



Architecture
Planning
Interiors

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March 23, 2015

Ms. Cathy Salgado
Director, Dept. of Parks and Recreation
Town of Vienna
120 Cherry Street, SE
Vienna, VA 22180

Re: Vienna Community Center (13319)
Additional Project Scope for Redesign of Gym

Dear Ms. Salgado:

It has come to our attention that the easement property will not be available for use by this project and that the building footprint will need to be revised to lie entirely within the Vienna Community Center property boundaries. As per the ADTEK Exhibit submitted January 27, 2015, the SW corner of the new Gym Addition lies 16'-4" from the Vienna Community Center Boundary. A quick Option is attached that pulls the west wall of the Gym in 4' to the east and 4' to the north places the SW corner of the Gym just over the property line. The west wall of the Electrical Room/Storage block would also need to move 4' north and 22' east. The Electrical Room needs to remain here as it will receive the DVP primary power feed to the building and service the entire building. whatever is left can be used for storage. Options available include (1) a slightly reduced Gym Storage Room and no Theatre Storage, (2) slightly reduced Theatre Storage and no Gym Storage, or (3) greatly reduced Gym Storage and Theatre Storage. The Gym would lose one of the two jogging tracks provided. The courts would remain unchanged.

The work involved to revise the footprint and push the building entirely onto the Vienna Community Center property would include the following:

1. Civil/Site – work to include approval of footprint revision by VCC and Town of Vienna, then rework of the footprint and re-grading on Sheets C-6, C-7, C-7A, C-7C, and C-8. Coordination with DVP may also be required. Note that the DVP primary power feed and storm water line would have to remain on the easement.
2. Architectural - work to include approval of plan revisions by VCC and Town of Vienna, then rework of the plans on Sheets A101, A102, A104, A106, A107, Building Elevations A201 and A202, Building Sections A203, A204, A205, and A206, and Interior Gym elevations A403 and A404. Coordination with ADTEK, RHI, and S3E would be required.
3. Life Safety - work to include approval of plan revisions by VCC and Town of Vienna, then recalculation of occupancy in Gym for compliance with building codes.
4. Structural – work to include redesign of LS Joists for dimension and loading. Revisions to Sheets S101, S102, S103 and S202.
5. Mechanical – work required for recalculation of heat load and ventilation in Gym. Minor revisions of ductwork to work with new plan layout.

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6. Plumbing - work required for recalculation of storm run-off for roof drains, gutters and downspouts. Minor revision of roof drains on P102 to work with new plan layout.
7. Electrical - work required for redesign of the Electrical Room. The Electrical Room must stay at this location as the DVP primary feed is coming from the power pole at the Mill Street entrance. The new Transformer is located at the SW corner of the Gym. Lighting revisions include updates to Sheets EL101 and EL102 with recalculation of photometrics for the Gym. Minor revisions to EP101 and EP102 to coordinate with revised layout. Coordination with ADTEK for power.

As you know, the Design Team is approximately 95% complete with the Drawings and working towards a Permit Set Submission within the next 10 days. Revisions at this stage will result in a time extension of approximately three weeks. We do not recommend proceeding with either a Peer Review or permit Review until the revisions are complete as the work involved constitutes more than a Minor Site Plan Review. The building is also affected as outlined above. Should revisions be required, the Design Team requests an additional FEE of \$29,802 to cover our increased efforts as follows:

TLP			
Project Manager	40 MH @ \$130/hr.	=	5,200
Architect	40 MH @ \$110/hr.	=	4,400
CADD	20 MH @ \$85/hr.	=	1,700
Subtotal.....			\$11,300
S3E Engineers			
	\$7,920 @ 1.1	=	\$8,712
ADTEK	\$8,900 @ 1.1	=	\$9,790
TOTAL.....			\$29,802

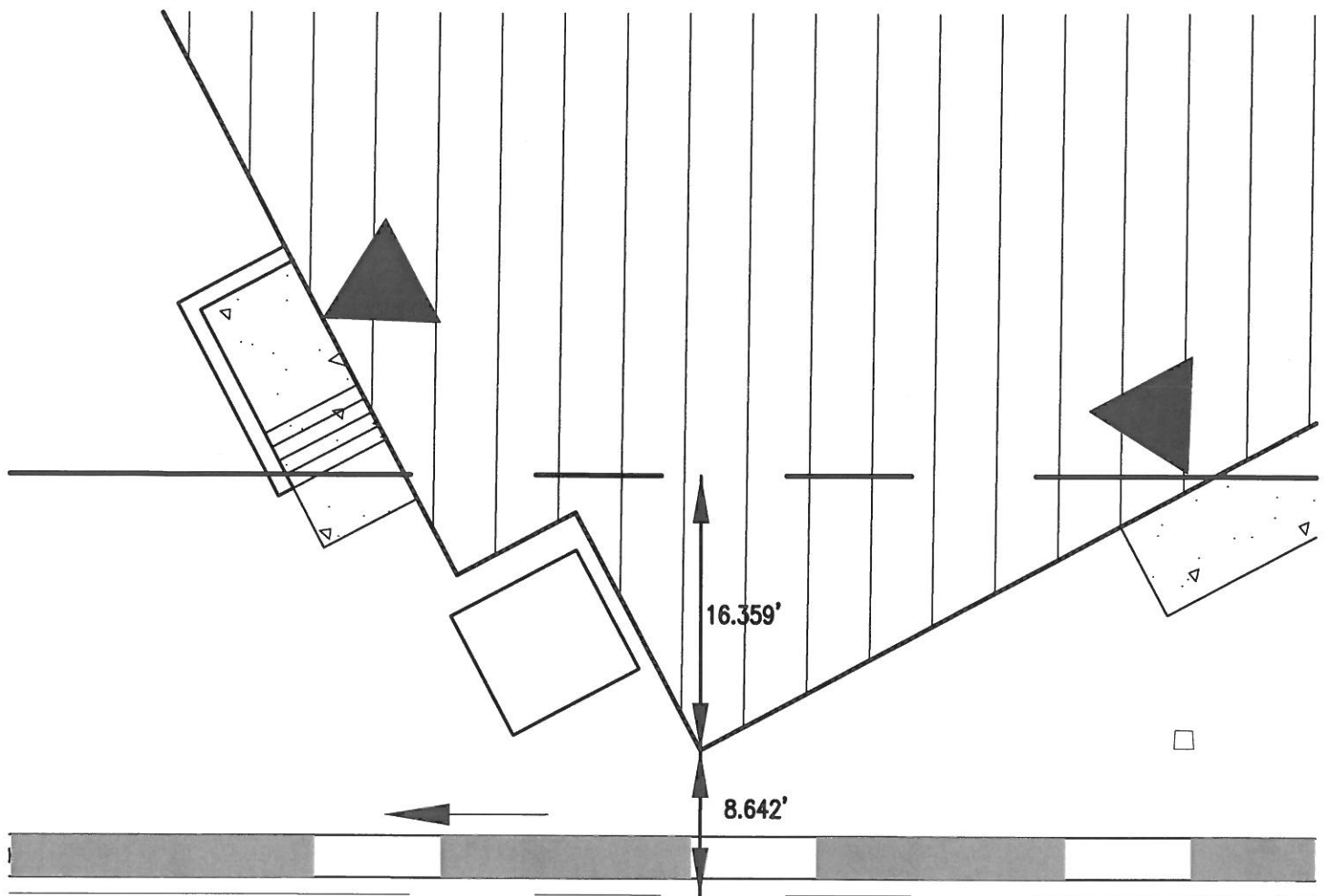
Please review the proposal and let us know if this is acceptable.
Thank you.

Sincerely,


Douglas M. Cowdrey, AIA
Partner

Att. Exhibit Showing Parcel Encroachment by ADTEK
Gym Footprint Revision Sketch

cc: Contract Corresp. 13319
G. Lukmire



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VIENNA COMMUNITY CENTER TOWN OF VIENNA, VIRGINIA

EXHIBIT SHOWING PARCEL ENCROACHMENT

SCALE: 1"=10'

DRAWN BY: TWV

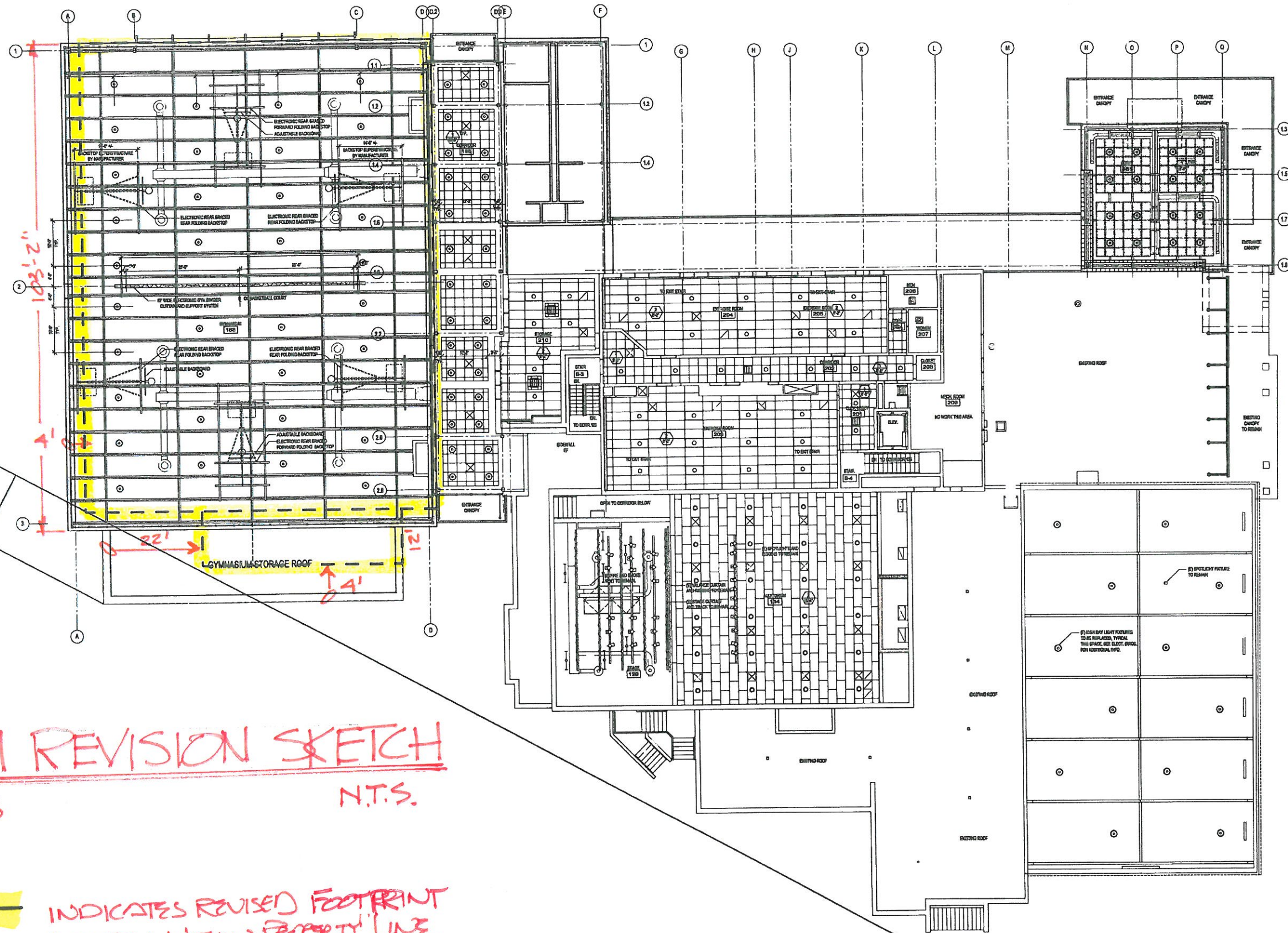
DATE: 01-27-2015

CHECKED BY:

PROJECT NUMBER: 14280001

SHEET 2 OF 2

DRAWING NUMBER:



GYM REVISION SKETCH

3/19/15

N.T.S.



INDICATES REVISED FOOTPRINT
LOCATION WITHIN PROPERTY LINE