
GRANT SUMMARY SHEET

Grant Name: Conservancy Café 22

Department: PARKS & RECREATION

Grantor: CENTENNIAL PARK CONSERVANCY

**Pass-Through Grantor
(If applicable):**

Total Award this Action: \$1,000,000.00

Cash Match Amount \$0.00

Department Contact: Alan Enzo
862-8400

Status: NEW

Program Description:

Conservancy Cafe 2022 grant. This grant of up to one million dollars (\$1,000,000.00) from the Centennial Park Conservancy is for design and construction of improvements to the historic Centennial Park Croquet Clubhouse. The building will be operated as a cafe in partnership with Metro Parks upon completion. There is no match or other obligation to Metro Parks or Metro government associated with this grant.

Plan for continuation of services upon grant expiration:

N/A.

Grants Tracking Form

Part One

Pre-Application <input type="radio"/>		Application <input type="radio"/>		Award Acceptance <input checked="" type="radio"/>		Contract Amendment <input type="radio"/>		
Department	Dept. No.	Contact		Phone	Fax			
PARKS & RECREATION	040	Alan Enzo		862-8400	862-8414			
Grant Name:	Conservancy Café 22							
Grantor:	CENTENNIAL PARK CONSERVANCY			Other:				
Grant Period From:	11/15/22	(applications only) Anticipated Application Date:						
Grant Period To:		(applications only) Application Deadline:						
Funding Type:	OTHER	Multi-Department Grant		<input type="checkbox"/> If yes, list below.				
Pass-Thru:		Outside Consultant Project:		<input type="checkbox"/>				
Award Type:	OTHER	Total Award:		\$1,000,000.00				
Status:	NEW	Metro Cash Match:		\$0.00				
Metro Category:	New Initiative	Metro In-Kind Match:		\$0.00				
CFDA #	N/A	Is Council approval required?		<input checked="" type="checkbox"/>				
Project Description:			Applic. Submitted Electronically?		<input type="checkbox"/>			
<p>Conservancy Cafe 2022 grant. This grant of up to one million dollars (\$1,000,000.00) from the Centennial Park Conservancy is for design and construction of improvements to the historic Centennial Park Croquet Clubhouse. The building will be operated as a cafe in partnership with Metro Parks upon completion. There is no match or other obligation to Metro Parks or Metro government associated with this grant.</p>								
Plan for continuation of service after expiration of grant/Budgetary Impact:								
N/A.								
How is Match Determined?								
Fixed Amount of \$	\$0.00	or	0.0%	% of Grant	Other: <input type="checkbox"/>			
Explanation for "Other" means of determining match:								
For this Metro FY, how much of the required local Metro cash match:								
Is already in department budget?	N/A	Fund	N/A	Business Unit	N/A			
Is not budgeted?	\$0.00	Proposed Source of Match:		N/A				
(Indicate Match Amount & Source for Remaining Grant Years in Budget Below)				Requested from Cont. Match Fund:				N/A
Other:								
Number of FTEs the grant will fund:	0.00	Actual number of positions added:		0.00				
Departmental Indirect Cost Rate	21.78%	Indirect Cost of Grant to Metro:		\$217,800.00				
*Indirect Costs allowed?	<input type="radio"/> Yes <input checked="" type="radio"/> No	% Allow.	0.00%	Ind. Cost Requested from Grantor:	\$0.00	in budget		
*(If "No", please attach documentation from the grantor that indirect costs are not allowable. See Instructions)								
Draw down allowable? <input type="checkbox"/>								
Metro or Community-based Partners:								

Part Two

Grant Budget										
Budget Year	Metro Fiscal Year	Federal Grantor	State Grantor	Other Grantor	Local Match Cash	Match Source (Fund, BU)	Local Match In-Kind	Total Grant Each Year	Indirect Cost to Metro	Ind. Cost Neg. from Grantor
Yr 1	FY23			\$1,000,000.00	\$0.00			\$1,000,000.00	\$217,800.00	\$0.00
Yr 2	FY__			\$0.00				\$0.00	\$0.00	\$0.00
Yr 3	FY__									
Yr 4	FY__									
Yr 5	FY__									
Total		\$0.00	\$0.00	\$1,000,000.00	\$0.00		\$0.00	\$1,000,000.00	\$217,800.00	\$0.00
Date Awarded:				08/22/22	Tot. Awarded:		\$1,000,000.00	Contract#:		
(or) Date Denied:					Reason:					
(or) Date Withdrawn:					Reason:					

Contact: vaughn.wilson@nashville.gov

VW

JOHN COOPER, MAYOR



METROPOLITAN BOARD OF PARKS AND RECREATION

Centennial Park Office
Park Plaza at Oman Street
Nashville, TN 37201

(615) 862-8400
Fax (615) 862-8414
www.nashville.gov/parks

Monique Horton Odom, Director

September 13, 2022

Mr. John Tumminello
Centennial Park Conservancy
P.O. Box 128139
Nashville, TN 37212

Dear Mr. Tumminello:

The Parks Board, at its meeting held Tuesday, September 13, 2022, accepted a grant of up to one million dollars (1,000,000.00) from the Centennial Park Conservancy to design and construct improvements to the historic Centennial Park Croquet Clubhouse and approved the Conservancy's operation of the café in partnership with Metro Parks, upon completion.

Please note there is no required match or other obligation by Parks associated with this donation.

If further information is needed regarding the grant process, please contact Mr. Alan Enzo of my staff; he may be reached at 615 862-8400. On behalf of Metro Parks, thank you for this generous contribution and your partnership.

Sincerely,

Monique Horton Odom, Director
and Secretary to the Board

c: Alan Enzo
Chinita White
Tim Netsch

"It is the mission of Metro Parks and Recreation to sustainably and equitably provide everyone in Nashville with an inviting network of parks and greenways that offer health, wellness and quality of life through recreation, conservation and community"



FOR ADA ACCOMMODATIONS, PLEASE CONTACT 615-862-8400

WE ARE AN EQUAL OPPORTUNITY EMPLOYER

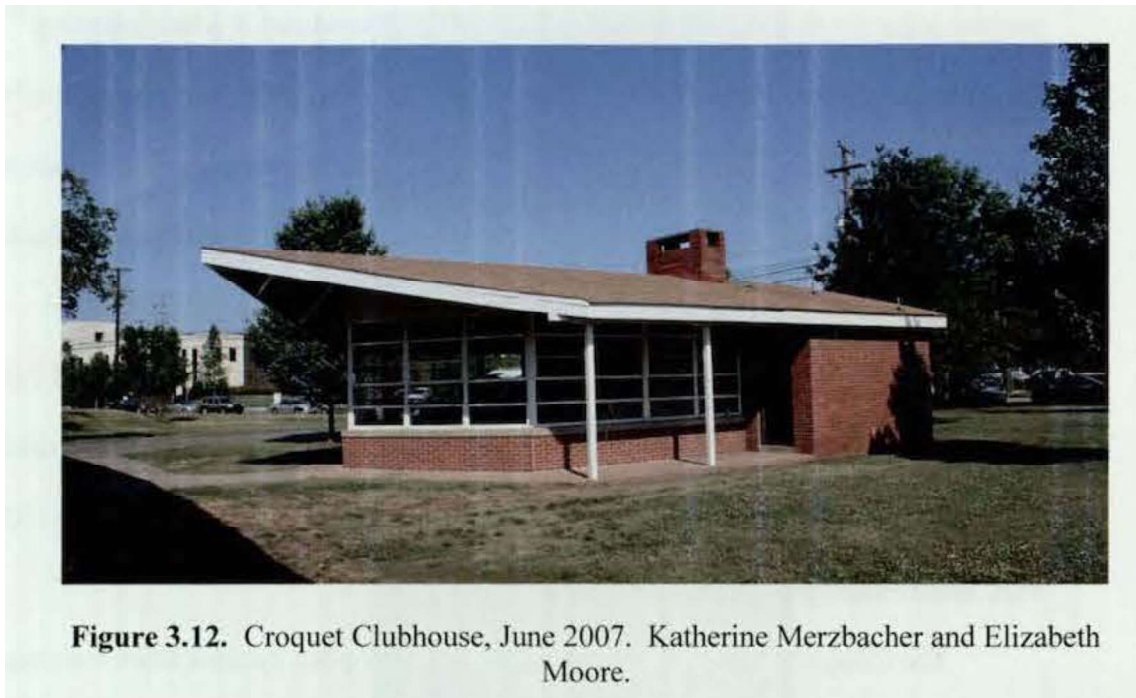


August 22, 2022

Monique Odom, Metro Parks Director
Metropolitan Board of Parks and Recreation
511 Oman Street
Nashville, TN 37203

Dear Monique,

In partnership with Metro Parks, Centennial Park Conservancy proposes to repurpose the empty Croquet Clubhouse shelter in Centennial Park into a cafe for Park visitors. Converting this empty structure into a cafe will put an empty historic building to good use, enhance the Park's visitor experience, further activate the north side of the Park, and raise ongoing funds to support the Centennial Park Maintenance Fund and Parthenon Preservation Fund. Including this project within the scope of the Park Plaza capital improvements, which are currently in design development, will streamline the design/construction process and ensure its cohesion with the overall revitalization of this area of the Park.



[From MTSU Digital Archives]

IDENTIFIED NEED FOR CONCESSIONS AND RESTROOMS IN THE PARK

Plan To Play: The Plan to Play recommendations include repurposing historic structures for cafes and educational programming, as detailed in the following excerpts from its findings:

- “Find innovative ways to protect, use, and steward historic buildings. Historic buildings in Shelby, Centennial, Sevier, and other urban parks are well suited for adaptive re-use as restaurant or café space”
- “The Plan to Play needs assessment found that additional food concessions are desired. Historic buildings offer unique place-making opportunities unsurpassed by most new buildings while enriching the experience of urban parks.”
- “Many cities have activated and promoted their parks through food service and related uses that bring people to the park and also add a social element. Currently, there is no food service in the parks that offers a high-quality cafe or restaurant experience. There is great opportunity to grow this type of facility. Key considerations: Park cafes should focus on quality food, unique experiences and settings, and local offerings.”
- “Historic buildings can serve as unique restaurant space, and through programs, which can extend the benefit to environmental education and health and wellness activities.”

Centennial Park Conservancy Strategic Plan: During our organization’s recent strategic planning process, we surveyed key stakeholders, which included Metro Parks and Centennial Park Conservancy leadership and Board Members. Increased and improved concessions in Centennial Park was one of the recommendations made by many individuals surveyed. We also recently began surveying Centennial Park visitors, and over 50% of the initial people surveyed listed “additional food and beverage options” as a need.

The existing Croquet Clubhouse shelter building also has restrooms. By activating this space, Metro Parks and CPC can make the restrooms available to the public and meet another significant need in the Park. The lack of public restrooms in the Park was identified in our key stakeholder survey, and over 60% of individuals surveyed listed restrooms as a need in the Park. Making these restrooms available to the public would also reduce the strain on the Parthenon restrooms from Park users that utilize those facilities when the museum is open.

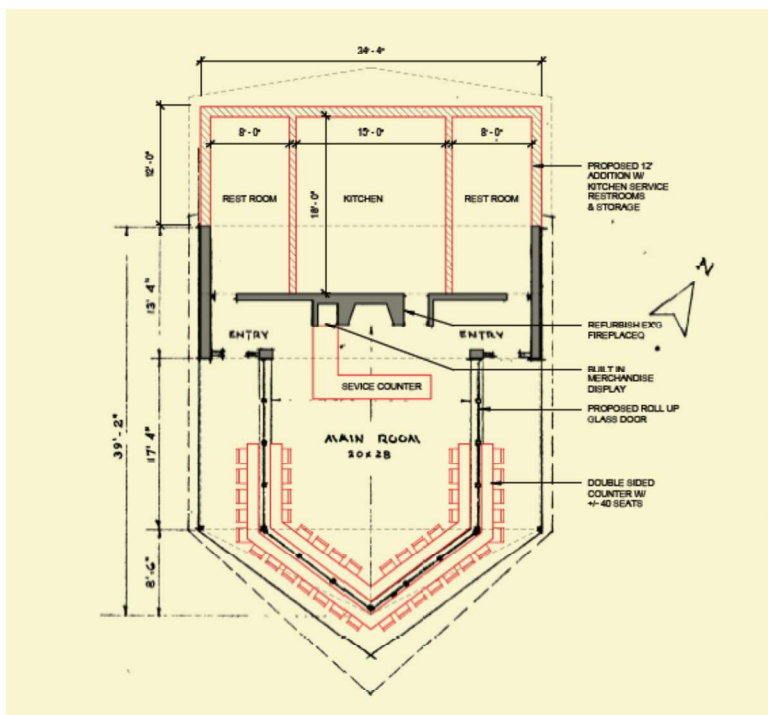
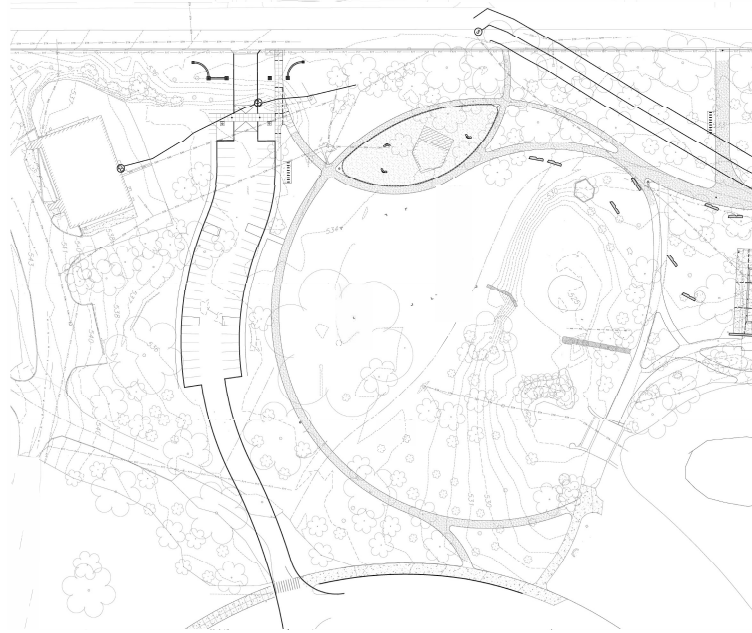
PROJECT BENEFITS

Implementing this project would achieve the following:

- Introduce a cafe and adjoining outdoor space with “quality food, unique experiences and settings, and local offerings” as recommended in Plan To Play
 - The outdoor space could host a series of small educational, arts, and recreational, programs, such as lunch & learn nature programs for adults and children, acoustic performances, and croquet tournaments on the adjacent lawn
- Provide access to restrooms that would be open to the public during cafe hours
- Offer an additional space in the Park to sell merchandise, like t shirts and honey produced by the Park’s bees
- Meet a strategic plan need for ongoing and sustainable revenue sources that will generate the additional funds required to significantly increase CPC’s support of the Park and its Maintenance and Preservation Funds

PROJECT SPECIFICS

The Croquet Clubhouse shelter is located on the north side of the park, adjacent to the current Event Shelter, which is being torn down to be replaced by a new Event Pavillion to the east. It is also located close to the new entrance being created on Park Plaza, within the current phase of capital improvements to the Park Plaza area of the Park, and it will be one of the first elements seen by Park visitors entering from the north side. The architects working on the Park Plaza Phase improvements propose that we include the shelter renovation in the scope of the larger revitalization project that is currently in design development. Given the grading, pathways, and access needed for the project, it would be more work and cost to separate it. Bringing the renovation into scope at this time would streamline design and construction, allow the cafe to be completed simultaneously with other improvements, and make sure the Park Plaza area is only under construction at one time.



The architects propose added a 12-foot addition to the back of the building to provide additional space to accommodate a kitchen and expanded restrooms. They also propose creating a decomposed granite area encompassing the cafe that would be filled with cafe tables or other mixed seating which will be used for restaurant visitors and to host various small program events. They are also proposing to fix the current drainage issues in that area of the Park.

The cafe's menu items would include local, healthy, and snack food options that would be appealing to Park visitors. Menu examples include sandwich wraps and paninis, salads, smoothies, coffee, cold drinks, muffins, ice cream, fruit, trail mix, and other snacks suitable for individuals running or exercising in the Park. Locally sourced items will be used wherever possible to support small businesses in our community and create a uniquely Nashville experience. Potential cafe names include the Croquet Cafe and Croquet Clubhouse.

PROJECT FUNDING

The design and construction of the cafe would be 100% funded by a grant from Centennial Park Conservancy, with funds raised by our ongoing Master Plan fundraising efforts. The architects and engineers working on the Park Plaza capital improvements estimate that design and construction costs would be approximately \$1M. Centennial Park Conservancy would provide a grant up to \$1M to cover all costs, and the grant requires no match or other obligation from Metro Parks. Once the acceptance of a grant is approved, CPC will send an initial payment equal to the design fees in order to issue a purchase order off Collier's existing IDIQ contract. CPC will make additional payments in the timing requested by Metro Parks.

PROJECT MANAGEMENT

The cafe's design and construction would be included in the scope of the current Park Plaza Phase capital improvements. This project is being managed by Tim Netsch, Assistant Director of Planning and Facilities. The project team is the same team overseeing the Park Plaza phase and includes representatives from Collier Engineering, Dryden Architecture + Design, Hodgson Douglas Landscape Architects, and Centennial Park. Utilizing this team of experts that are already doing work in the Park will ensure a cohesive design. Metro Parks staff will have final approval of all design and construction elements.

CAFE MANAGEMENT

Centennial Park Conservancy's investment in the cafe's development will provide an ongoing revenue stream to benefit Centennial Park. CPC requests permission from the Metro Parks Board to manage the cafe once it is built and utilize funds generated by its operations to directly support Centennial Park. Expenses related to operating the cafe, such as utilities, would be paid for by Centennial Park Conservancy. We understand that operating the cafe would be conducted through a mutually agreed upon operating agreement, and under the authority and supervision of Metro Parks, and under the guidance of the Assistant Director of Revenue Producing Facilities. Any event with 100+ attendees or with alcohol service would follow the standard Metro Parks Special Events permitting process, in partnership with the Assistant Director of Special Events. Any signage on the exterior of the cafe would be approved by Metro Parks Staff administratively.

CPC will engage local hospitality industry professionals, including several Board Members that operate restaurants and hotels, to create a plan for operating the cafe. We will also hire an experienced Cafe Manager to oversee its operations. We are confident that our extensive experience in managing and growing a local business, as evidenced by increasing our organization's annual revenue from \$200K to \$2M over the past 12 years, will ensure successful cafe operations, quality customer service, and long-term growth.

We propose placing 80% of the cafe's net income, divided evenly, into the restricted Centennial Park Maintenance Fund and Parthenon Preservation Fund to cover costs for maintaining the cafe facilities and fund ongoing maintenance, beautification, and preservation projects in the Park and

Parthenon. CPC would utilize the remaining 20% of net income to help fund our organization's general operations, underwrite accessible and inclusive programming in the Park and Parthenon, and support our overall efforts to sustain the vibrancy of Centennial Park and the Parthenon.

CPC's REQUEST

Centennial Park Conservancy requests the Metro Parks Board provide approval to accept a grant of up to \$1M to design/build the cafe and approval for CPC to operate the cafe, in partnership with Metro Parks, once it is built. We understand that we would need to create a mutually agreed upon cafe operating agreement with Metro Parks. Since the cafe would not open for approximately 18 months, we have sufficient time to partner with Metro Parks Staff and Legal to establish an agreement.

Thank you for your consideration and for the ongoing opportunity to partner with Metro Parks to support Centennial Park and serve its visitors.

Please contact me if you have any questions.

Regards,



John Tumminello
President



Individuals playing croquet in the Park in 1961

Dryde

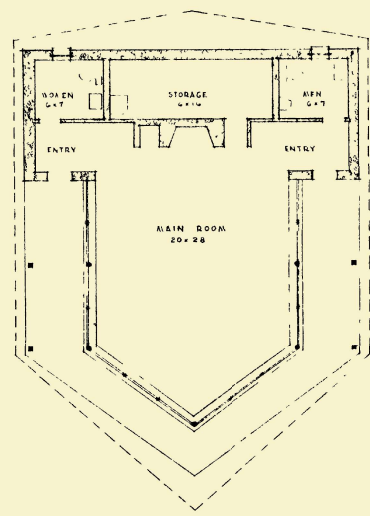
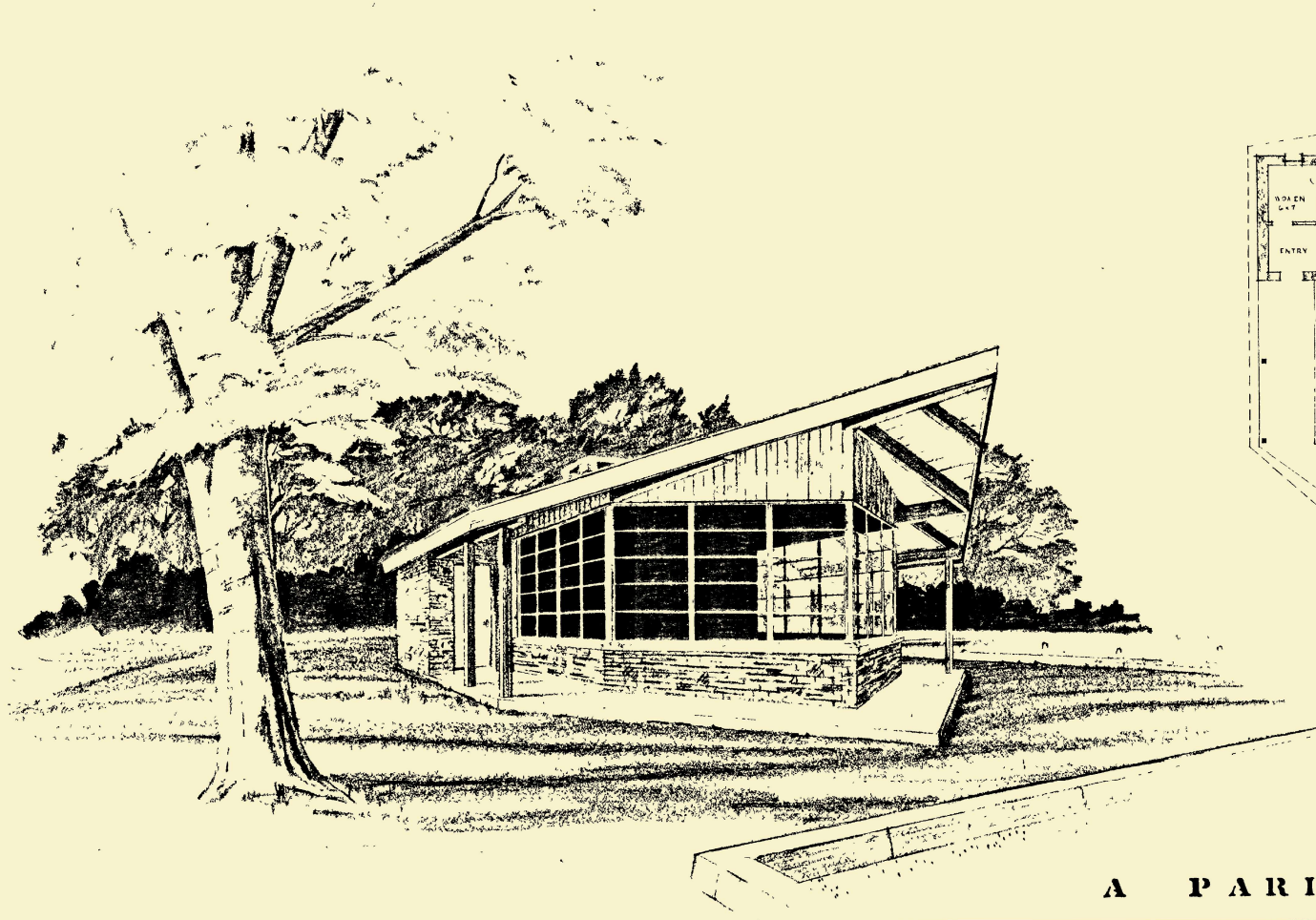
Centennial III / Croquet Club



CENTENNIAL PARK PHASE 3
CROQUET CLUB

vintage photo





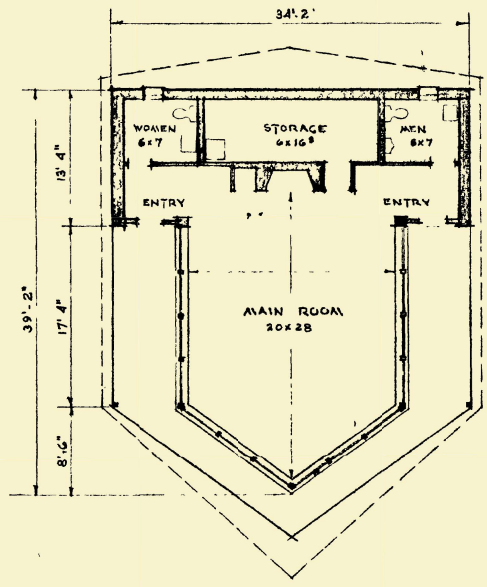
A P A R K S H E L T E R

JOHN CHAR. F. WHIFFLER
ARCHITECT
NASHVILLE, TENNESSEE

1958 original architectural rendering

CENTENNIAL PARK PHASE 3
CROQUET CLUB



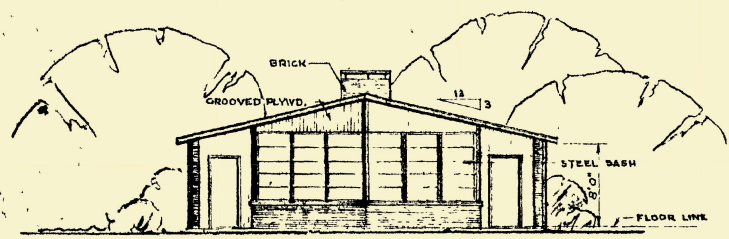


FLOOR PLAN

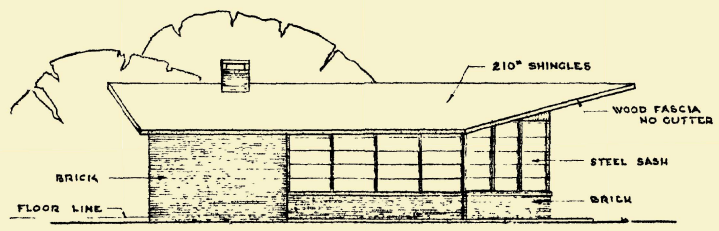
A PARK SHELTER

SCALE 1/8" = 1'-0"
1,000 SQ FT WITH OVERHANG 1/2 VALUE

- LEGEND:
- * FLOOR - CONCRETE
 - * WALLS - PAINTED CONCRETE BLOCK WITH COMMON BRICK VENEER
 - * CEILING - EXPOSED WOOD BEAMS WITH 1 1/2" WOOD DECK
 - ELECTRIC WALL HEATERS
 - STANDARD PLUMBING FIXTURES



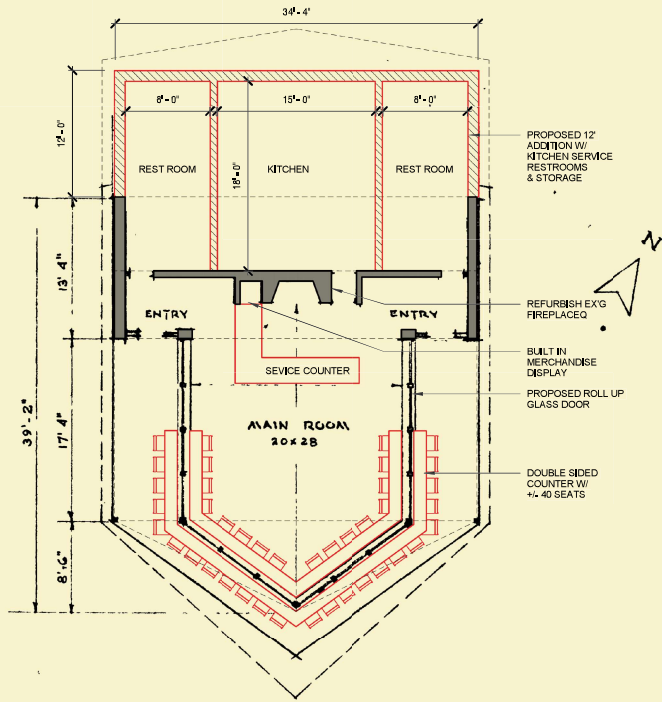
FRONT ELEVATION



SIDE ELEVATION

005
 JOHN CHARLES WHEELER
 ARCHITECT
 NASHVILLE, TENNESSEE

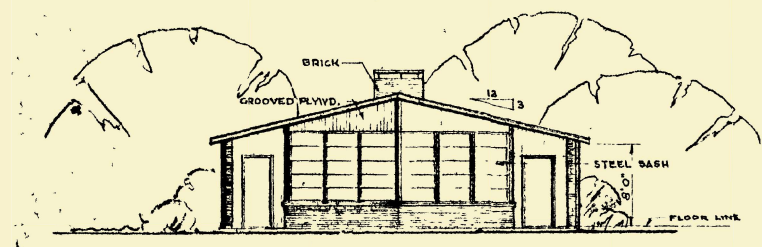
1958 original architectural drawings



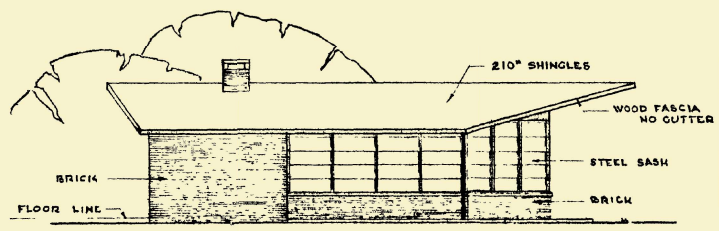
A PARK SHELTER

SCALE 1/8" = 1'-0"
1,069 SQ FT WITH OVERHANG 1/2 VALUE

- LEGEND:**
- * FLOOR - CONCRETE
 - * WALLS - PAINTED CONCRETE BLOCK WITH COMMON BRICK VENEER
 - * CEILING - EXPOSED WOOD BEAMS WITH 1 1/4" WOOD DECK
 - * ELECTRIC WALL HEATERS
 - * STANDARD PLUMBING FIXTURES



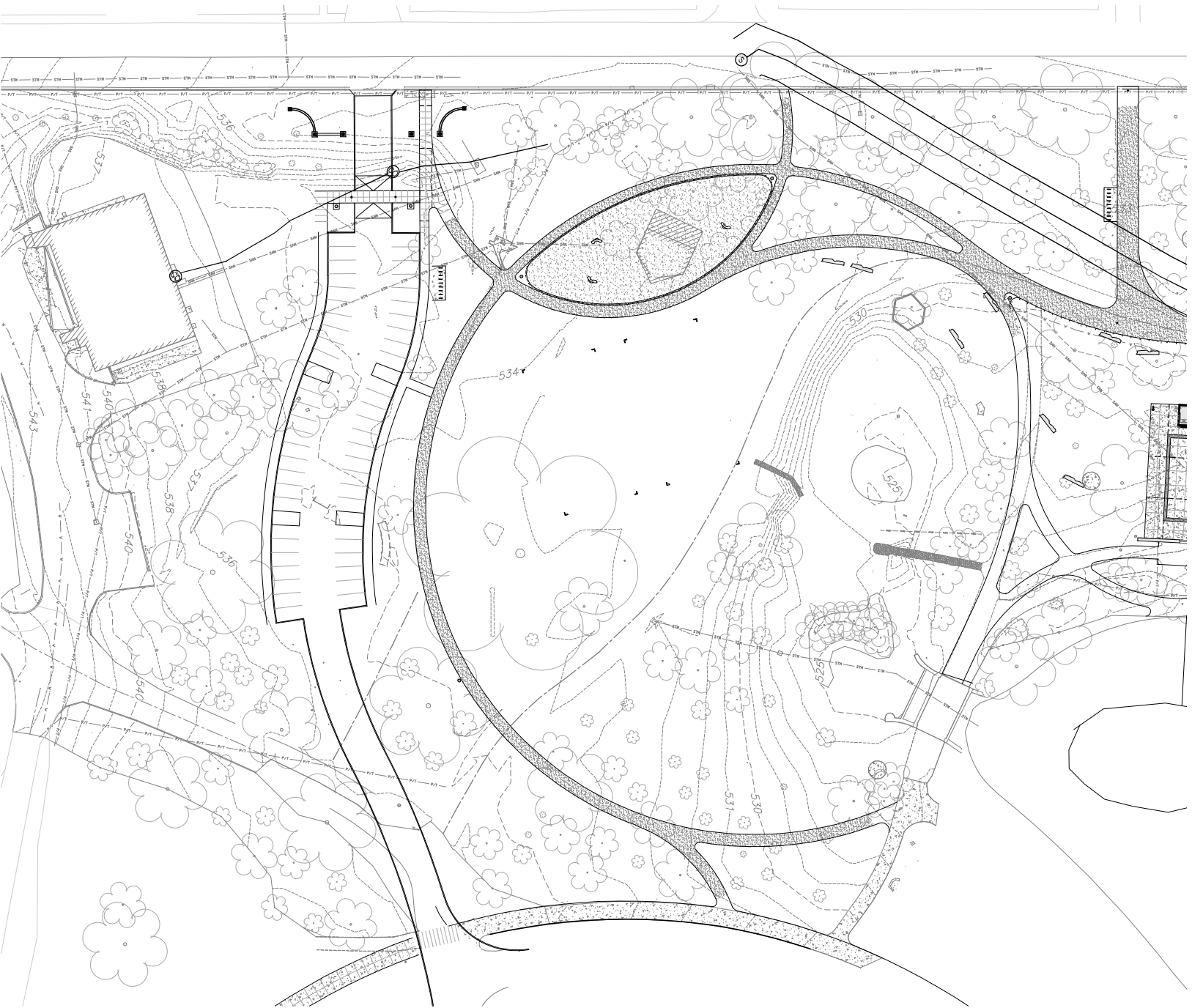
FRONT ELEVATION



SIDE ELEVATION

005
JOHN CHARLES WHEELER
ARCHITECT
NASHVILLE, TENNESSEE

proposed architectural test plan



FOR

GRANT NO. Conservancy Café 2022

IN WITNESS WHEREOF, the parties have by their duly authorized representatives set their signatures.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY


Department

10/10/22
Date

APPROVED AS TO AVAILABILITY OF FUNDS:

DocuSigned by:


Director of Finance

10/31/2022
Date

APPROVED AS TO RISK AND INSURANCE:

DocuSigned by:


Director of Insurance

10/31/2022
Date

APPROVED AS TO FORM AND LEGALITY:

DocuSigned by:


Metropolitan Attorney

10/31/2022
Date

FILED:

Metropolitan Clerk

Date