

HARLINSDALE FARMS— MASTER PLAN

FRANKLIN, TN

22 JANUARY 19

MASTER PLAN SCOPE

MAIN BARN

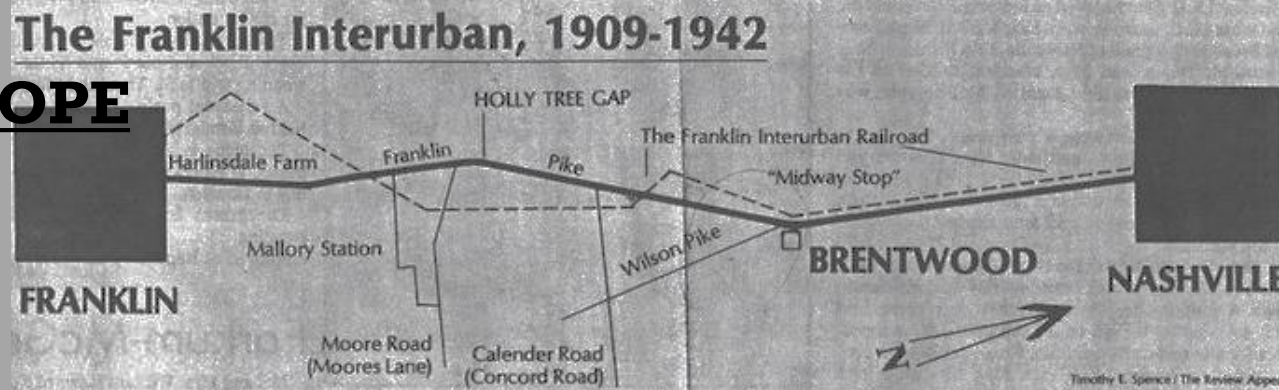
HAYES HOUSE

POWER STATION

WORKER HOUSE I & II

PEDESTRIAN BRIDGE &
WALKING TRAILS

- Programming Ideas
- Opinion of Costs



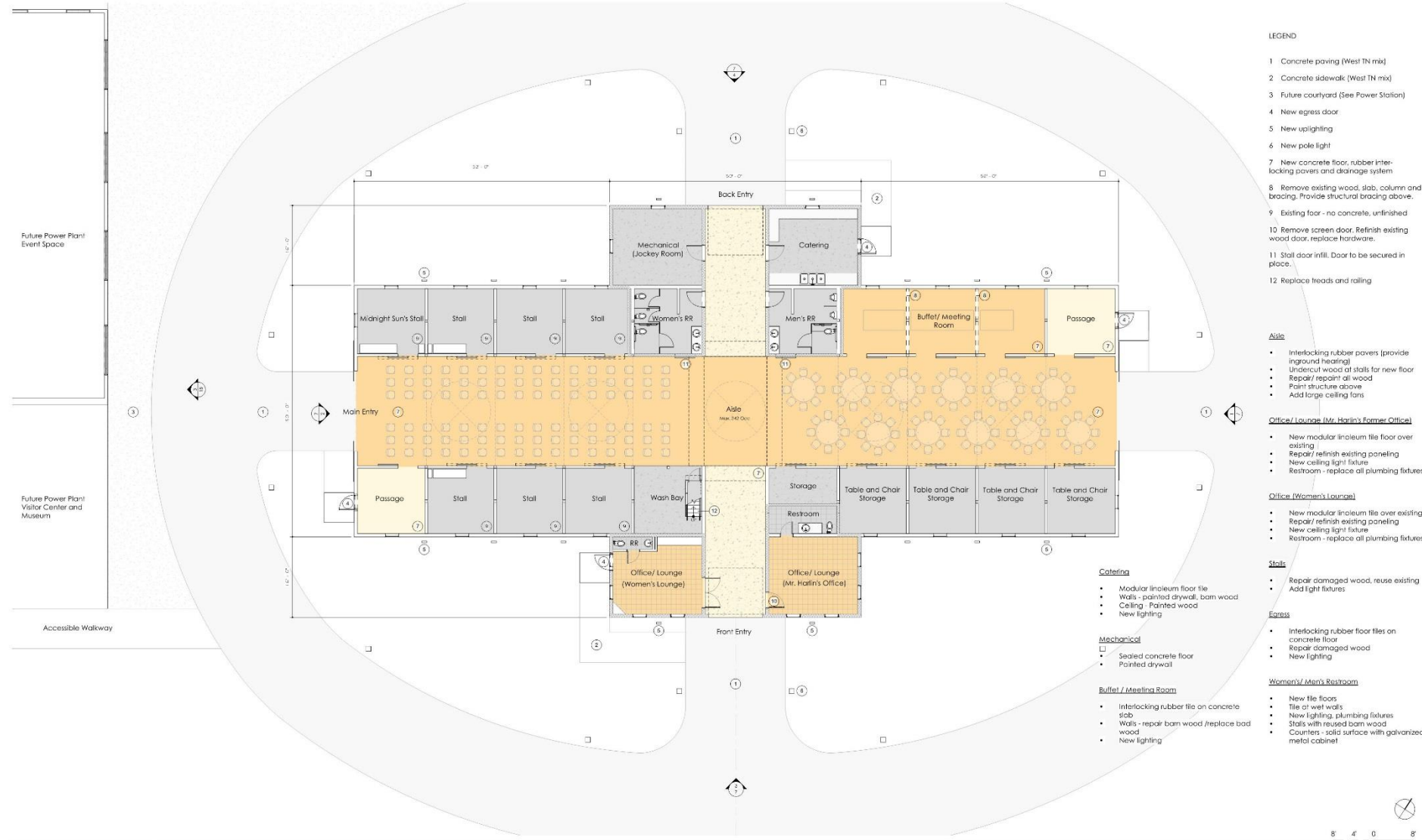
MAIN BARN

Potential Programming Ideas

- HOSTING MISC. EVENTS
- WEDDINGS (100-150 PERSONS)
- COMMUNITY MEETINGS
- TOURS
- EQUESTRIAN EVENTS

Restoration Project

- MR. HARLAN'S OFFICE & WOMEN'S LOUNGE RESTORED
- STALLS
 - HORSES
 - STORAGE
- WARMING KITCHEN
- SYSTEMS UPGRADES
 - HVAC /FANS
 - ADA RESTROOMS
 - LIGHTING
 - FLOOR DRAINS
 - FIRE SPRINKLER



RESTORATION OF EXTERIOR FEATURES:

- SIDING
- WINDOWS
- MAIN BARN
DOORS
- PASSAGE
DOORS



1 NORTH MAIN BARN



2 SOUTH MAIN BARN



3 EAST MAIN BARN



4 WEST MAIN BARN

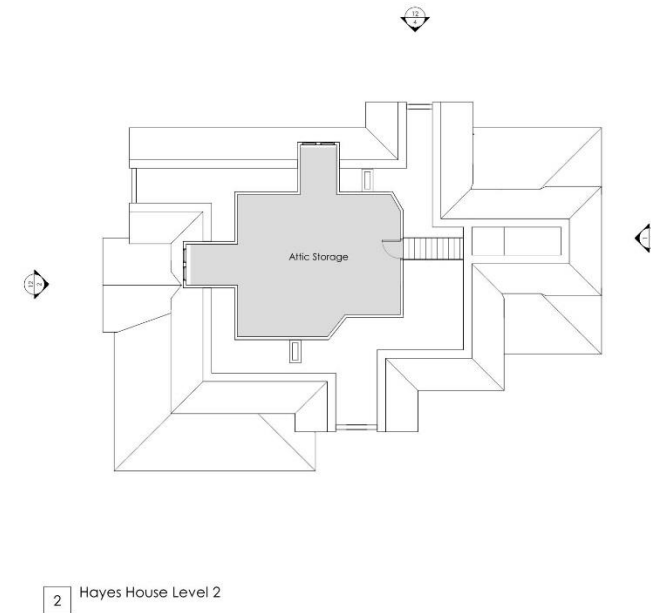
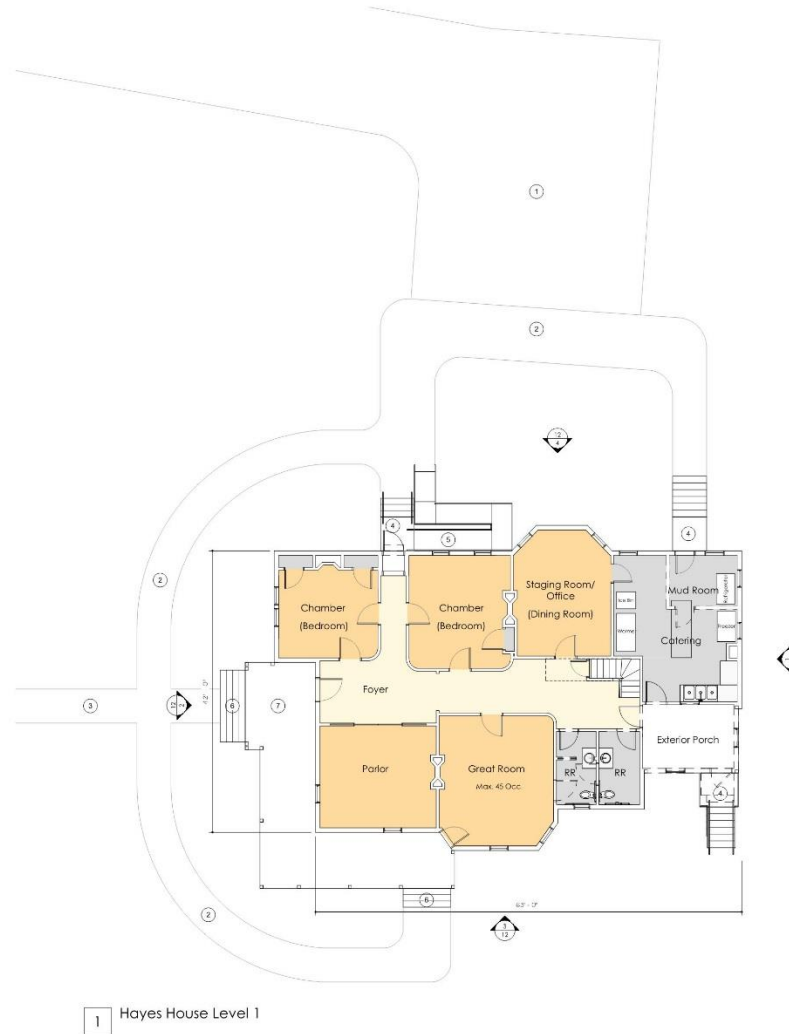
HISTORIC HAYES HOUSE

Potential Programming Ideas

- TEAS, WEDDINGS OR REHEARSALS
- EVENT SPACE
- OFFICE PARTIES
- ART GALLERY
- COMMUNITY MEETINGS
- PARKS OFFICE (PRESENCE)
- WARMING KITCHEN

Restoration Project

- INSULATION
- FULL RESTORATION OF EACH ROOM
- NEW ACCESSIBLE RESTROOMS
- NEW SYSTEMS
 - HVAC
 - ELECTRICAL / LIGHTING



LEGEND

- Existing Parking
- Concrete sidewalk (West TN mix)
- Existing brick sidewalk
- New wood porch and steps (restore to original)
- New painted wood ramp and railing
- Rebuild existing wood steps, paint
- Replace wood as req'd - paint

Foyer, Chamber, Parlor, Great room

Floor - stained wood (refinish)
Walls - painted drywall, wall covering
Ceiling - paint

Catering

Floor - ceramic tile
Walls - painted drywall/ tile
Ceiling - paint

Attic

Floor - refinish existing stained wood
Walls - paint (replace as req'd)
Ceiling - new drywall, paint

General Notes

- Remove all plaster (walls and ceilings)
- Replace damaged wood framing (nails, water, etc.)
- Add spray (closed cell) insulation to exterior walls
- Install new drywall
- Strip paint from all wood trim (lead paint likely)
- Provide new lighting
- Remove all knob and tube wiring - all new electrical
- Provide new mechanical system - heat pump

**HISTORIC HAYES
HOUSE EXTERIOR
RESTORATION
EFFORTS:**

- ADA SIDEWALKS
- SIDING
- DOORS & WINDOWS (GRANT)
- LIGHTING
- SIGNAGE



1 NORTH HAYES HOUSE



2 SOUTH HAYES HOUSE

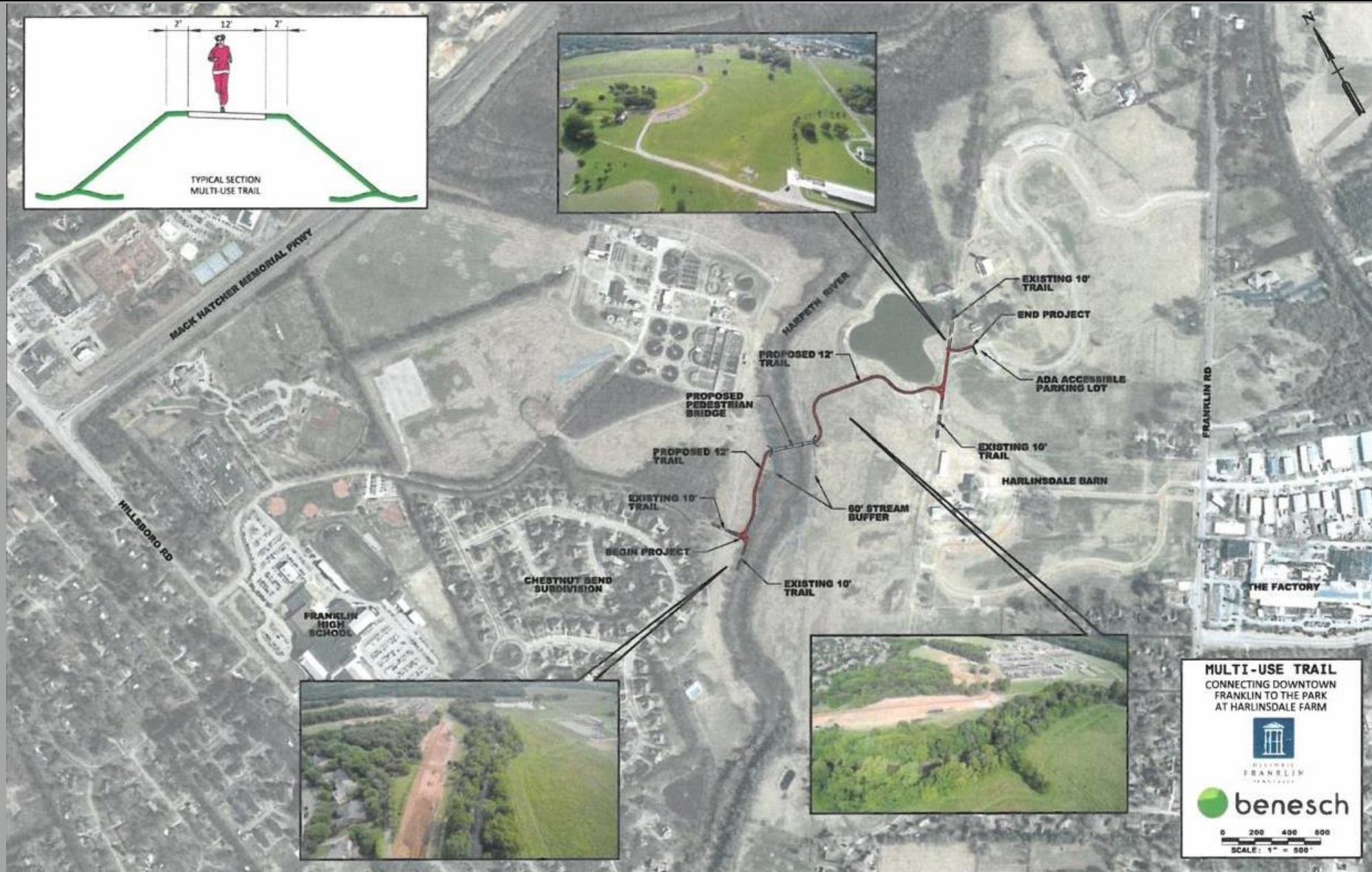


3 EAST HAYES HOUSE



4 WEST HAYES HOUSE

- **ACCESSIBLE
RAMP TO POND**
- **TRAIL /
PEDESTRIAN
BRIDGE OVER
HARPETH**



CONNECTIVITY

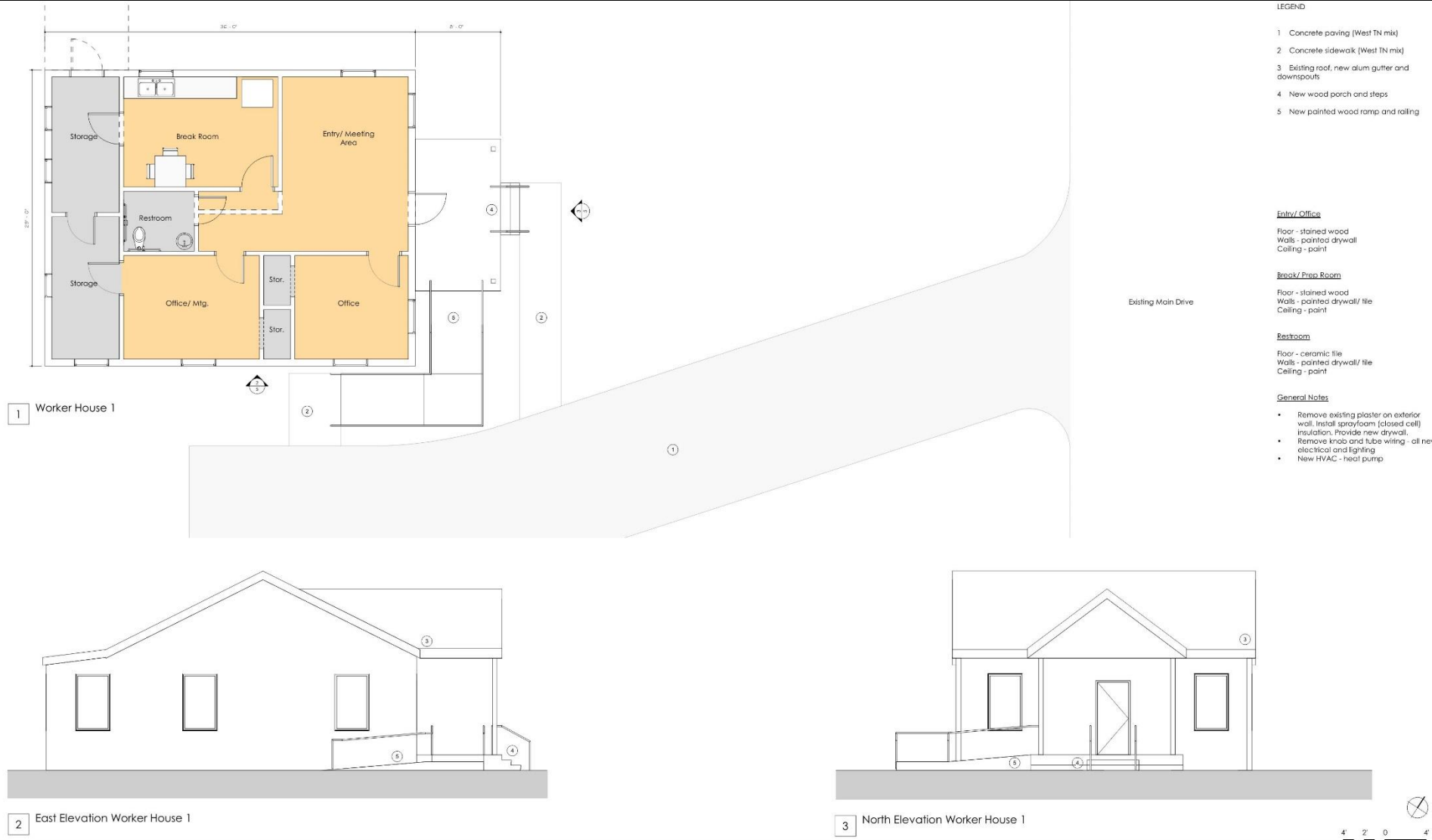
- PAVING OF INTERURBAN RAIL TO CANOE LANDING
- PEDISTRIAN BRIDGE
- CONNECTION FROM NEW BRIDGE OVER HARPETH & ADA FISHING PIER



WORKER HOUSES I

Potential Programming

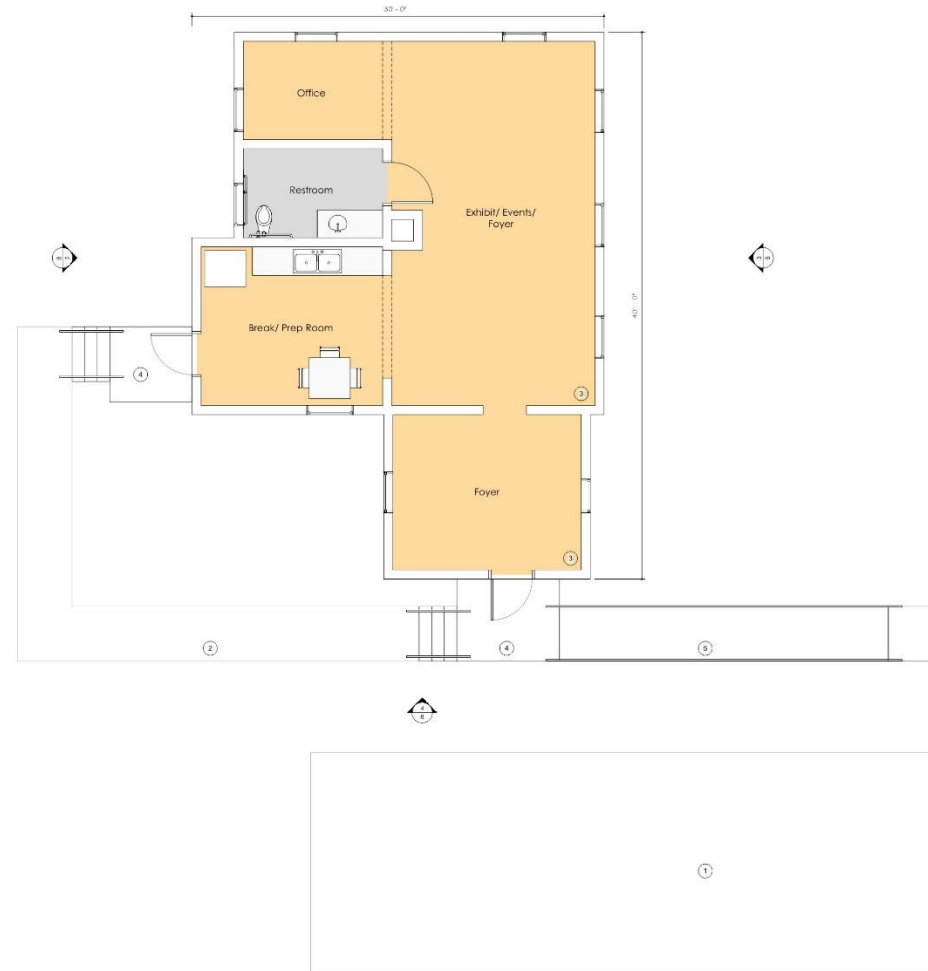
- PARKS PRESENCE
- SECURITY OFFICES
- FUTURE PARK
RANGER / PATROL
OFFICE
- POTENTIAL
CARETAKER
- POTENTIAL
OUTSIDE USER



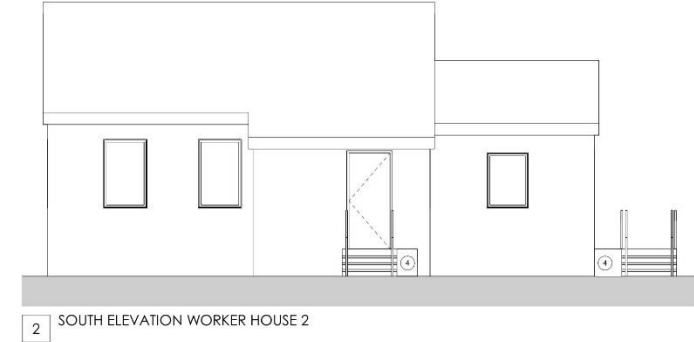
WORKER HOUSE II

Potential Programming

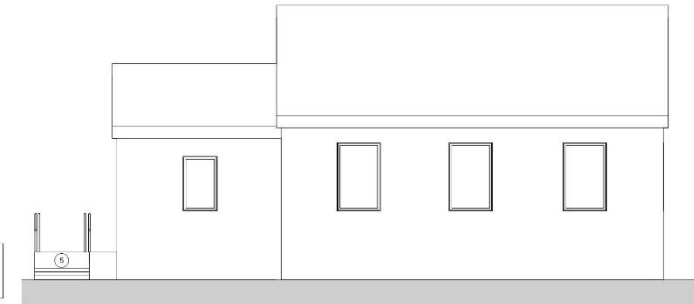
- **LARGE EVENT'S OFFICE**
- **LARGE EVENT'S GREEN ROOM**
- **INTERPRETIVE SPACE**
- **VISITOR CENTER**
- **MEETING SPACE**



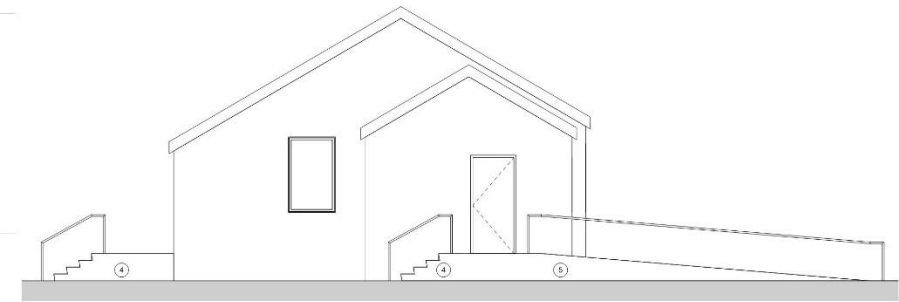
1 Worker House 2



2 SOUTH ELEVATION WORKER HOUSE 2



3 NORTH ELEVATION WORKER HOUSE 2



4 EAST ELEVATION WORKER HOUSE 2

LEGEND

- 1 Concrete paving (West TN mix)
- 2 Concrete sidewalk (West TN mix)
- 3 New wood floor and decking (replace wood framing as required)
- 4 New wood porch and steps
- 5 New painted wood ramp and railing

Exhibit/Events/Foyer

Floor - stained wood
Walls - painted drywall
Ceiling - paint

Break/Prep Room

Floor - stained wood
Walls - painted drywall/ tile
Ceiling - paint

Restroom

Floor - ceramic tile
Walls - painted drywall/ tile
Ceiling - paint

General Notes

- Remove existing plaster on exterior wall. Install sprayfoam (closed cell) insulation. Provide new drywall.
- Remove knob and tube wiring - all new electrical and lighting
- New HVAC - heat pump

WORKER HOUSES I IMPROVEMENTS

- PAVING DRIVE
- SIDEWALK / RAMP / STEPS
- SIDING / DOORS & WINDOWS
- LIGHTING
- SIGNAGE

WORKER HOUSE II IMPROVEMENTS

- PAVING DRIVE
- SIDEWALK / RAMP / STEPS
- SIDING / DOORS & WINDOWS
- ROOF, GUTTERS & DOWNSPOUTS
- LIGHTING
- SIGNAGE



1 NORTH WORKER HOUSE 1



2 SOUTH WORKER HOUSE 1



3 EAST WORKER HOUSE 1



4 WEST WORKER HOUSE 1



5 EAST WORKER HOUSE 2



6 WEST WORKER HOUSE 2



7 NORTH WORKER HOUSE 2



8 SOUTH WORKER HOUSE 2

POWER STATION

- OFFICES
- MUSEUM
 - HISTORY OF POWER STATION
 - HISTORY OF THE FARM
 - INTERURBAN RAIL
 - ART IN THE BARN
 - CHANGING EXHIBITS
- WEDDINGS & MEETING SPACE
(SEATING FOR 400 +/-)
- CATERING KITCHEN
- RESTROOMS
- COURTYARD
- NEW PARKING
- SIDEWALKS
- LIGHTING
- EXTERIOR & INTERIOR



1 EAST POWER STATION



2 WEST POWER STATION



3 NORTH POWER STATION



4 SOUTH POWER STATION

MAIN BARN

• SUBTOTAL:	\$1,613,000
• REMEDIATION:	\$35-55,000
• PROFESSIONAL FEES:	\$ 129,000
• TOTAL:	\$1,797,000

HISTORIC HAYES HOUSE:

• SUBOTAL: \$	478,500
• REMEDIATION:	\$40-70,000
• PROFESSIONAL FEES:	\$ 38,250
• TOTAL:	\$ 586,750

WORKER HOUSE I & II:

• SUBTOTAL:	\$ 280,000
• REMEDIATION:	\$35-50,000
• PROFESSIONAL FEES	\$ 20,000
• TOTAL:	\$ 355,000

POWER STATION:

• SUBTOTAL:	\$5,075,000-5,575,000
• REMEDIATION:	\$ 85-125,000
• PROFESSIONAL FEES:	\$ 400,000-445,000
• TOTAL:	\$5,560,000-6,145,000

INTERURBAN RAIL LINE:

• TRAIL TO CANOE LAUNCH	\$ 175,000
• MOTORIZED GATES:	\$ 55,000
• TRAIL	\$ 160,000 (W/ BRIDGE)
• POND RAMP:	\$ 20,000
• TOTAL:	\$ 695,000–706,000

OPINION OF PROBABLE COST

The intent is to provide an estimated budget for work by phase. No detailed estimating has been performed. Much further exploration is needed in order to obtain detailed pricing. A 7% contingency is included along with 3% escalation for one year. Additional escalation may need to be considered.

Main Barn Renovation	
• Exterior Siding/Barn Door Restoration & Motorization	\$90,500
• Paving Drive /Sidewalks/Lighting	\$148,000
• Site Utilities (Fire Line, Domestic Water, Sanitary Sewer)	\$115,000
• Grading/Storm Sewer	\$125,000
• Landscape & Irrigation	\$50,000
• Interpretive Signage	\$10,000
• Concrete Slab, Drain System (aisles and stalls)	\$145,000
• Aisle/Stall Restoration (including interlocking pavers)	\$328,000
• Mr. Harlin's Office/Private Restroom Renovations	\$22,500
• Women's Lounge/Private Restroom Renovations	\$22,500
• Warming Kitchen/Public Restrooms	\$77,500
• Attic/Catwalk Restoration	\$55,000
• Mechanical, Plumbing & Electrical	\$186,500
• Fire Suppression System (Dry)	\$67,500
• General Conditions	\$170,000
• Subtotal	\$1,613,000
• Environmental testing and remediation	\$35-\$55,000
• Professional Fees (does not include Geotechnical)	\$129,000
• Total	\$1,797,000

Historic Hayes House Renovation	
• Exterior Restoration	\$115,000
• Interior Restoration	\$200,000
• Mechanical, Plumbing and Electrical (included in Interior)	\$85,000
• Landscape & Irrigation	\$25,000
• Interpretive Signage	\$10,000
• General Conditions	\$43,500
• Subtotal (2,930sf)	\$478,500
• Environmental testing and remediation	\$40-70,000
• Professional Fees	\$38,250
• Total	\$586,750

Worker Houses	
• Exterior Renovations	\$107,500
• Interior Renovations	\$108,000
• Mechanical, Plumbing & Electrical	\$40,000
• Landscape & Irrigation	\$15,000
• Interpretive Signage	\$10,000
• Subtotal	\$280,000
• Environmental testing and remediation	\$35-55,000
• Professional Fees	\$20,000
• Total	\$355,000

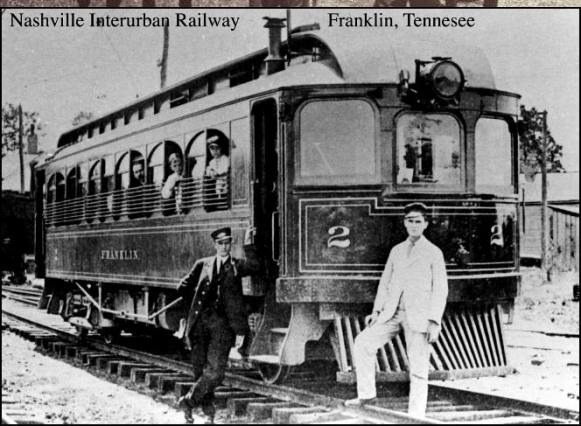
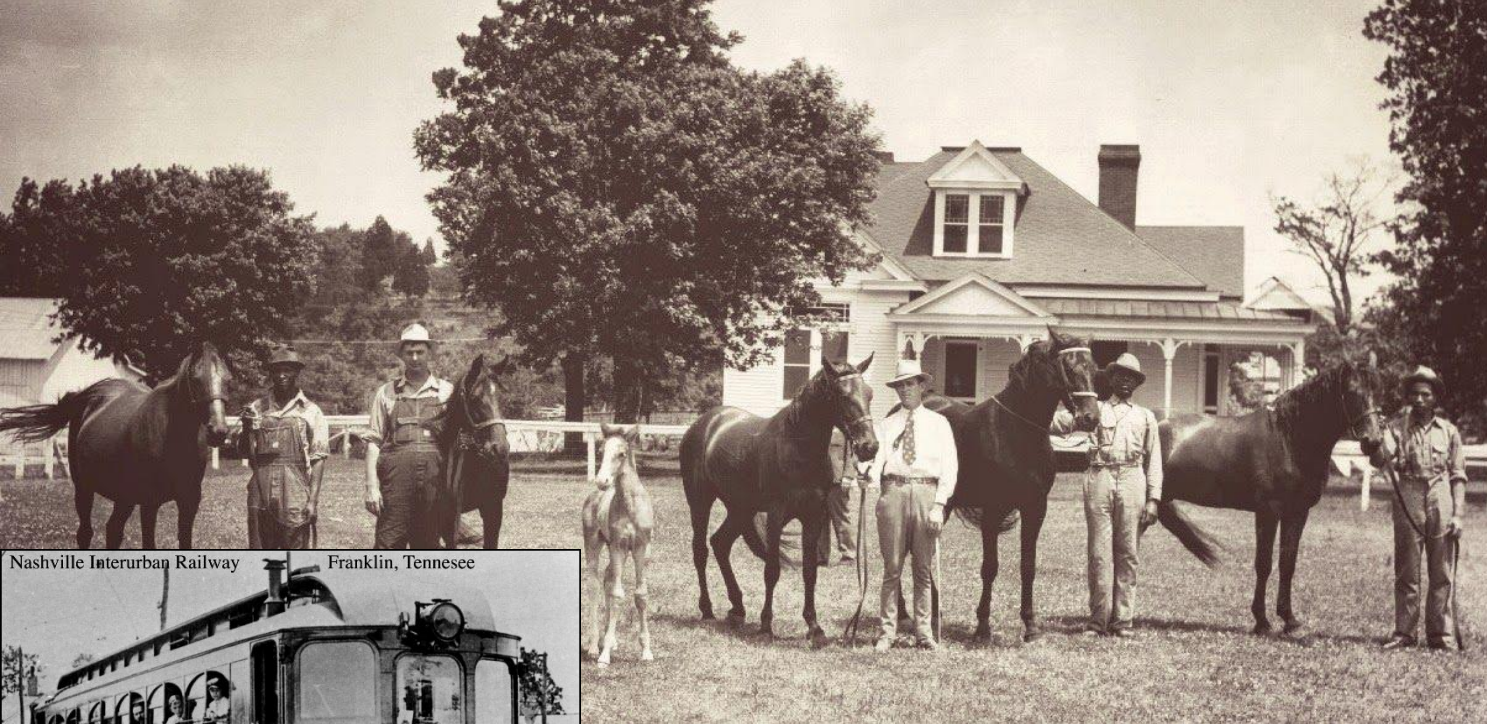
Power Station	
• Renovation of Existing Building (8,800 s.f.)	\$1,465,000
• Museum Addition (6,650 s.f.)	\$2,650,000-3,150,000
• Courtyard & Associated Sidewalks, Seatwalls & Lighting	\$525,000
• New Parking/Lighting	\$375,000
• Landscape & Irrigation	\$50,000
• Interpretive Signage	\$10,000
• Subtotal	\$5,075,000-5,575,000
• Environmental testing and remediation	\$85-125,000
• Professional Fees	\$400,000-445,000
• Total	\$5,560,000-6,145,000

Interurban Rail Line	
• Paving from Canoe Landing to parking near Historic Hayes House	\$175,000
• Paving Remainder of Rail Line (includes \$50,000 for spring bridge)	\$160,000
• North Paved Pedestrian Trail from Interurban to Trail	\$115,000
• Motorized Access Gates (2)	\$55,000
• Accessible Trail to Pond	\$20,000
• Subtotal	\$600,000
• General Conditions	\$60,000
• Professional Fees	\$39,000-50,000
• Total	\$695,000-706,000

Low range of the fee is based on these being one project.

Pricing does not include unsuitable soil, bonds, or builder's risk. Cost for environmental testing and clean up has been estimated through discussions with ERM who performed the original Phase I Environmental Assessment. While there is an existing phase I, lending institutions may require an updated one to document the current conditions.

Cost not typically associated with construction like interpretive signage is included as a budget without much discussion as to the scale and amount appropriate. It does not include any fees for design. Cost for the pedestrian trail and bridge over the Harpeth River is being handled separately.



QUESTIONS AND RECOMMENDATIONS

