

Potential options/questions for public facilities:

2/22/2018 draft

1. Former IB School:

Board, admin, planning, parks and recreation at IB School (renovated?); PD and FD at town hall (renovated and expanded for 20-25 years).

- Review drawings and history of community center project at IB School.
- Obtain copies of original drawings from CMS to use for preliminary studies.
- Set up time to tour with Creech (contact CMS).
- Creech investigate ADA/accessibility issues in main building and gym.
- Creech investigate code issues arising from two/three disparate uses in same building. Unless entire building is town use w/assembly function.
- Structural inspection of gym. (Has CMS already done this?)
- Inspect mechanical systems. (Engineer)
- Discuss sale or lease options and timing with CMS. What portion of building will CMS need during “transition” of DES K-8?
- Appraisal to determine value of current building.

Note: Classroom building and gymnasium were both designated as Charlotte-Mecklenburg Landmarks in March 2012.

33,500 square feet in existing classroom building and 5,230 square feet in existing gym

2. South Main – Alexander Corner (former car wash site):

Board, admin, planning rent space in new building; PD and FD at town hall (renovated and expanded for 20-25 years), parks and recreation remain at pump house.

- Review preliminary drawings with Creech to see if assembly use needs to be on first floor – and any other use separation/use/code issues.
- Sit down with owner to discuss potential and timing.
- Figure financial impacts of upfit costs + rent (\$25 - \$30/square foot) over long term.
- Determine how to design existing town hall for 20-25 years for PD and FD.

Note: 10,000 +/- square feet per floor x 3

3. Metrolina Warehouse (on Depot Street):

Board, admin, planning, and parks and recreation in renovated warehouse space; FD and PD at town hall (renovated and expanded for 20-25 years).

- Investigate whether owner would be willing to make room for town as tenant or sell building to town.
- Initial conversation with brownfields consultant.
- Thoroughly investigate asbestos/brownfields issues: If we renovate existing building (or part of existing building) but don't touch remainder of site, what is our liability?

- Walk through with Creech to determine how much space would be required and practicality of renovation.
- Financial impacts: Renovation costs if owned vs. rent/square foot + upfit costs.
- Determine how to design existing town hall for 20-25 years for PD and FD.

Note: Existing warehouse building = 47,900 +/- total square footage. Concrete tilt-up building = 10,750 +/- square feet.

4. Scattered site:

Renovate/expand existing town hall for PD/FD for 20-25 years.

Need approx. 10,000 square feet for board, admin, planning, in other location(s).

Parks and recreation remain at pump house.

- 1800 square feet at 1st floor Andujar building (Circles@30)
- 2400 square feet at 2nd floor Rushco (Circles@30)
- Withers House rental? 3400 square feet. ADA issues.
- Investigate existing private facilities for board meetings.
- May be some room at cotton mill building (McIntosh).
- Future rental of blue house next to Sloan House? (McIntosh)

5. Separate PD facility on town site;

FD expansion at existing town hall; board, admin, planning at existing town hall; parks and recreation remains at pump house:

- Resurrect previous Creech design sketches.
- Discuss preliminary costs for new facility and more extensive renovation/expansion of existing town hall with Creech and Edifice.

6. Public safety facility on town site:

Board, admin, planning, parks and recreation, and community space at existing town hall

- Preliminary site study to determine best location (keeping FD and PD operational during construction), required size, parking.
- Preliminary design sketches for building plans, elevations.
- Preliminary cost from Edifice.

7. Other ideas:

- Beaty Street property – new construction (less expensive construction than downtown).
- Two or three story library with town hall.
- Public Works site (less expensive construction).

8. Financial plan solution:

- Consider other financial obligations, including GO Bonds, before contemplating public facilities.

How are public facilities addressed in the Strategic Plan?

Included under “Operations” section: Address capital needs and facilities, including public facilities needs of police, fire, public works, and parks & recreation departments, including community space.

Additional questions:

How do we incorporate the needs of the public works department?

Time schedule? Want to have this complete by 20XX?

What are priority issues and drivers of decision: amount of funding required, re-use of existing buildings, GO bond referendum?