with black electrostatic industrial strength paint that cannot be scratched easily.
<u>Exterior Plumbing</u>		\$1,500.00	
Irrigation lines & water faucet in the planting area on the right side of the portico at theater entranceway. Estimated cost for this item.	\$ 1,500.00		Outdoor landscaping is sponsored by the Dunwoody Garden Club. They have requested access to water in the area. Irrigation should continue from the south end of the building by the library to the north end by Stage Door Players entrance.
2-sidewalk drains for downspouts		\$2,000.00	
Score grooves in sidewalk to create proper drainage and eliminate standing water.	\$ 2,000.00		Current drainage during storms dumps into walkway creating hazardous situations with patrons leaving theater and classes. Puddles of standing water need to be redirected off the main walkway.
<u>Total for Exteriors</u>		<u>\$19,417.50</u>	
<u>TOTAL FOR ALL EXPENSES</u>		<u>\$92,877.02</u>	

2016 IMPROVEMENTS & CONTRIBUTIONS PURCHASED AND COMPLETED BY STAGE DOOR PLAYERS		\$16,925.00	
Foyer/Lobby Chairs recovered and refurbished	\$ 1,500.00		
New Ticket Booth Window replaced	\$ 1,800.00		Sliding window for ticket booth was replaced
Ticket Counter was replaced with granite	\$ 1,175.00		Original counter was damaged and needed replacing.
Replaced Lightbox for electrical in the theater	\$ 7,000.00		Electrical box was overloading the circuits and a fire hazard. This purchase needed immediate attention.
Replace Sound booth double window	\$ 1,200.00		Issues during plays with light and sound communication, therefore needed a window that could be opened.
Move TV & cabling/ rehang TV **(Done by SDP)	\$ 375.00		Better location for marketing/promotion of plays and sponsors
Purchased interior benches.	\$ 700.00		Benches needed for theater patrons
Recovered and refurbished 12 foyer chairs			
Added Round Table to foyer	\$ 300.00		Table needed for promotional materials and flowers to enhance entranceway
Planters at entranceway	\$ 250.00		Enhancement of entranceway
2 Desks, Office chairs, Conference table & 10 chairs	\$ 2,100.00		Replacement of office furniture and added conference room furniture
Highboy tables/chairs	\$ 525.00		Needed some tables that could be converted to highboys from standard table height

PROJECT JUSTIFICATION

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

Master Plan Alignment

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

Section 6: Special Use Plan:

The **Stage Door Players** facility enhancements will cultivate the performing arts in our community. In 2015, a Dunwoody Arts Council was formed under the direction of the Convention and Visitors Bureau and the City Economic Development team. Part of the overall culture of our city depends on giving our citizens a well-rounded choice of recreation. If we are to be a complete city, we need to realize the academic and economic impact that a popular, prospering, professional theater can provide.

When relocating, businesses and highly educated families, look for amenities across the spectrum – a sense of place that includes good schools, attractive infrastructure, hotels, restaurants *and the Performing Arts*.

The proposed repairs to the current facility, will enhance the structure, provide the time to expand to a larger space in the future. Season subscribers for Stage Door Theater are currently over 1500. With current space limitations, we cannot bring larger productions or musicals to the stage.

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

With the use of the FIPP funds for these repairs and improvements, it would allow SDP to promote more programs, outdoor and children's opportunities for the performing arts per the parks master plan survey.

Relationship to Existing Programs and Users

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

The **Stage Door Players** has been in existence for 44 seasons. The Theater offers quality and professionalism in all productions - six productions a season, 1500 tickets are sold per show. What started as a community theater has fully transitioned to a professional level of live theater in not only Dunwoody, but the greater metropolitan area. Now, the season subscription ticket holders travel from Roswell, Sandy Springs, Brookhaven, and beyond.

Stage Door Players is the only professional live theater in the community. The theater not only educates adults but also children. In both 2016 and 2017, SDP produced a play on "bullying" that is used in the elementary and middle schools. The production expanded to

the Sandy Springs elementary school. This program has received extremely positive reviews from faculty and students. This program has further promoted a strong partnership with the Sandy Springs and Dunwoody Rotary Clubs and The Dunwoody Woman's Club who have financially supported this program.

Each season, **Stage Door Players** provides quality professional theater and a bullying program to the community with one paid employee, in-kind donations, sponsors, and a host of volunteer hours encompassing the administration, stage, lighting & sound booth, ticket takers, ushers, and various fundraising efforts.

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

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

As discussions continue regarding the proposed increased hotel/motel tax, Stage Door Players meets the request of "things to do" while tourists are visiting our community.

Leveraging of Other Funds

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

We are working to leverage this funding through community partners to provide some of the materials and/or labor needed for these improvements. In 2016, we have seen an increase in the support of many of our Dunwoody nonprofits through their generosity and understanding of the impact the Performing Arts can have on a community.

That support already includes Blooms Florist, the Dunwoody Rotary, the Sandy Springs Rotary Club, the Dunwoody Homeowner's Association, the Dunwoody Garden Club, the Dunwoody Woman's Club and the Convention and Visitor's Bureau of Dunwoody. The **Stage Door Player's** marketing partners are The Crier Newspapers, Dunwoody Convention & Visitor's Bureau, City of Dunwoody and the Dunwoody Perimeter Chamber of Commerce.

Our 2016 FIPP partners included: two carpet companies for discounted or free carpet donations and varied electrical discounts, granite countertop, windows for the sound booth and the ticket window, furniture – conference table, 10 chairs, 2 desks and file cabinets. Other partnerships are pending for future work on the facility.

Please review samples of proposed ideas and materials in this information packet.



Proposed Track Lighting for Foyer area.



Water Fountains for the lobby.

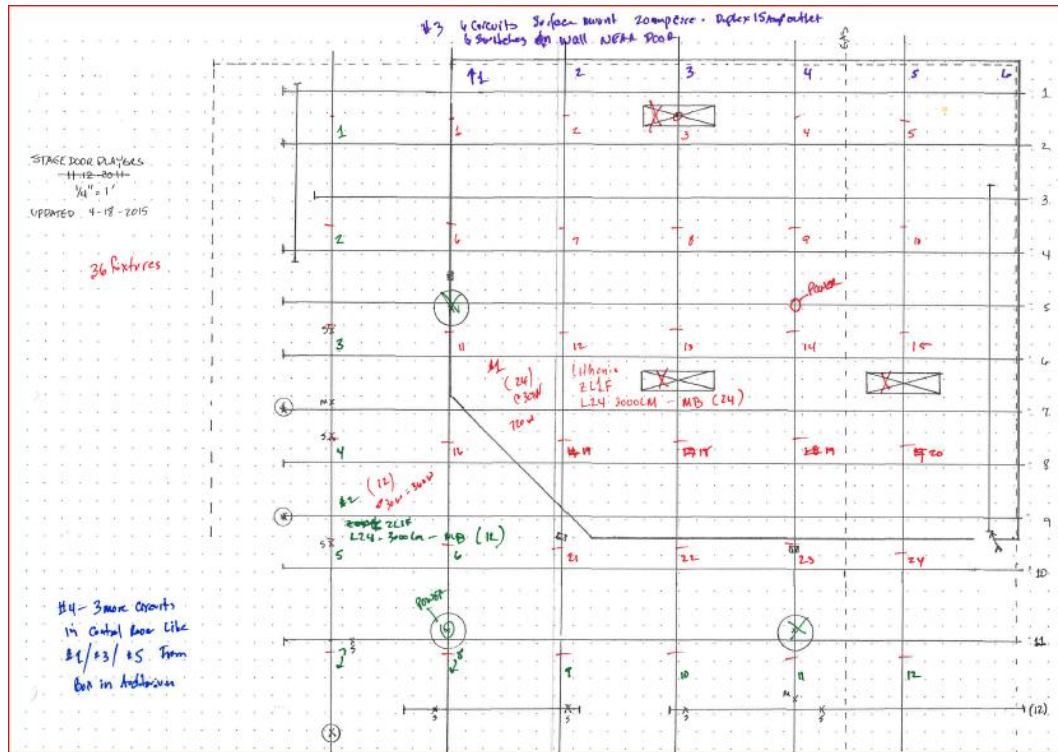


Lighting in the portico ceiling and up lighting along the entrance walls.



Portico Entrance Way Signage

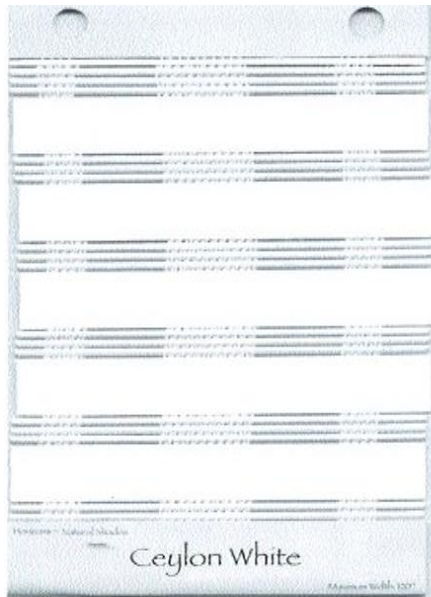
Theater Space Updated Electrical Needs: Wiring, conduit, and breakers



**Architectural LED
 Strip light ZL1F**



Theater/Stage Area Electrical Plan Circuit and Lighting Requests



Proposed Window Covering for Concession/Rehearsal Room for privacy from back parking lot and dumpsters.