

“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. 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.” In the long term [Beech Haven] is going to bring people to Athens just because of that site.

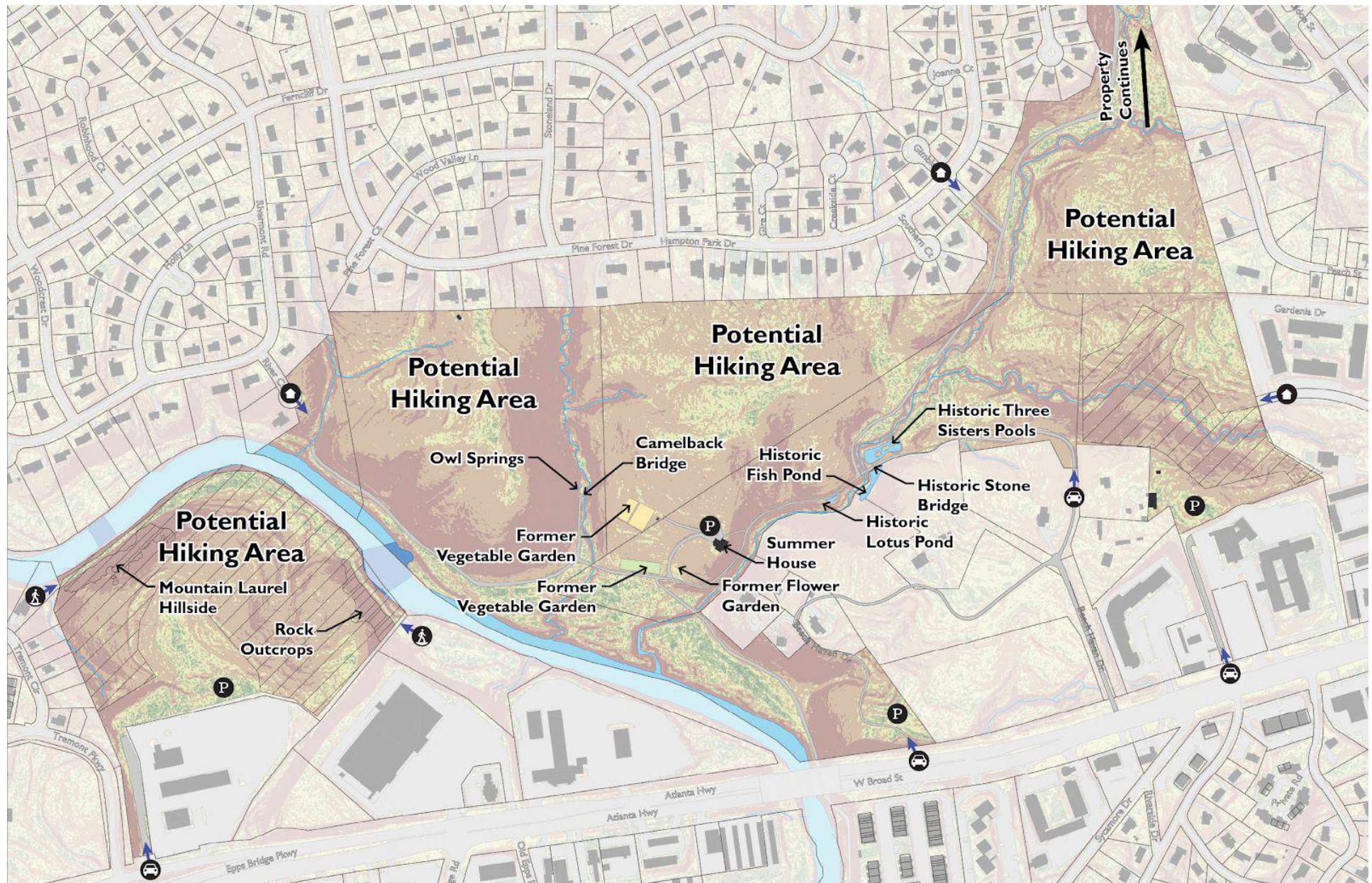
...It’s a whole new angle to Athens ... It’s going to be a defining feature of the town.

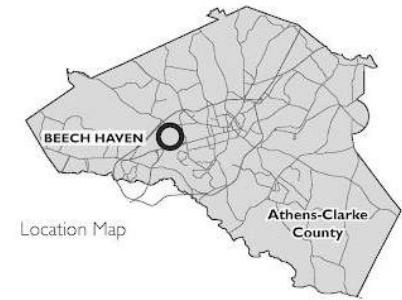
– Paul Duchscherer, Nationally-Recognized Designer, Preservationist, and Author



SPLOST 2020
SUPPLEMENTARY
MATERIALS

Beech Haven Park





BEECH HAVEN PARK

Beech Haven Vision Plan
PRELIMINARY CONCEPT DEVELOPMENT

JUNE 2018 Illustration # II

Prepared by
ACC Leisure Services
Office of Park Planning
for Athens
Clarke County
Sustainability Office







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UNDERSTANDING ARTS & CRAFTS ARCHITECTURE

“... encourages an informal but cultured lifestyle: an open floor plan; natural materials such as stone, brick, and wood; airy, light-filled rooms that encourage interaction with the outdoors; and the tasteful arrangement of a few well-designed, decorative, and useful objects. ... refers to a broad social and artistic movement that took shape in Great Britain and Europe in the middle of the 19th century and then leapt the Atlantic to garner wild acclaim in the United States at the turn of the 20th century. ” - Massey, 2011

Beech Haven has been called "one of the most significant examples of a vernacular Arts and Crafts-style landscape in the southeastern United States."

Beech Haven Park: Project Costs

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

Beech Haven Park: 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

Beech Haven Park: Construction Costs

Beech Haven Conceptual Improvements

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

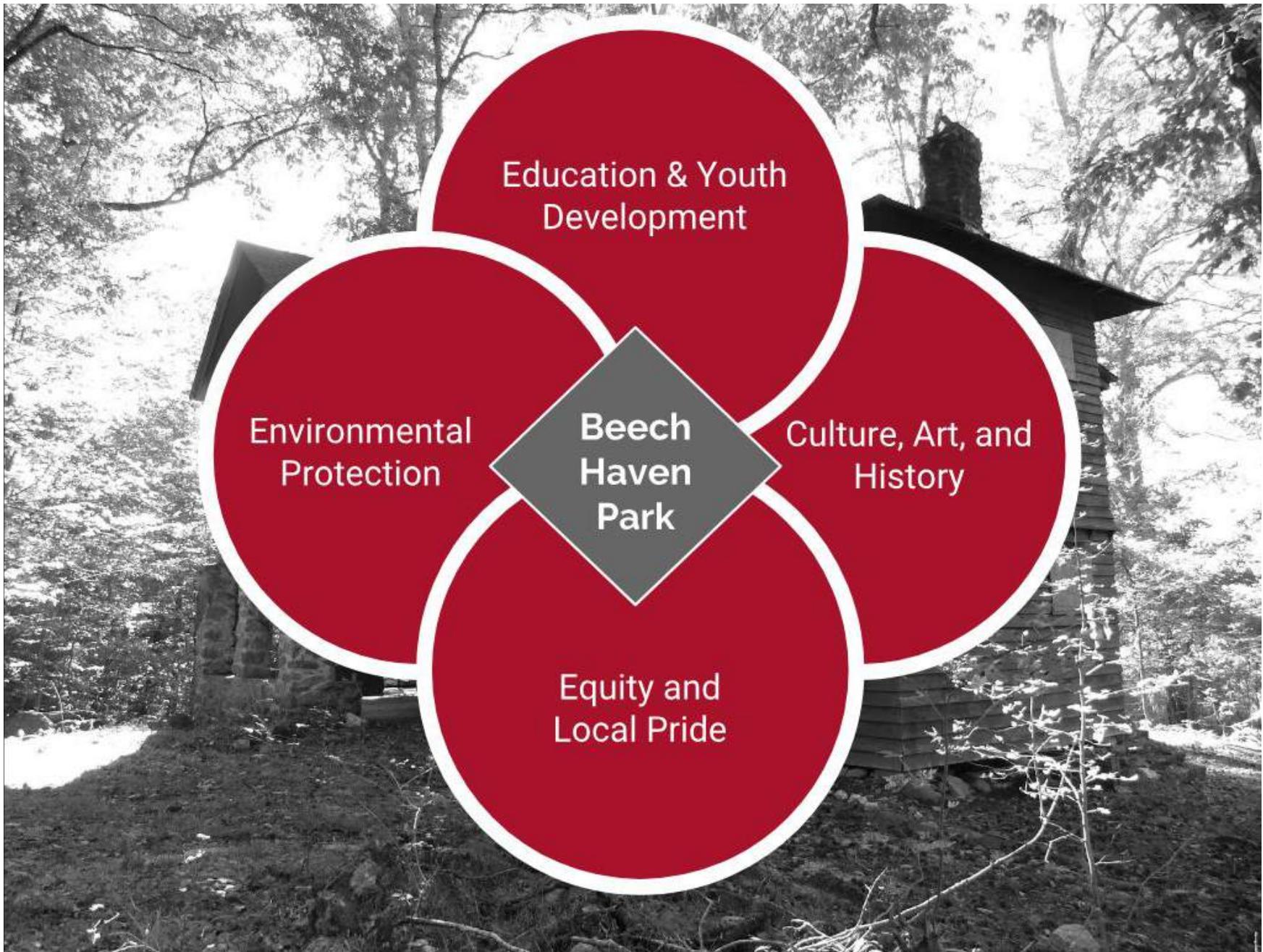
Western Bridge Annex: Matthews Motors

- 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.



Beech Haven Park: Potential Uses and Partnerships

- **CCSD Outdoor Classroom**
 - Walking distance from Oglethorpe Elementary, short trip from several surrounding CCSD schools
- **Leisure Services Programming**
 - Camping, nature observation, outdoor art classes in partnership with Lyndon House
- **Revenue Generating for ACC**
 - House and facilities could be offered for rental to private events (non-profits, reunions, weddings, community events) and/or local and regional camp programs
- **African-American Historical Site**
 - Signage, on-site resources, and programming could allow visitors to understand, appreciate, and celebrate the architectural achievements of Ike Osborn and Jim Glenn, the African-American mastercraftsmen responsible for the Arts and Crafts infrastructure
- **Partnerships with local Non-Profits**
 - Appropriate for youth development program activities (Scouting, Chess and Community, mentorship program, Boys and Girls Club outings)
- **UGA / ACC Partnerships**
 - Facility will be ideal for UGA classroom activities related to history, design, wilderness management, landscape architecture, historic preservation, and more
- **Programming and Outdoor Activities for Local Seniors**
 - OLLI, Senior Corps, park is adjacent to Columbia Brookside Senior Residence



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