



To: Honorable Mayor & Town Council

From: Leslie Herman, Director of Parks & Recreation

Date: May 24, 2023

Subject: Vienna Annex Long-Term Use Study: Future of Existing Annex Building

Based on the May 8, 2023 Council conference session, Kimmel Bogrette Architecture & Kimley Horn (project team) and Council determined that the existing Annex has two viable outcomes.

- The first option (Option 1) and the project team's recommendation is to demolish the entire structure.
- The second option (Option 2) is to demolish the sanctuary and retain and renovate the gymnasium and supporting spaces.

Option 1 - Council seemed to be generally in support of Option 1 - demo entire structure at a cost of \$250,000.

Option 2 - Council requested the project team provide the cost for Option 2 - to demolish the sanctuary and retain and renovate the gym and supporting spaces. The project team provided two rough construction estimates for retaining only the gym. The project team further explained that an additional 25% should be included if council wants to include soft costs, building permits, design, engineering, furniture and loose items like IT/AV, security, etc. for a total project cost. A detailed explanation of each option is included below and attached are floor plan diagrams showing the extent of the partial demo (keep the gym) options. Note the second sheet of each floor plan diagram includes the demo of the second floor.

- Option 2A - Minimal Intervention, Partial Demolition, Gym to remain - \$2,936,000
- Option 2B - Concourse Renovation, Partial Demolition, Gym to remain - \$3,346,600

Action Item: A decision needs to be made on the future of the Annex as the building is at the end of its useful life. The project team is requesting the Town Council vote at the June 5, 2023 council meeting the option they prefer - Option 1, Option 2A or Option 2B. This decision making will:

- Provide direction to the project team on how to proceed with the existing Annex.
- Inform decision making to the Town's budget committee and Council when considering various options for long-term use as part of the Capital Improvement Plan (CIP) in September. This will begin the discussion for long-term use.

ANNEX VIABLE OUTCOMES WITH COST IMPLICATIONS

Option 1: Demolition of Entire Building (\$250,000)

- Rough ballpark pricing for demolition and removal of debris of the entire building as one. Estimate \$250,000.
- Estimated pricing includes;
 - Disconnecting sewer/ water utilities (Gas and Electric will need to be disconnected by the owner of the property)
 - Demolition of Structure/Removal of Debris
 - Erosion Controls
 - Importing Dirt to fill in where structure has been removed
 - Grading of imported dirt to provide positive drainage
 - Stabilization of disturbed area with seed/ straw
 - Does not include removal of asphalt driveway / parking lot or tree removal.
 - Civil engineering
 - County Fees

Option 2A: Minimal Intervention, Partial Demolition, Gymnasium to remain. (\$2,936,000)

- Selective Demolition: \$50 per sf (\$656,000)
 - Demo 10,667 SF on the first level & the entire 2,453 SF on the second level. This eliminates the sanctuary, existing plumbing and mechanical spaces, and adjacent office spaces. By removing the second level, we eliminate the need to add an elevator to make the level accessible.
- Renovation: \$250 per sf (\$2,030,000)
 - 8,120 SF of the gymnasium and support spaces directly north. The improvements should include new flooring, wall, and ceiling finishes in the gymnasium. The exterior walls will need to be patched with masonry and the entire building should get patched & painted. A mural can be painted on the gymnasium elevation facing Waters Field. The roof membrane and insulation will get replaced. A male and female locker room will be fitted in the northern storage spaces. The electric and mechanical systems will be completely replaced.
- Site Improvements: (\$250,000 Allowance)
 - The parking lot & drive isles will remain and get patched and repaired as required. The areas of demolition shall get regraded and grass seed planted. The entrances shall get planted and any future residential screening plants should get planted in this phase.

Option 2B: Concourse Renovation, Partial Demolition, Gymnasium to remain. (\$3,346,600)

- Selective Demolition: \$50 per sf (\$524,600)
 - 8,039 SF on the first level & the entire 2,453 SF on the second level. This eliminates the sanctuary, existing plumbing, and mechanical spaces, two story office and adjacent office spaces. By removing the second level, we eliminate the need to add an elevator to make the level accessible.
- Renovation: \$250 per sf (\$2,270,000)
 - 9,080 SF of the gymnasium and support spaces directly north. The improvements should include new flooring, wall, and ceiling finishes in the gymnasium. The exterior brick walls will get patched, repointed, & sealed. The roof membrane and insulation will get replaced. A male and female locker room will be fitted in the southern office space. The electric and mechanical systems will be completely replaced.
- Renovation with New Façade & Roof: \$300 per SF (\$552,000)
 - 1,840 SF of concourse connection space. The exterior walls would be mostly demolished and replaced with a modern glass façade that wraps 2 sides of the gymnasium. The roof would be replaced to gain some additional height in the public spaces and cover up areas of the exterior that would be damaged during demolition of the connecting spaces.
- Site Improvements: (\$250,000 Allowance)
 - The parking lot & drive isles will remain and get patched and repaired as required. The areas of demolition shall get regraded and grass seed planted. The entrances shall get flower beds and any residential screening plants should get planted in this phase.