

Town of Vienna, Virginia

Parks & Recreation

Vienna Community Center
120 Cherry Street, S.E., Vienna, Virginia 22180

Phone (703) 255-6360

TO: Mercury Payton, Town Manager

FROM: Leslie Herman, Director, Parks & Recreation *A*

SUBJECT: Vienna Community Center Renovation and Expansion – Design Change

DATE: November 13, 2015

During the course of demolition Brad Macomber, Project Manager, and I have had reason to evaluate the building's structural system which has unveiled several issues that have caused the Parks and Recreation staff to rethink how the building will respond to our future programming as well as avoid additional project costs.

The staff has reviewed the current design and determined that the current design creates conflicts between two major program areas – Auditorium Performances and Auxiliary Gym Activities. The fusing of these two facility types by using a common lobby will present numerous execution problems for each program area.

Furthermore, the structural engineer has determined that additional work will be required to support the existing loadbearing walls in order to accommodate the existing design. This expansion of the work will increase the project cost by a minimum of \$30,000, thereby drawing down the available contingency.

After further review of the program requirements and design as well as consultation with the architect and structural engineer, we have decided to pursue an alternative design that will address the problems associated with the existing design. We believe the "Alternative Design" will provide more opportunity to segregate the programming differences - varying noise levels, cultural preferences, and accessibility issues. This change will significantly improve our programs and allow the Parks and Recreation department the flexibility to offer and adapt programs to a wider variety of uses while maintaining a cap on potential project cost increases.

The "Existing Design" flaws and the benefits of the "Alternative Design" have been outlined in the attached document.

I hope you understand and support our approach and desire to improve programming use of the Vienna Community Center and avoid additional costs by way of the "Alternative Design".

SUBJECT: Design and Program Changes

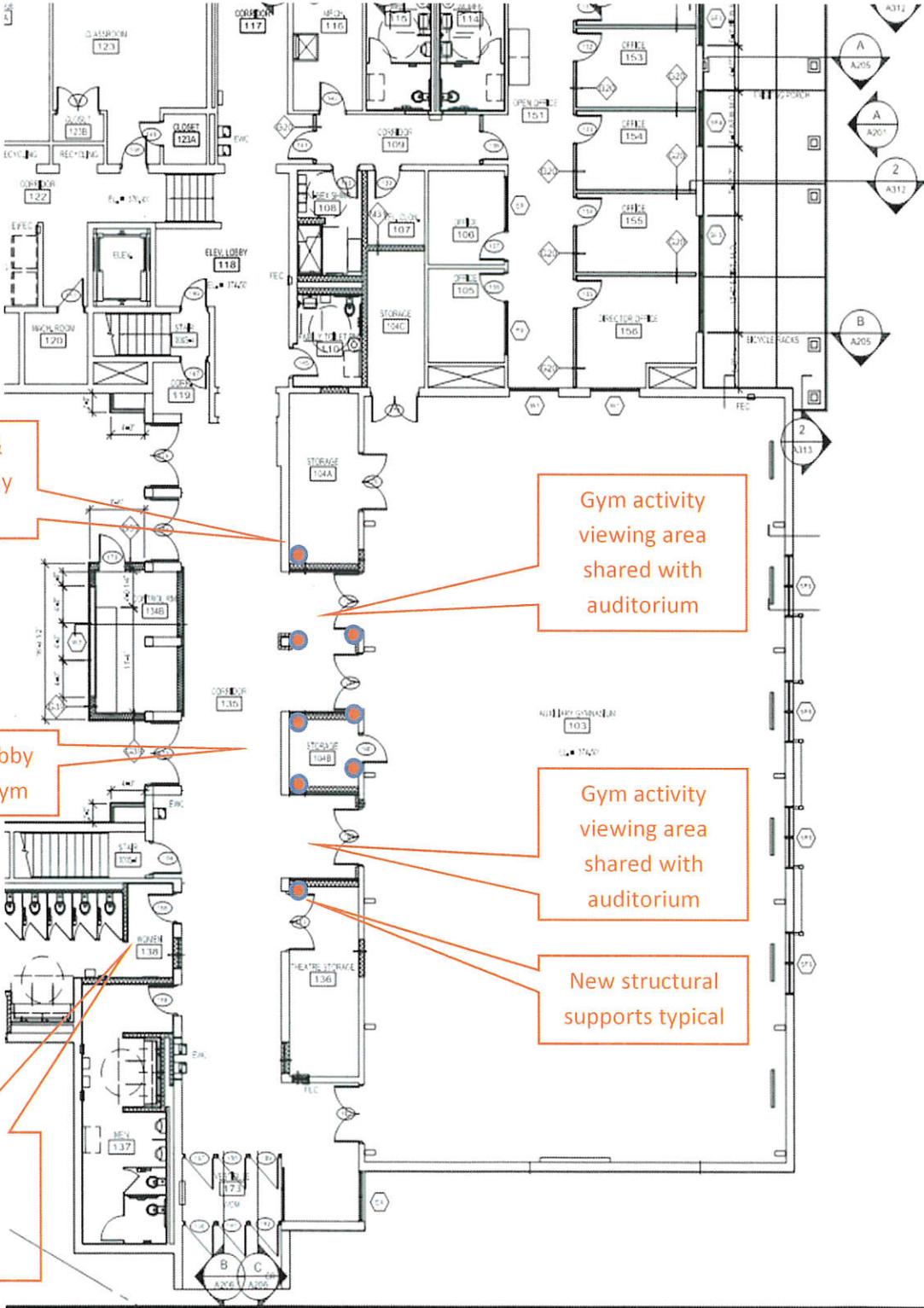
1. Existing Design: (Refer to drawing #1)

- a. The current design requires cutting openings in the existing loadbearing walls to allow access to the Auxiliary Gym from the Auditorium corridor.
- b. The current design has the following flaws:
 - (1) Access: Gym will be sharing lobby with auditorium. Children may be using lobby during auditorium performances. Children and parents will be using the auditorium lobby while performances are going on.
 - (2) Gym Activity Viewing: Parents will be using the auditorium lobby as a viewing area for their children's activities in the Gym. Viewing will take place while performances are going on in the auditorium.
 - (3) Gym Noise: The noise generated from gym activities will be transferred into the auditorium which may disrupt performances in the auditorium.
 - (4) Storage Space: The additional access/viewing areas significantly reduce existing storage space.
 - (5) Display Area: The design cuts up the existing wall into small areas for display of artwork.
 - (6) Auditorium Restrooms: Auditorium restrooms will be shared with the Gym.
 - (7) Structural Support: Additional vertical and lateral support will be required (footings, columns or piers and beams) to support the new openings in the existing walls.
 - (8) Additional Costs: Additional structural supports may require a minimum of \$30,000 to retrofit the existing structural walls and accommodate the openings.

2 Alternative Design: (Refer to drawing #2)

- a. The new design eliminates the openings in the loadbearing wall and any associated costs for additional support.
- b. The new design will
 - (1) Access: A separate gym access has been provided so the auditorium may operate without interference from Gym activities.
 - (2) Gym Activity Viewing: A new activity viewing room for parents will allow the parents to observe their children's activities from outside the gym without being in the auditorium lobby. Therefore, viewing will not disrupt the auditorium performances.
 - (3) Gym Noise: Noise transfer between the gym and the auditorium lobby will remain at current levels.
 - (4) Storage Space: The new design will NOT reduce the available storage space.
 - (5) Display Area: The new design allows for a full wall gallery for displaying artwork in the auditorium lobby.
 - (6) Auditorium Restrooms: Access to auditorium restrooms can be controlled during performances.
 - (7) Structural Support: There is no need to provide supplemental structural support for the existing loadbearing walls.
 - (8) Additional Costs: There is no additional cost for structural supports.

DWG #1: Existing Design



Segmented & limited display walls

Gym activity viewing area shared with auditorium

Auditorium Lobby shared with Gym

Gym activity viewing area shared with auditorium

Auditorium Restrooms shared with Gym

New structural supports typical

DWG #2: Alternative Design

