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**Title:** Short term use for the Annex located at 130 Center Street South

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**Subject:**

Short term use for the Annex located at 130 Center Street South

**BACKGROUND SUMMARY :**

Future use of the Annex, after police vacate the building, is in a holding pattern as the Annex is not compliant with existing building codes and cannot obtain a new Occupancy Permit for recreational use.

**OVERVIEW :**

The Town of Vienna acquired the Faith Baptist Church building located at 301 Center Street South, referred to as the Annex, with the intent to use the building and grounds for public use. The Annex is currently the temporary location for the Town’s Police Station until summer 2022 when they will vacate the building. Once the police department vacates the building, the Parks & Recreation Department had intended to use the Annex for recreational programming and rental space, similar to the current use at the Vienna Community Center. Unfortunately, it was determined that the Annex is not in compliance with the Virginia Uniform Statewide Building Code (USBC) and Statewide Fire Prevention Code (SFPC) and therefore cannot obtain a Certificate of Occupancy from Fairfax County in order to use the building for recreational and meeting spaces.

The Town contracted Whitman, Requardt & Associates, LLP (WRA) to conduct a study to provide the Town with the basic architectural building code requirements for the desired public uses, identify conditions that are not compliant with existing building codes or that would prevent obtaining a new Occupancy Permit, and to identify additional surveys or conditions that need to be analyzed prior to submission for permits. WRA has also provided survey and assessment (to the degree systems are accessible) of mechanical, plumbing, electrical, and fire sprinkler and alarm systems. The estimated cost for the required upgrades are currently estimated to be in the range of \$400,000 not including design fees or contingencies. WRA is working with a third-party industrial hygienist to provide

sampling and testing for asbestos containing materials in portions of the building. The test reports will be appended to their report when received and could result in additional costs for remediation.

Parks and Recreation staff have identified costs attributed to programming and meeting space improvements of approximately \$225,000 in order to prepare the Annex for public use. These improvements include renovating the gymnasium, making improvements to the sanctuary to make it functional for theatre, dance and cultural arts and the installation of security cameras on the interior and exterior of the Annex. This amount does not include an elevator (\$200,000), as the second story is not assessable to the public.

#### **SUMMARY/STAFF IMPRESSIONS :**

Staff is looking for direction from Council

- 1) To use the Annex for recreational purposes and meeting space.
- 2) To spend upwards of \$500,000 to make the Annex compliant with building codes in order to obtain a new Occupancy Permit.
- 3) To spend upwards of \$225,000 to make programming and meeting space improvements for public use.
- 4) To install an elevator (\$200,000) making the second floor accessible to the public.

#### **RECOMMENDATION :**

Town Staff recommends using the Annex for recreational purposes and meeting spaces for at least the next 10 years, completing the upgrades to make the building code compliant and making the improvements to the programming and meeting space for public use. Staff does not recommend installing an elevator.