



## Legislation Text

---

**File #:** 23-3839, **Version:** 1

---

### **Subject:**

Request approval of additional spending with Kimmel Bogrette Architecture for a Business Planning & Operational Costs Study as part of the Annex Long Term Use Study

### **DATE(S) OF PRIOR COUNCIL CONSIDERATION OF THIS ISSUE:**

- May 8, 2023 - Council Conference Session - Vienna Annex Long-Term Use Study - Engagement Summary and Next Steps
- March 20, 2023 - Council Conference Session - Vienna Annex Long-Term Use Study
- Nov. 14, 2022 - Town Council Meeting - Request approval to conduct an Annex Long-Term Use Study with Kimmel Bogrette Architecture + Site
- Aug. 29, 2022 - Town Council Meeting - Steeple and Roof Project on the Annex property located at 130 Center Street
- June 13, 2022 - Long term use for the Annex property located at 130 Center Street
- March 28, 2022 - Short term use for the Annex located at 130 Center Street
- Nov. 15, 2021 - Request approval to conduct a Condition Assessment with Whitman Requardt & Associates

### **EXPLANATION AND SUMMARY :**

The Town of Vienna has contracted with Kimmel Bogrette Architecture & Kimley Horn to review the former Faith Baptist Church located at 301 Center Street, South, Vienna, Va. (Annex) and identify potential long term uses for the property including robust community engagement. The long-term use study report will be used as a basis for discussion and decision making by legislators and key town staff. Town leadership made this purchase for both identified needs, and to strategically add to town resources for future projects and developments. Leadership and legislators want to determine the best use for this property in the near and not-so-near future.

Staff from the Parks and Recreation Department is managing this project, under the leadership from Town Council and with strong input from and collaboration with community stakeholders. The Town Council has communicated its goal of completing this study in June 2023.

Kimmel Bogrette Architecture & Kimley Horn presented at the May 8, 2023 Council conference session the engagement summary and next steps for the Annex Long Term Use Study. After reviewing the community feedback, it is becoming apparent that a recreation pool and fitness center are becoming the front runners. In response to Town Council feedback to clearly understand the costs associated with the program, Kimmel Bogrette suggests authorizing the additional service of Business Planning & Operational Costs Study performed by Ballard King & Associates at a cost of

\$23,500, proposal attached. Ballard King would perform a market and operational analysis that would highlight operating cost projections and revenue generation projections for each component of a pool, a fitness center and a third option. The scope and effort for business planning services is valuable for any potential recreation facility with operating staff, fees and revenues. This study will illuminate the long-term cost and benefits of a recreation facility as well as the cost and value add of an aquatics component.

**Strategic Plan Initiative:** Vienna as a fiscally responsible community

**Departmental Recommendation :** The Director of Parks & Recreation recommends approval.

**Finance Recommendation :** Recommend approval.

**Purchasing Recommendation :** Recommend approval.

**Town Attorney Recommendation :** The Town has a contract with Kimmel Bogrette Architecture & Kimley Horn for architectural services and use studies and the Town Council may approve the proposed expenditure of funds in its discretion.

**Town Manager's Recommendation :** I recommend the Town Council approve a contract increase with Kimmel Bogrette Architecture+ Site, as presented.

Cost and Financing: \$23,500

Account Number: 722PPAQ035

Project Title: Property Improvements - 301 Center St. (Annex)

GL number: 300-000-0000-39470-48801

Prior Funding Approval: CIP Budget (2022)

Decision Needed by This date: June 5, 2023

#### **PROPOSED/SUGGESTED MOTION**

"I move to approve a contract increase of \$23,500 with Kimmel Bogrette Architecture+ Site for the additional service of a Business Planning & Operational Costs Study for the Annex Long Term Use Study utilizing RFP 23-05, as presented."

Or

Other action deemed necessary by Council.