

# MEMO

To: Glenn Rosenoff

From: Bob Browning

Date: February 10, 2023

RE: Update on Jonesborough K-8 Project

The school building construction is moving along despite the on-going inclement weather. The brick work on the exterior of the building has been completed within the entire courtyard and along the western (N. Cherokee St) side of the school building including most of the kitchen portion of the building. The "nichiha" panels are scheduled to be installed starting the first of March. These are weatherboard looking panels that are being installed on sections of the building wall between areas of brick. This weatherboard look will really break up the massing of the building.

Roof - the membrane roof is in place and HVAC units placed on the roof. The roofer is ready to start installing the metal plating that ties down and finishes out the edges of the membrane roof.

Electrical/ Plumbing – All the electrical and plumbing has been installed in the classrooms of both wings, and subcontractors are working in the kitchen area. The electrical contractor is getting ready to set the switch gear – electrical panels. They are trying to work with BrightRidge to get the transformer set.

Framing/ Drywall – All of the internal framing is essentially in place except the kitchen, and drywall is in place in the second floor of Area A of the building (Northwest Wing) and close to being done in E2 (Northeast Wing). The painters are getting ready to start painting in the areas that the sheet rock is in place and finished.

Flooring – Flooring in A2 and E2 is scheduled to be laid the first of March after the painting is complete. BurWil will cover the flooring once it is down with plastic to protect it.

Mechanical – The ductwork, registers, etc. are very close to being complete in the classroom areas, and S.B. White is working on the administration area. Atmos is trying to set the gas meter, but the ground has been too muddy.

Cabinets- Preston has some of the cabinets ready and wants to set them, but they have to wait until the flooring is in.

Windows & Doors – All the glass windows are in areas A and E (classroom wings), and in B and D. BurWil has the doors but will wait a couple more weeks before they have the subcontractors start installing them – they want to keep them from being damaged.

Hard Ceilings – are in with sprinklers in the first floor of sections A and the ceiling will be painted before the floors are installed.

Summary Building Construction – The building construction is on schedule, and there have been no change orders issued to date that have changed the contract amount related to the building. The communication among BurWil, Clark Nexsen, School System staff and the Town has been excellent.

Outside of building – It has rained consistently since November and the ground has not dried up enough to do any additional grading. The utility work outside is largely done. The Town as the water service/ fire lines in place, and the sewer line from the building connects to a sewer line the Town crew is installing from the far side of the northern lane (from the remaining Curtis Lynn property) down to Thompson Meadow Lane. That sewer line going north to south down the property is in place except for about 300 feet between two manholes. It has just been too muddy to complete the construction of that remaining sewer line. The storm water lines that Summers Taylor was contracted to install (for \$151,792.48) instead of the Town's Street Department because of lack of time is 96.55% complete. The change is really helpful because with the process of finish grading will move much faster when it finally dries up. BurWil wanted to get an asphalt binder coat for the large parking area but that hasn't happened because of the inclement weather.

Financial Changes – When the project started, there were three major line items in BurWil's construction budget that had flexibility in their use. They are as follows:

- 01-28 Unit Price Allowance (rock, bad soil removal, etc.)      \$511,450
- 01-29 Owner Contingency Allowance (built-in contingency)    \$532,365
- 01-30 Rural Development Contingency Allowance (to meet RD requirements)  
\$570,000

There are some expenses that have been added to the scope of work for BurWil but have been taken out of these three-line items above. There is \$516,494.16 in BurWil's scope now for technology related items including phone and data wiring to all rooms, the camera system throughout the school, alarm system and access control. The access control includes an electric contact system on all doors that can be opened from the outside (some classroom doors have no outside lock or handle to allow re-entry). This contact system will alert the SRO and the administration area if any door remains open after a short period that it would take for a class to get out the door. Keeping doors locked is critical for safety. The other expenses are storm-water construction, of which \$151,792.48 was to be undertaken by the Town but there was no way the Street Department could do the

work close to the time needed not to hold up the project. There were increases in cost totaling \$267,723.85 that related to modifications in design. The cost to change the floor tile in the hallways to a much better and cushioned floor tile was about \$90,000 of this added cost. There were additional electrical service costs to take power out to the parking lot lighting, and to areas outside not in the original scope. One big expense was \$259,414.40 to have the electrical contractor install the wiring, light poles and fixtures on both sides of the school and down the parking lot along the athletic fields.

As a result of these additional costs, the three contingency and allowance items listed above have been reduced to Unit Price Allowance \$359,657.52 (Note: only \$44,498.60 of the original \$511,459 has been used for bad soil or rock removal); The Owner Contingency has been zeroed out; and the Rural Development Contingency Allowance has been reduced to a remaining balance of \$13,910.54

Town's Separate Contingency Allowance – In the original Project Budget, there are separate line items budgeted that are not in BurWil's contract. You may remember that there was \$517,575 in the "Additional Costs" budget for technology expense in the school. We actually are spending \$516,494.16 for much more technology and security than what went into Boones Creek Elementary, and this expense has been added to BurWil's Scope of Work without increasing his contract amount. This means the \$517,575 that was for technology outside of BurWil's budget just becomes contingency. There is already \$540,000 of owner contingency outside of BurWil's contract so those two contingencies currently total \$1,057,575 that is still available. In addition to that figure, there was \$262,500 in the additional contract for Special Inspection/ Material Testing. That cost is actually under contract for \$65,000 which leaves \$197,500 to be added to contingency. That increases the Town's contingency figure to \$1,255,075.

William Burris of BurWil has indicated recently that costs in the project have been going so smoothly that there will be a substantial amount of money within BurWil's contract that will not be used and that can be added back into the project for other costs.

We are close to being through all the issues within the building construction that could add to the cost of the scope of work. There are likely to be few changes to complete the building.

Completion of the area outdoor/ playgrounds and athletics – We have been working on nailing down the costs of constructing the areas outside of the building. In the courtyard, which is the area inside the U-shaped building, a landscape plan has developed. I am attaching a copy of the plan which includes the playground associated with the CDC (Comprehensive Development Class) classrooms. The courtyard area outside of the CDC playground is not intended to be available on an on-going basis to the general public. The playground, however, will have an outside entrance and is intended to be available to the community when school is not in session. The playground has components any child can enjoy, but it has a few more features that are easily accessible to someone disabled. The main additional costs not in BurWil's contract is the plant material in the landscape plan,

and the fountain and art display components. The fountain will be somewhat of a medallion shaped and slightly raised tiger paw with water coming out of the center – flowing off the side into a basin with a recirculating pump. The courtyard is intended to be an extension of instructional area.

Remaining the Site Plan/ LPRF Application – I am sending you an updated site plan and a listing of what within the site plan is associated with BurWil's contract. I am also sending a list of what is being included in a Local Parks and Recreation Fund grant application.

LPRF – application that has to be submitted by next Wednesday, February 15<sup>th</sup>. This is the first year that the LPRF grant program does not have a cap on the amount you can request. With the increase in land values and the fact that LPRF funding comes from the State Real Estate Tax. Our application will be close to \$1.5 million or more, which means there will be a \$1.5 million required for match. That sounds scary, but we have right at \$600,000 in the project budget remaining for athletic fields. Last night, the School Board approved an allocation of \$300,000 for Jonesborough's playgrounds if the grant funding is awarded. And the appraised value of the land within the project can be used for match. We are waiting for an "opinion of value" from Rex Garrison, who is doing a full appraisal, and with 30.5 acres out of 48.51 acres being in the LPRF project. Even at \$20,000 an acre which is less than half of what we paid per acre for the site, the value is \$600,000 which when added to the \$900,000 totals the \$1.5 million in matching funds needed.

If we are fortunate enough to receive the funding requested, we will be moving forward rapidly with the intent to have all the playgrounds, lighted ballfields, concession / restroom building, rubberized track and tennis courts constructed and in place when the kids come into the new school building in January 2024 after the Christmas break.



## **Bob Browning**

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**From:** Rachel Conger  
**Sent:** Wednesday, February 8, 2023 11:38 AM  
**To:** Bob Browning  
**Subject:** Existing/Planned

### **Facilities in Existing Contract**

- Walking trails (ADA)
- Field spaces sown in grass including baseball, softball, football/soccer field, multipurpose field area.
- Fencing, including backstops, dugouts and bullpens for baseball and softball fields
- Asphalt track around football/soccer field
- Parking lot along athletic field area
- Access steps and ADA access from parking lot
- Parking lot lighting installed
- Stormwater management system
- Sidewalks to playgrounds and in parking lots
- Tree planting (total 1,000 trees)
- Playgrounds graded and infrastructure in place
- Sewer and water service installed to concession/restroom building
- Site improvements associated with the Agriculture Learning Center, tree orchard, plant nursery, crop area will be in place
- Irrigation- surface yard hydrants
- Landscape plan

### **Proposed Improvements**

- A. Playgrounds- four separate areas
  - 1. Pre-school age-oriented playground
  - 2. Playground adjacent to CDC classrooms in the school that has some extra enhancements for children with mobility issues
  - 3. K – 8<sup>th</sup> grades playground next to the multi-purpose fields
  - 4. A highly active playground in the heart of the four major field areas
- B. Tennis/Pickleball courts (2)- fenced and lighted for evening use
- C. Concession/Restroom Building
  - 1. Use by different organizations
  - 2. Large restroom facilities
  - 3. Scorers' booth on top of building
  - 4. Located centrally in area of fields, athletic playground and tennis courts
  - 5. Wireless PA and scoreboard controls
- D. Field lighting of all 4 fields- baseball, softball, football/soccer, multi-purpose field
- E. Park and Field Accessories
  - 1. Bleachers- for football/soccer, baseball and softball field
  - 2. Benches
  - 3. Trash/recycling containers
  - 4. Scoreboards (3) wireless operated
  - 5. Covered Table Area- four hexagon tables with benches, covered area on west side of concession building, near athletic playground, approximately 25' x 25'
  - 6. Dog waste stations
- F. Rubberized surface on track
  - Important for runners/reduce joint damage
  - Important to reduce foot/leg injury in seniors

Town of Jonesborough  
2023 Parks & Recreation  
Project Proposal Presentation





# Census Population

## 2022 US Census Bureau estimates

### Town of Jonesborough

- Total Population: 5,954
- Total Households: 2,285

### Washington County

- Total Population: 134,236
- Total Households: 54,913



The Town of Jonesborough is located in Washington County.

2020 Demographic Comparison		Jonesborough	Tennessee	USA
Population	Annual Growth Rate	1.58%	.85%	.5%
	Projected Growth Rate (2018-2040)	14%	15.8%	13.6%
Households	Number of Households (2015 - 2019)	2,064	2,597,292	120,756,048
	Average Household Size	2.24	2.51	2.62
Age Segment Distribution	0 - 4 years	1.9%	6%	6%
	5 - 17 years	17%	22.1%	22.3%
	18 - 64 years	24.8%	16.7%	16.5%
	65 years & up	48.8%	51.2%	50.8%
Race Distribution	White	94%	78.4%	76.3%
	Black/African American	4.3%	17.1%	13.4%
	Asian	1.3%	2.0%	5.9%
	2 or More Races	.5%	2.0%	2.8%
	Hispanic/Latina	1.8%	5.7%	18.5%
Income Characteristics	Per Capita Income	\$29,617	\$29,859	\$34,103
	Median Household Income	\$56,550	\$53,320	\$62,843

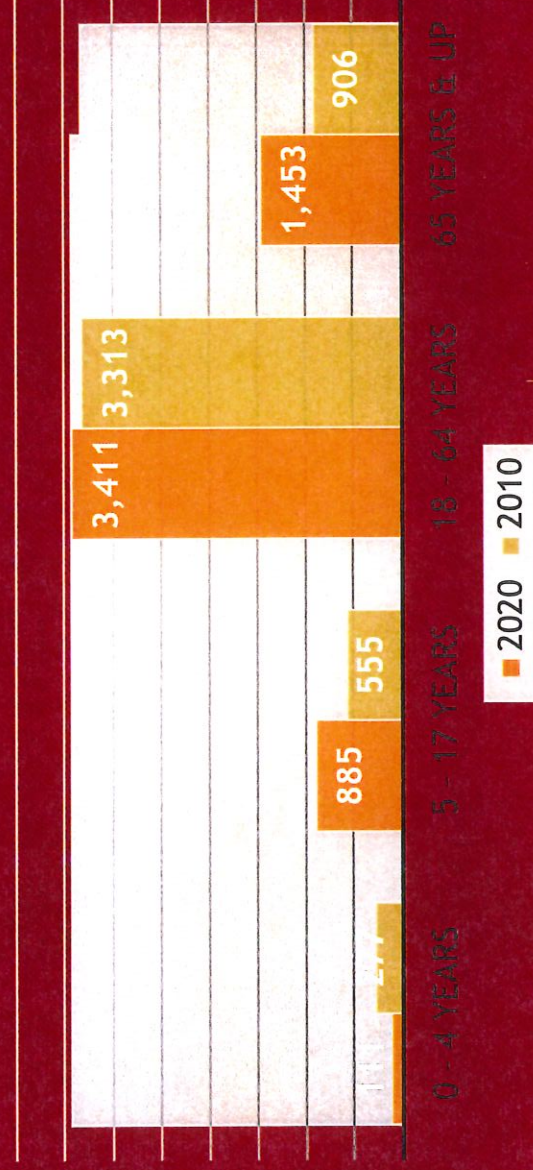
<https://www.census.gov/quickfacts/washingtoncountytennessee>;  
<https://www.census.gov/quickfacts/jonesboroughtowntennessee>;



# Target Demographics

Development of playgrounds and athletic facilities at Tiger Park will serve all of Jonesborough's demographics in some capacity with a focus on ages 4 – 14 years.

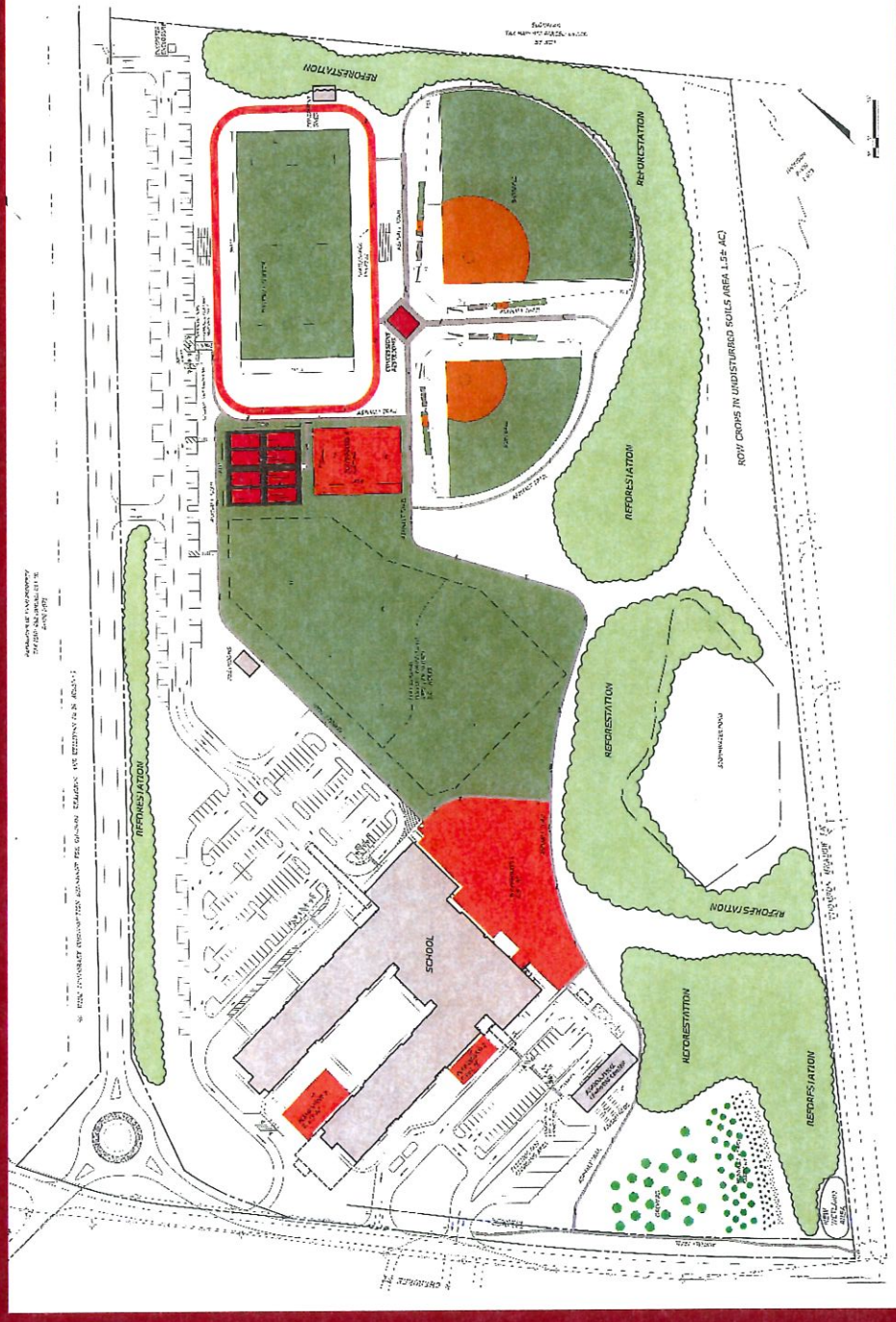
Population breakdown by age,  
2010 vs 2020





# Public Recreation Activities Proposed for Tiger Park

Playgrounds for children  
ages 5 – 12 years,  
Comprehensive  
Development Class  
playground for children of  
all abilities, rubberized and  
fenced tennis/pickleball  
courts with lights, open  
space for soccer and other  
athletic programming with  
lights, softball and baseball  
fields with lights,  
rubberized track,  
concession stand with  
public restrooms and upper  
story press box





# Public Recreation/Programs

## Facilities in Existing Contract

- Walking trails (ADA)
- Field spaces sown in grass including baseball, softball, football/soccer field, multipurpose field area.
- Fencing, including backstops, dugouts and bullpens for baseball and softball fields
- Asphalt track around football/soccer field
- Parking lot along athletic field area
- Access steps and ADA access from parking lot
- Parking lot lighting installed
- Stormwater management system
- Sidewalks to playgrounds and in parking lots
- Tree planting (total 1,000 trees)
- Playgrounds graded and infrastructure in place
- Sewer and water service installed to concession/restroom building
- Site improvements associated with the Agriculture Learning Center, tree orchard, plant nursery, crop area will be in place
- Irrigation- surface yard hydrants
- Landscape plan



# Public Recreation/Programs to be available to community at Tiger Park

## Proposed Improvements

- A. Playgrounds- four separate areas
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### E. Park and Field Accessories

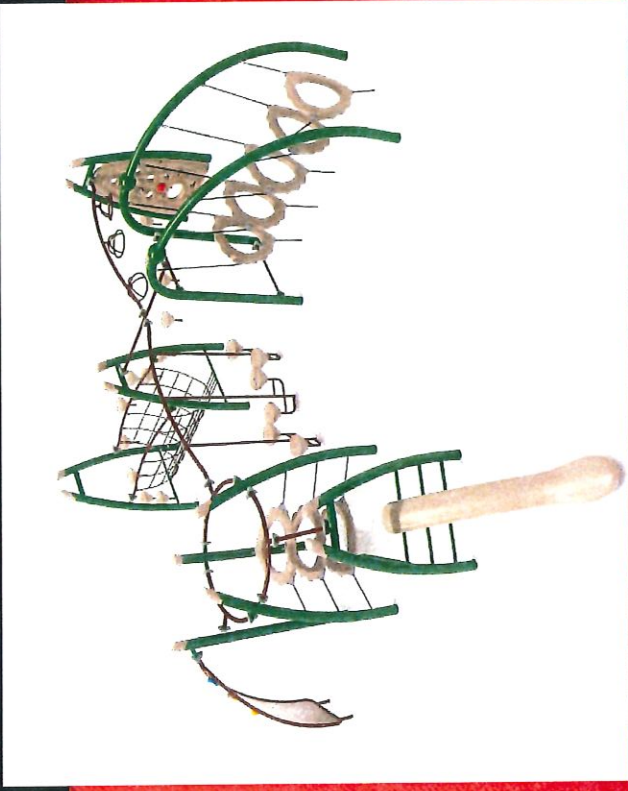
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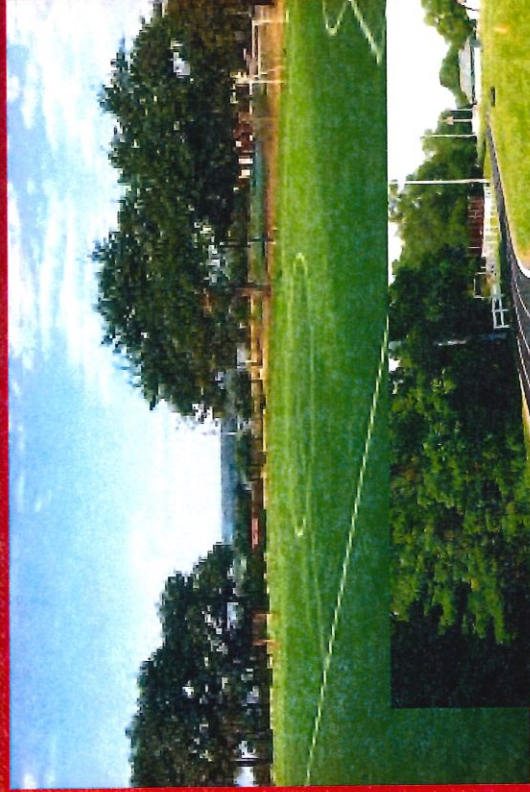


# Playgrounds





# Athletic Facilities





# Accessories

HOME  
24

GUESTS  
20

8:48

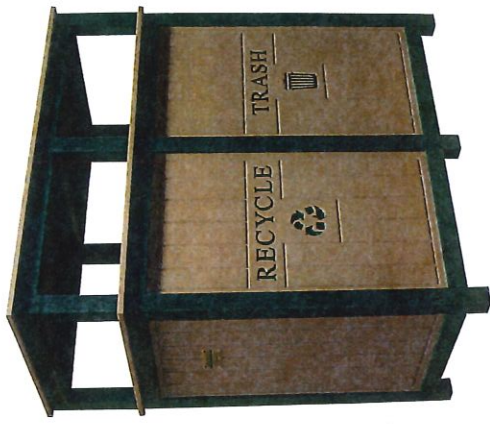
INEVCO

DOWN  
2

YDS TO GO  
10

BALL ON  
35

QTR  
4





# Positive Community Impact

- Addresses the multiple needs identified through Needs Assessments conducted as part of 2020 Parks and Recreation Master Plan
- Expands both Recreation Soccer and Little League programming by expanding athletic facilities. Addition of lights will allow use of athletic facilities after dark.
- Improve public health by encouraging outdoor physical activity, including walkways and rubberized track
- Fosters relationship between the Jonesborough School and Town of Jonesborough and utilizes shared use of facilities where both the school and Town will be programming at the Tiger Park site
- Accessible to all citizens regardless of disabilities



# Goal of Project

- Addresses needs as identified in the 2020 Recreation Master Plan
- Expand Little League and Soccer programming
- Foster relationship with Jonesborough School to partner in expanding programmatic opportunities
- Expand ADA accessible facilities/opportunities at Tiger Park, in the north section of Jonesborough
- Get “biggest bang for our buck” in development of Tiger Park where facilities will see use year-round, all day long
- Expand recreation activities and programs to underserved area of town



# State Comprehensive Recreation Plan Objective: Advocacy and Education

- Jonesborough's LPRF project is creating a new 30+ acre Tiger Park in the northern section of the Town that has had no parks or athletic facilities. The Park will include playing fields, walking trails, playgrounds, and courts in an area of the Town experiencing a tremendous amount of residential growth. The Town is initiating construction of sidewalks to existing close-by residents, and there is \$65 million in current residential construction in the immediate area that includes sidewalk or walkways construction in the developments that will be connected to the Park and the Town's Lost State Scenic Walkway System.



# State Comprehensive Recreation Plan Objective: Advocacy and Education

Goal: Advocate for improved connectivity and access

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Goal: Create partnerships for distributing educational resources and education

The 48.51-acre Tiger Park site will include a facility called the Agriculture Learning Center (ALC) that has as a mission to teach young people skills in small farming and gardening as well as the skills in preparing healthy meals with local produce. The ALC will have a small greenhouse, raised beds, container and vertical gardens, a hydroponics area and a demonstration kitchen all to be used to teach skills and concepts to young people during and after school hours and adults in the evening.

The Park also includes a reforestation area with over 1000 trees (500 have already been planted) with the goal of becoming an arboretum and a great educational resource to the student population.



# State Comprehensive Recreation Plan Objective:

## Collaboration and Partnership for Economic Success

### Goal: Develop Partnerships

Jonesborough's project is by definition a partnership in which the Town, Washington County Department of Education, and the Washington County Commission have joined together to efficiently use tax dollars to develop a much-needed quality school and a wide range of athletic and recreational facilities on a 48.51-acre site. Both the new school and the recreational facilities will spur residential and commercial growth, and the old middle school will be sold and is located in one of the prime retail development locations in Jonesborough. The partnership has created a collaborative process resulting in the most effective and responsible use of tax dollars.

Jonesborough also has existing partnerships with the Jonesborough Little League Association which can use the new ball fields, if needed, and the Jonesborough Soccer Association. Youth soccer will be moved to Tiger Park after school hours where the program can be expanded. Also, by moving the soccer program out of Persimmon Ridge Park, the Little League program can extend their season and still allow time for the fields to "heal" before being used again the next spring.

### Goal: Identify Communication Strategies

Jonesborough has a Tourism and Marketing Director, a Website Manager, and a Social Media Coordinator on staff, and the programs, activities and facilities associated with Tiger Park will be highlighted in Jonesborough's quality on-going marketing and communication program.



# State Comprehensive Recreation Plan Objective: Conservation

Goal: Develop direct land conservation policies and strategies that address each of the three focal areas to ensure equity and inclusion and meet to diverse needs of Tennesseans.

Conservation of lands and water for healthy ecosystems and communities

Jonesborough's project involves reforestation of Park areas, a large detention pond to reduce local flooding and soil erosion, and a wetlands to help filter storm water before it leaves the Park property. The educational opportunities help young people learn what they can do to help maintain clean water and responsible land use.

Collaborative actions to enhance local tourism

The development of an arboretum within the park will not only provide educational opportunities but will attract visitors to the Park. The Agriculture Learning Center with the assistance of the Agency Partners will provide a unique facility designed specifically to teach agriculture-based skills and concepts.

Helps to ensure underserved communities have access to parks and outdoor recreation facilities.

Community based programming can take place in a number of ways at Tiger Park during and after school, and on weekends, especially with a large diverse student population on site.

Develop a land acquisition and stewardship plan for outdoor recreation

Jonesborough's project increases the Town's land for parks and recreation activities by 30 acres, and the site has been planned well for ecological and environmental stewardship.



# State Comprehensive Recreation Plan Objective:

Inclusivity, Diversity, Equity, Access, Affordability

Goal: Ensure that all parks will be places where all communities can engage with nature in positive ways

Jonesborough takes seriously its responsibility in providing services, programs, activities, and events that serve all segments of its population, and intentional efforts are made to attract and engage minorities and to ensure access to the disabled. Tiger Park will meet ADA requirements and all programming will seek a diversity in participation.



## Means & Funding For Development

- TDEC Local Parks and Recreation Grant
- Remaining Match from Town of Jonesborough (value of land, labor and equipment, cash)



# Suitability, Location, & Topography for Development of Project

- Site is being graded by contractor as part of current contract for the construction of the school
- 48+ acre site to accommodate school, park, Agricultural Learning Center and parking lots associated with those components
- Near residential areas, adjacent to school site
- Eventual pedestrian access to downtown
- Major growth area of Jonesborough that is underserved



# Programming Plans for Site Tiger Park

## Expand Existing Programming

1. Softball
2. Baseball
3. Soccer
4. Football
5. Physical Education  
Exercise
6. Track
7. Cross Country
8. Pickleball/Tennis
9. Exercise Programs

## Initiating New Programs

1. Lacrosse
2. Field Hockey
3. Summer Camps



# Project Timeline

- |   |               |
|---|---------------|
| • Submit Pre-Application                            | February 2023 |
| • Submit Application                                | March 2023    |
| • Bidding (lighting, concession, playgrounds, etc.) | March 2023    |
| • Receive Funding Award                             | April 2023    |
| • Construction                                      | Summer 2023   |
| • Project Close-out                                 | Fall 2023     |



# Project Design Elements Tiger Park

- **Use of Site**
  - Playgrounds
  - Tennis/Pickleball Courts
  - Concession/Restroom Building
  - Field Lighting
  - Park and Field Accessories
  - Rubberized Surface on Track



# Project Design Elements

## Tiger Park

- **Access**

- Shared use agreement between Town of Jonesborough and Washington County School Board will allow public use of facilities outside school hours, unless otherwise approved by WCDE. Jonesborough School students will have use of site during school hours.

- **Ease of Maintenance**

- Washington County funds annual allocation to Town and recreation program
- Mowing of fields and grounds, landscape upkeep and maintenance will be the responsibility of the Town



# Budget Tiger Park

**Total Project: \$3 million**

Playgrounds

Field Lighting (4 fields)

Concession/Restroom Building

Rubber Track Surface

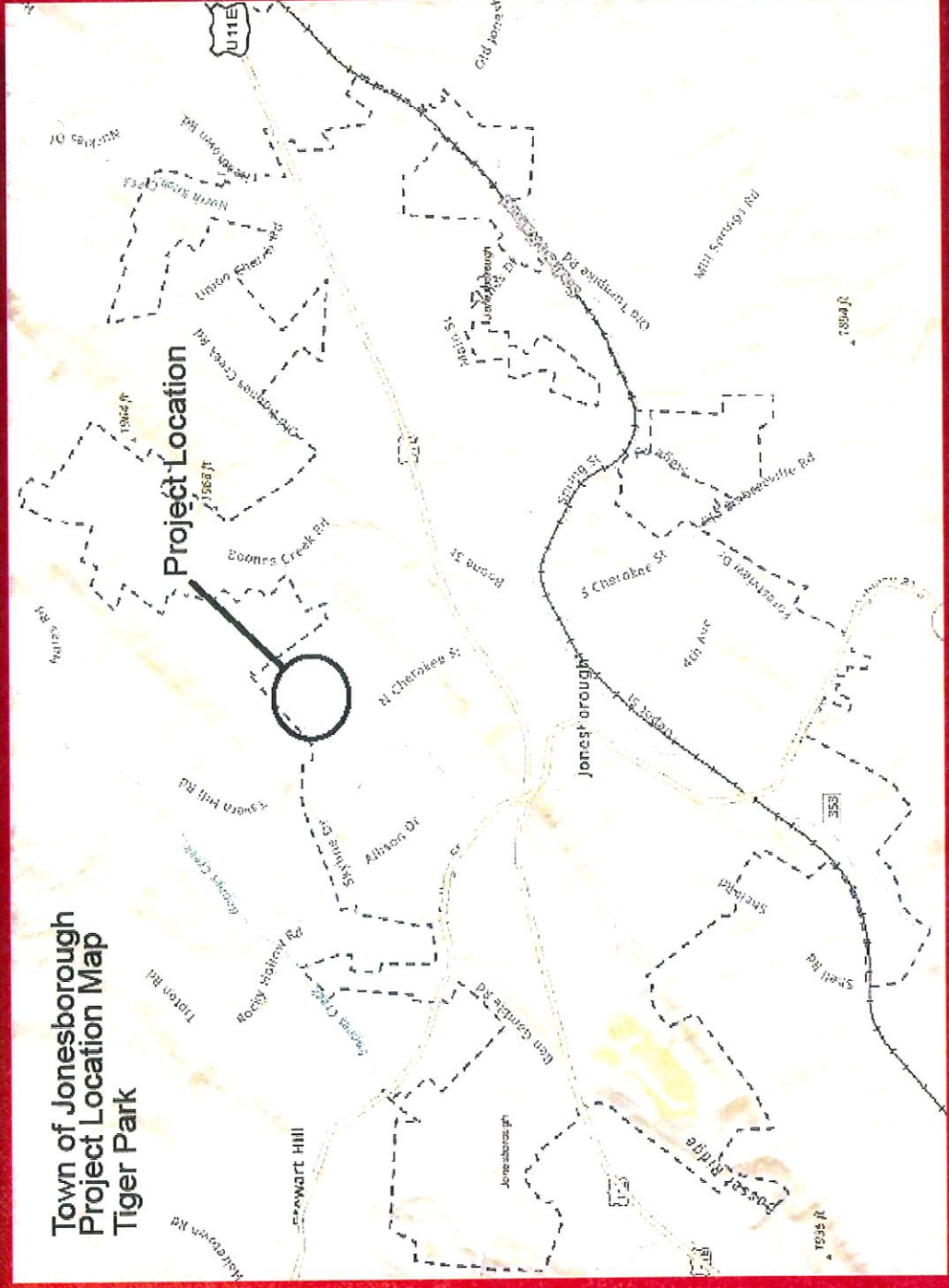
Tennis/Pickleball Courts

Field Accessories



[illegible]









Wetlands

Agricultural Learning Center

N. Cherokee St

Thompson Meadow Lane

Parking Lot

K-5 Playground

Multipurpose Fields

Playground

Tennis/Pickleball Courts

Concessions/Bathrooms

Baseball/Softball Fields

Football/Soccer Field with Track



Residential Construction In Progress

- Football/Soccer Fields with Track
- Baseball/Softball Fields
- Concessions/ Bathrooms
- Playground
- Tennis/Pickleball Courts
- Multipurpose Fields
- New Public Street
- Parking











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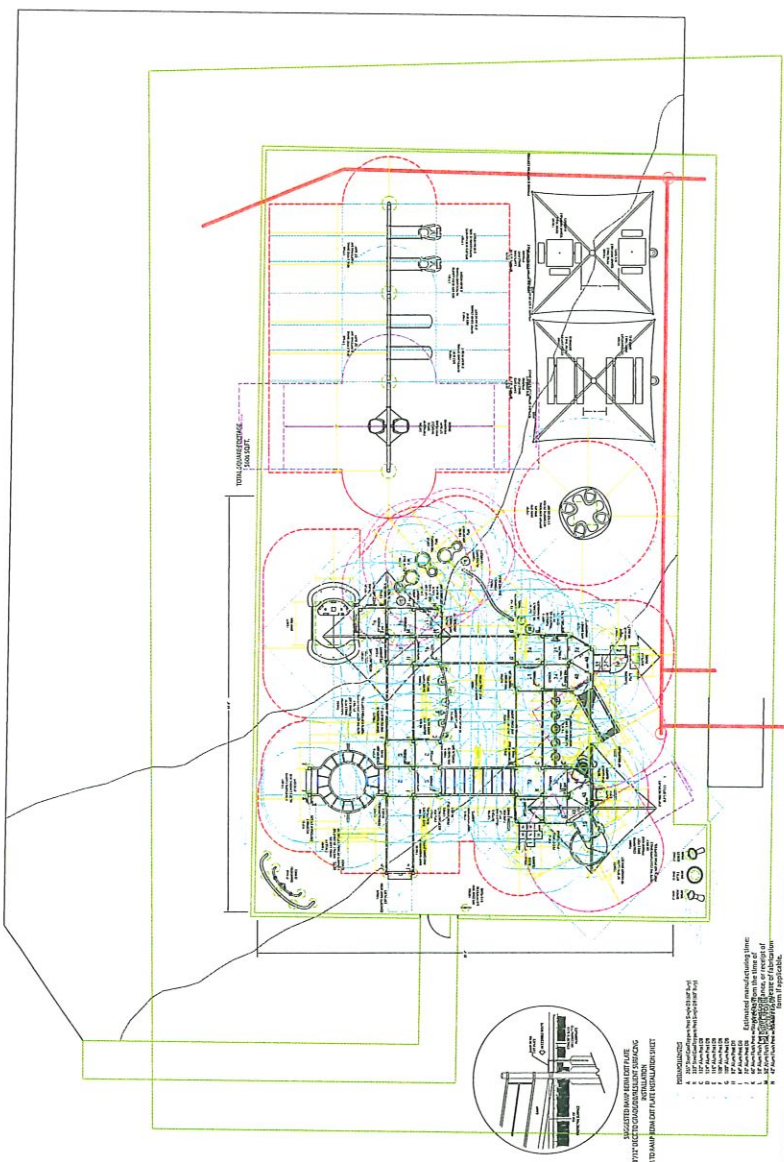
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TOTAL ELATED PLAY COMPONENTS	15	REQUIRED	10
TOTAL ELATED PLAY COMPONENTS ACCESSIBLE BY RAMP	4	REQUIRED	0
TOTAL ELATED PLAY COMPONENTS ACCESSIBLE BY TRANSFER	12	REQUIRED	0
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	5	REQUIRED	5
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS			



SYSTEM TYPE  
Playbooster

CHARTING #  
1163084-01-01

Jonesborough  
K-8 School  
Jonesborough, TN

Recreational Concepts, LLC  
Adam Walton





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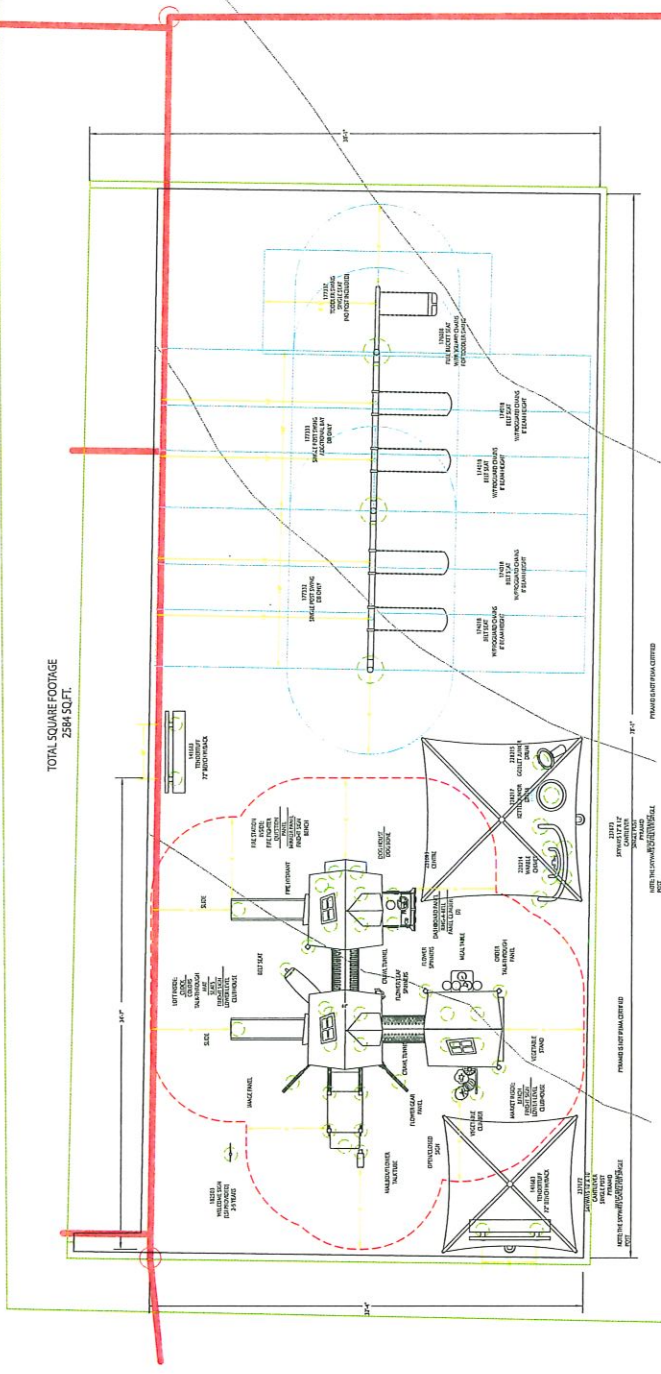
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TOTAL SQUARE FOOTAGE  
2984 SQ.FT.



Estimated manufacturing time:  
0 weeks from the time of  
LSI order acceptance, or receipt of  
SkyWays release of fabrication  
form if applicable.

TOTAL ELIMATED PLAY COMPONENTS	18	0	REQUIRED	0
TOTAL ELIMATED COMPONENTS ACCESSIBLE BY RAMP	13	9	REQUIRED	9
TOTAL ELIMATED COMPONENTS ACCESSIBLE BY TRANSFER	20	6	REQUIRED	6
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	10	10	REQUIRED	10
TOTAL DIFFERENT TYPE OF GROUND LEVEL COMPONENTS				



SYSTEM TYPE  
Smart Play  
DRAWING #:  
1163084-02-01

Recreational Concepts, LLC  
Adam Walton

Jonesborough  
K-8 School  
Jonesborough, TN







TOTAL ELVATED PLAY COMPONENTS	14	0	REQUIRED
TOTAL ELVATED COMPONENTS ACCESSIBLE BY RAMP		11	REQUIRED
TOTAL ELVATED COMPONENTS ACCESSIBLE BY TRANSFER		35	REQUIRED
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN		4	REQUIRED
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS		12	REQUIRED



Jonesborough  
K-8 School  
Jonesborough, TN

Recreational Concepts, LLC  
Adam Walton

SYSTEM TYPE:  
**Playbooster**

[illegible]



NOTE: ALL SPACES WILL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE.



## 9128 JONESBOROUGH ELEMENTARY SCHOOL CONCESSION STAND & PRESS BOX

FIRST FLOOR PLAN

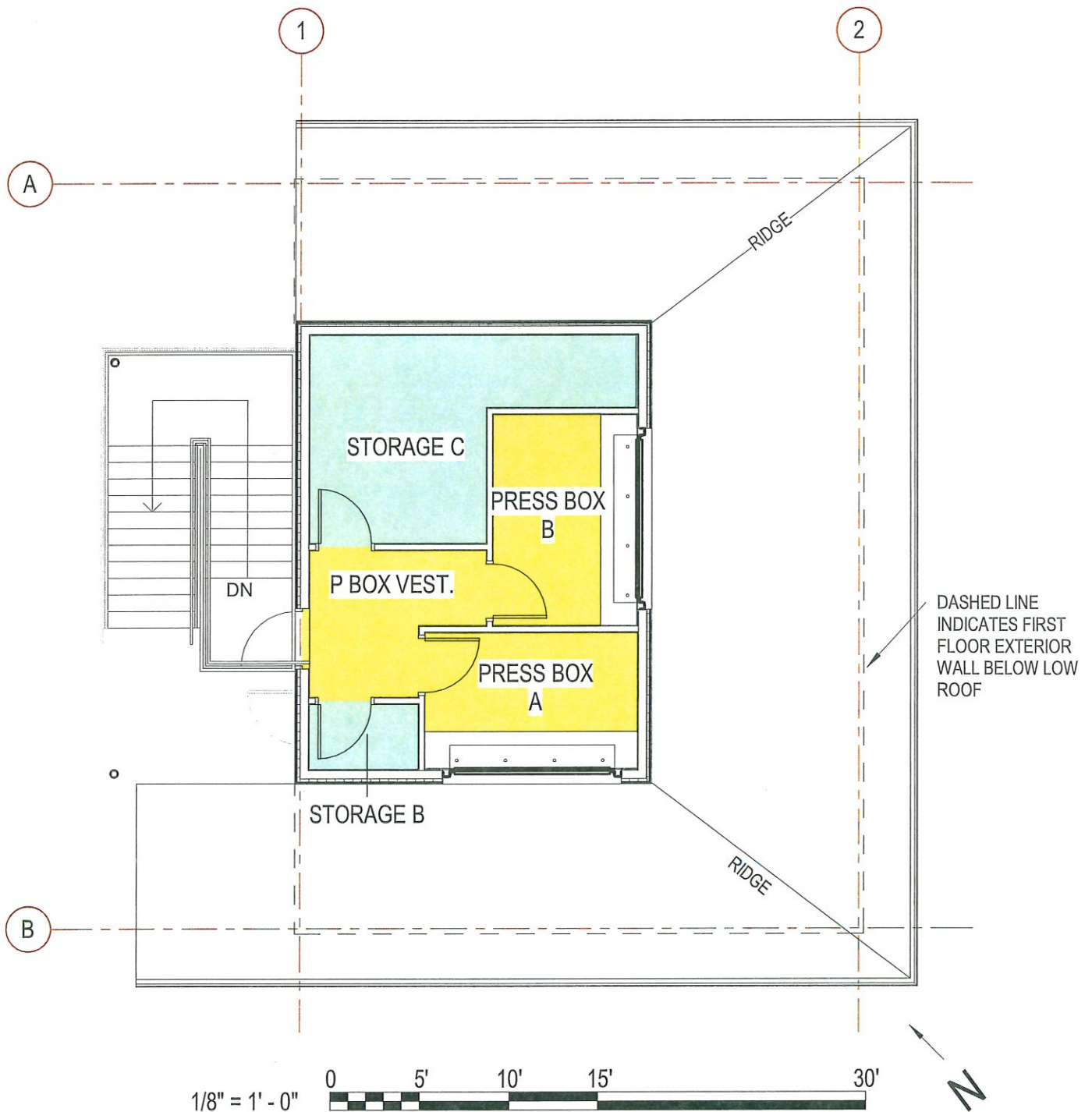
02/06/2023



CLARK NEXSEN



NOTE: ALL SPACES WILL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE.



## 9128 JONESBOROUGH ELEMENTARY SCHOOL CONCESSION STAND & PRESS BOX

SECOND FLOOR PLAN

02/06/2023



CLARK NEXSEN



