

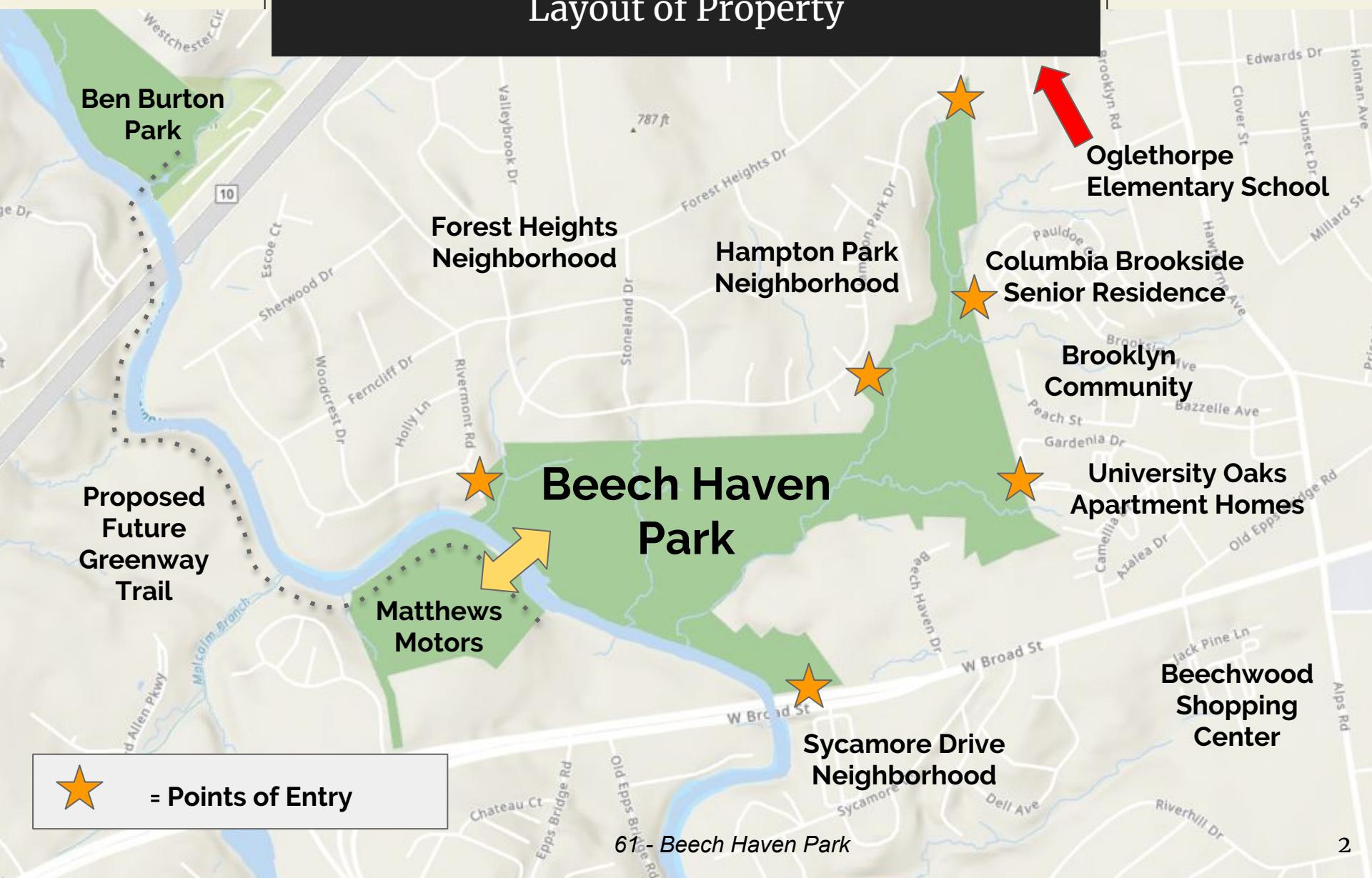
“It’s not only significant, dare I say, locally and to the state, but nationally. There is, in my experience, no comparable site that is quite like this....” – Paul Duchscherer



SPLOST 2020
PROPOSAL

Beech Haven Park

Layout of Property



= Points of Entry



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

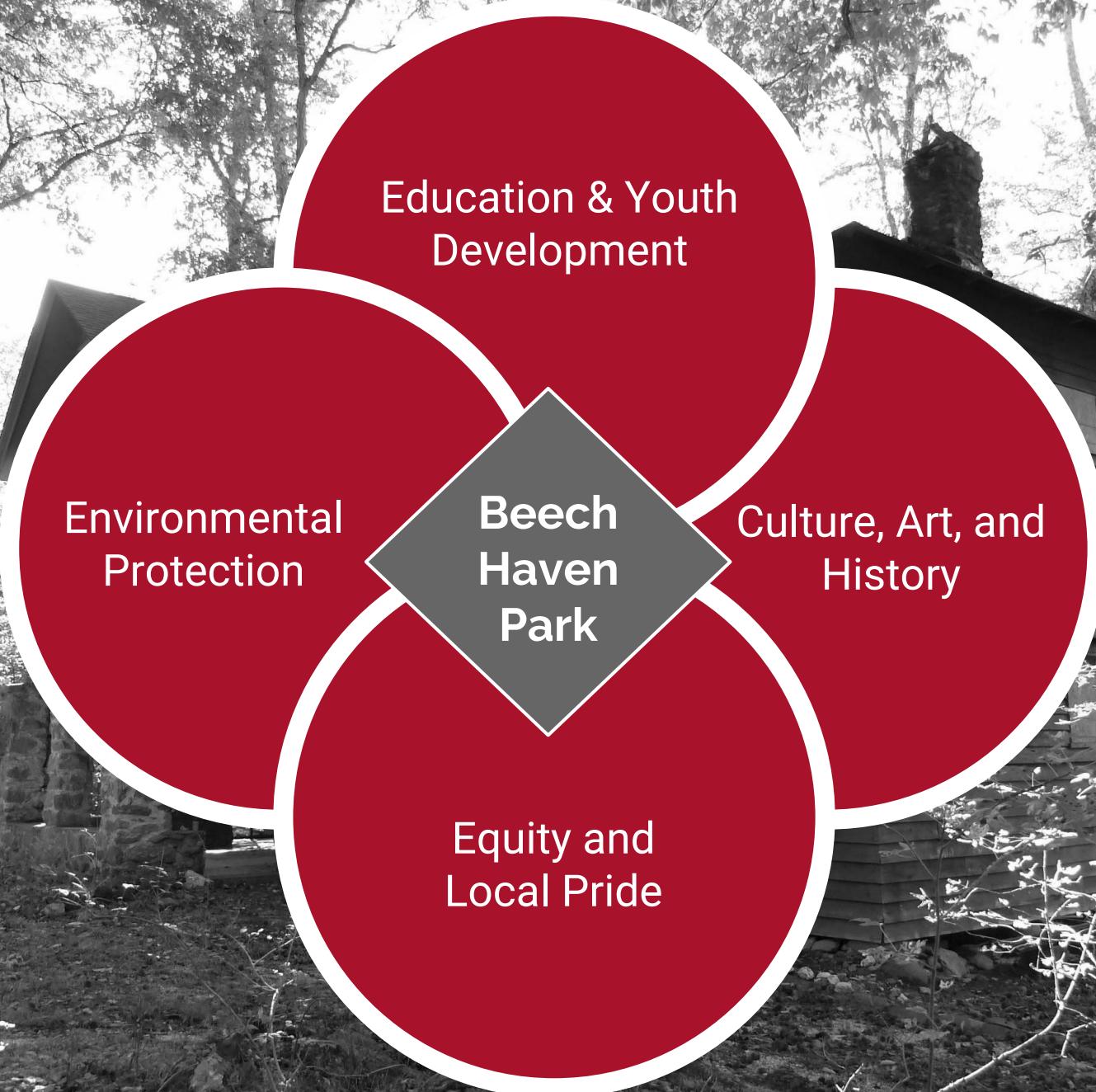
- Serve as a public destination amenity and passive recreation park
- Access to green space for western Athenians
- Help redevelopment within Atlanta Highway corridor
- Sustain ecological integrity of site
- Preserve Athens Arts & Crafts architectural achievements
- Celebrate Athens African-American 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



“

“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

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“

“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**



Appendix

Project Cost

Project Costs (round to thousand)	Amount
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:	\$ -
Project Subtotal:	\$ 13,285,000
14. Program Management (3% of Project Subtotal):	\$ 399,000
SPLOST 2020 Project Total:	\$ 13,684,000

Operating Costs

Operating Costs (round to thousand)	Estimated Impact for Annual Operating Expenditures
TOTAL PROJECTED REVENUES FROM PROJECT	-
PROJECTED EXPENDITURES	
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
TOTAL EXPENDITURES	179,000
NET OPERATING COSTS OF PROJECT:	\$ 179,000

Construction Costs

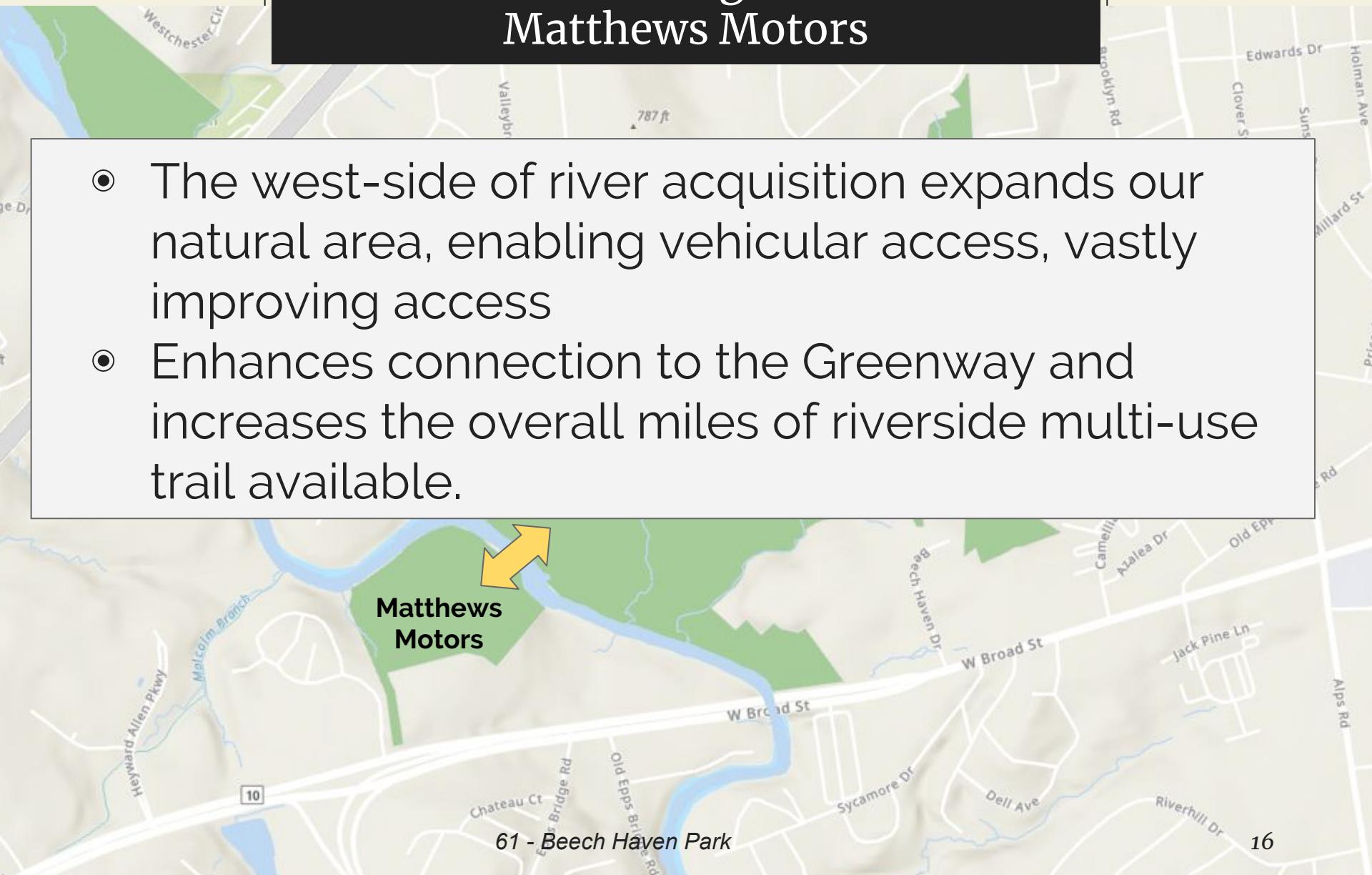
Beech Haven Conceptual Improvements

11/8/2018

Item	Unit Price	Unit	Quantity	Sub-Total
Master Planning				
Planning Process	\$200,000.00	EA	1.00	\$ 200,000.00
Site Construction				
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
Architecture				
Picnic Pavilion	\$100,000.00	EA	1.00	\$ 100,000.00
Restroom	\$145,000.00	EA	3.00	\$ 435,000.00
Signage				
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
SUB-TOTAL				\$7,258,700.00
CONSTRUCTION GENERAL CONDITIONS (7%)				\$508,109.00
CONSTRUCTION OVERHEAD AND PROFIT(10%)				\$725,870.00
GRAND TOTAL				8,492,679.00

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.



Matthews
Motors