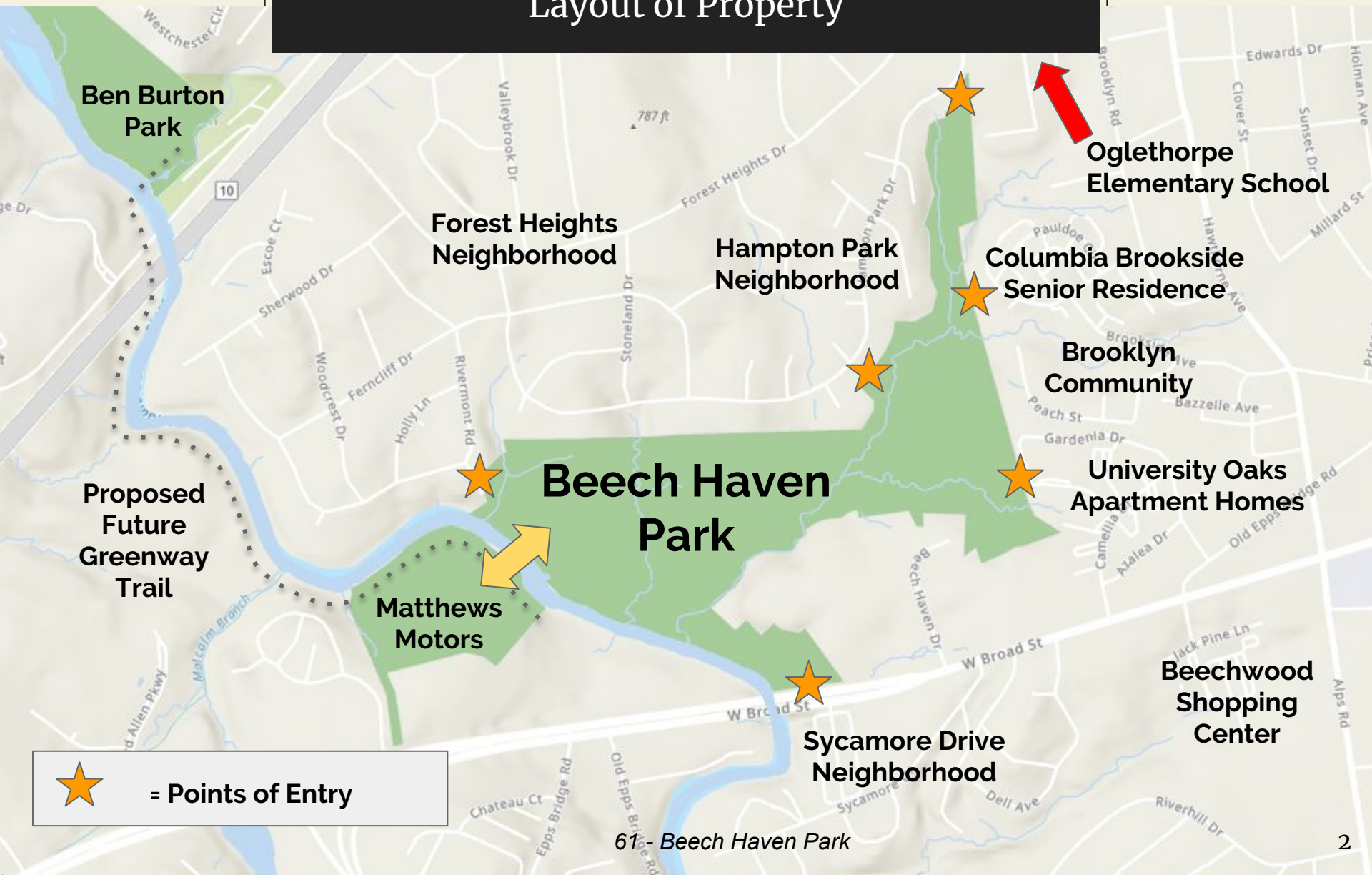


*“It’s not only significant, dare I say, locally and to the state, but nationally. There is, in my experience, no comparable site that is quite like this....” – Paul Duchscherer*

SPLOST 2020  
PROPOSAL

# Beech Haven Park

## Layout of Property





We are here representing **Athens-Clarke Heritage Foundation**, a non-profit dedicated to **“developing community wide understanding of the value of historic buildings, neighborhoods, and heritage.”**

**We are presenting as part of the Beech Haven Coalition, including:**

- Athens Land Trust
- Oconee Rivers Greenway Commission
- Oconee Rivers Land Trust
- State Botanical Garden of Georgia
- University of Georgia College of Environment and Design
- Athens Historical Society
- Georgia Museum of Art
- Athens-Clarke County Leisure Services and Office of Sustainability



# Beech Haven: The Basics



## SIZE / LOCATION

149 acres along the  
Middle Oconee River



## ENVIRONMENT

High Priority Flora and  
Fauna Habitat



## KEY FEATURES

Summer House  
Camel Back Bridge  
Gardens & Landscape



## BUILT BY

Ike Osborne (Master  
Stonemason), Jim  
Glenn (Master  
Carpenter), African  
American Master  
Craftsmen



## ORIGINALLY

## OWNED BY

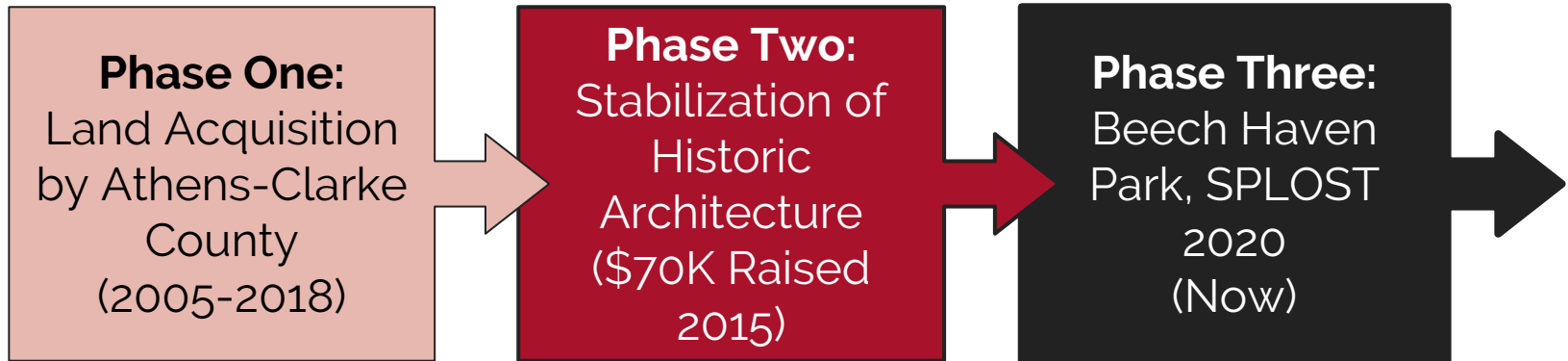
The Rowland Family



## LAND OWNED BY

Athens-Clarke County

# History & Community Investment



61 - Beech Haven Park

# Mission & Significance

- **Serve as a public destination amenity and passive recreation park**
- **Access to green space for western Athenians**
- **Help redevelopment within Atlanta Highway corridor**
- **Sustain ecological integrity of site**
- **Preserve Athens Arts & Crafts architectural achievements**
- **Celebrate Athens African-American culture and master craftsmanship**
- **Bridge enables vastly improved access and Greenway connectivity**

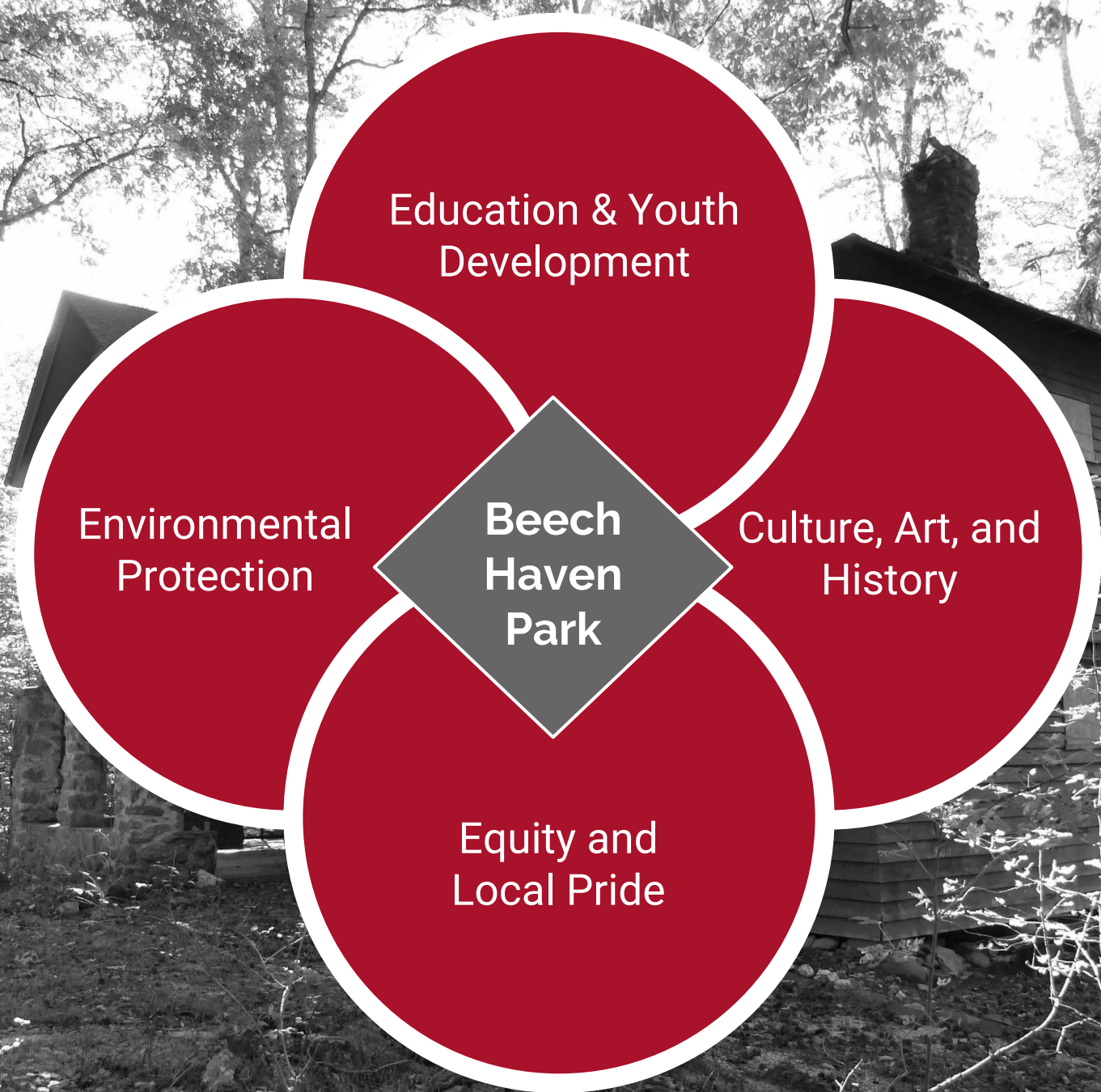




# Benefits

- Areas for recreational use
- Focus on untold history of Athens-Clarke community
- Nature Therapy / Wilderness Immersion for Youth
- Serve surrounding neighborhoods (Sycamore Drive, Forest Heights, Columbia Brookside, Hampton Park, Brooklyn Community, Knottingham, etc)
- Accessible to Oglethorpe Elementary School
- Walking corridor between Atlanta Highway and Oglethorpe Avenue







# *Paul Duchscherer*

*Nationally-recognized Designer, Preservationist, and Author*

## *on Beech Haven*

A square icon with a double quote symbol inside. The icon is white with a black border and is centered on a dark background.

*“It’s a very powerful assemblage of elements – – the human story, the local angle, the Arts and Crafts notion of nature, and, certainly, the Asian connection to design – a major fit to Arts and Crafts design – – it’s what makes this a homerun place in the world of cultural landscapes.”*

# *Paul Duchscherer*

*Nationally-recognized Designer, Preservationist, and Author*

## *on Beech Haven*



*“In the long term [Beech Haven] is going to bring people to Athens just because of that site. ...It’s a whole new angle to Athens ... It’s going to be a defining feature of the town.”*

Thank you. We welcome your questions! Also:

**WE WOULD LIKE TO INVITE YOU  
ON A TOUR OF BEECH HAVEN**

**SUN FEB 10TH AT 2PM**

---

**TO RSVP, PLEASE E-MAIL**

**[tommy@athensclarkeheritage.org](mailto:tommy@athensclarkeheritage.org)**





# Appendix

## Project Cost

<b>Project Costs (round to thousand)</b>	<b>Amount</b>
1. Land Acquisition / ROW / Easement:	\$ 100,000
2. Design Fees: (Min.12% of New Const.; 14% of reno.; 16% for LEED proj.)	\$ 1,359,000
3. Miscellaneous Fees: (Min. Minimum of 3% of Construction Costs – used for permitting, etc. Utilize minimum of 10% if land acquisition if necessary.	\$ 255,000
4. Fixtures, Furniture, and Equipment (for a facility): A detailed estimate is preferred – but dependent upon the specific project, utilize at a minimum \$15 to \$20 per square foot.	\$ -
5. Construction:	\$ 8,493,000
6. Construction Contingency: (10% of the Construction line item)	\$ 850,000
7. Acquisition of Capital Equipment:	\$ 77,000
8. Testing:	\$ 255,000
9. Project Management: (4% of the total budget line items above)	\$ 456,000
10. Project Contingency: (10% of the total budget line items above)	\$ 1,185,000
11. Public Art: Calculated at 1% of the Construction line item.	\$ 85,000
12. Other 1: Ecological Restoration (2% of total cost)	\$ 170,000
13. Other 2:	\$ -
<b>Project Subtotal:</b>	<b>\$ 13,285,000</b>
14. Program Management (3% of Project Subtotal):	\$ 399,000
<b>SPLOST 2020 Project Total:</b>	<b>\$ 13,684,000</b>



## Operating Costs

<b>Operating Costs (round to thousand)</b>	<b>Estimated Impact for Annual Operating Expenditures</b>
<b>TOTAL PROJECTED REVENUES FROM PROJECT</b>	-
<b>PROJECTED EXPENDITURES</b>	
1. Personnel Costs: from Appendix A	142,000
2. Annual Utilities:	
• Gas:	1,000
• Electrical:	2,000
• Water:	2,000
• Sewer:	2,000
• Phone:	2,000
• Solid Waste Collection:	1,000
• Other:	-
3. Operating Supplies:	9,000
4. Equipment Maintenance:	6,000
5. Facility Maintenance:	2,000
6. Fuel:	4,000
7. Other: Contract Hazard Tree Felling	2,000
8. Other: Landscape Contract Labor	3,000
9. Other: Building Alarm System	1,000
<b>TOTAL EXPENDITURES</b>	179,000
<b>NET OPERATING COSTS OF PROJECT:</b>	<b>\$ 179,000</b>



# Construction Costs

## Beech Haven Conceptual Improvements

11/8/2018

<i>Item</i>	<i>Unit Price</i>	<i>Unit</i>	<i>Quantity</i>	<i>Sub-Total</i>
<b>Master Planning</b>				
Planning Process	\$200,000.00	EA	1.00	\$ 200,000.00
<b>Site Construction</b>				
Asphalt Trail (optional)	\$100.00	SY	5867.00	\$ 586,700.00
Multiuse Trail	\$1,500,000.00	MI	0.50	\$ 750,000.00
River Bridge	\$4,000,000.00	EA	1.00	\$ 4,000,000.00
House Renovation	\$700,000.00	EA	1.00	\$ 700,000.00
Site Furnishings	\$75,000.00	EA	1.00	\$ 75,000.00
Parking Lot (15 spaces)	\$150,000.00	EA	3.00	\$ 450,000.00
Hiking Trails	\$4.00	LF	18480.00	\$ 73,920.00
<b>Architecture</b>				
Picnic Pavilion	\$100,000.00	EA	1.00	\$ 100,000.00
Restroom	\$145,000.00	EA	3.00	\$ 435,000.00
<b>Signage</b>				
Wayfinding Sign	\$2,750.00	EA	3.00	\$ 8,250.00
Park Rule Sign	\$2,750.00	EA	3.00	\$ 8,250.00
Vehicular Notice Sign	\$1,360.00	EA	3.00	\$ 4,080.00
Rubble Masonry Entrance Sign	\$25,000.00	EA	2.00	\$ 50,000.00
Rubble Masonry Entrance Column	\$3,500.00	EA	5.00	\$ 17,500.00
<b>SUB-TOTAL</b>				<b>\$7,258,700.00</b>
<b>CONSTRUCTION GENERAL CONDITIONS (7%)</b>				<b>\$508,109.00</b>
<b>CONSTRUCTION OVERHEAD AND PROFIT(10%)</b>				<b>\$725,870.00</b>
<b>GRAND TOTAL</b>				<b>8,492,679.00</b>

## Western Bridge Annex: Matthews Motors

- The west-side of river acquisition expands our natural area, enabling vehicular access, vastly improving access
- Enhances connection to the Greenway and increases the overall miles of riverside multi-use trail available.

