

Potential options for public facilities

3/27/2018

Former IB School w/existing town hall renovated for police and fire departments:

Met with architect and construction manager to discuss process and schedule. Will tour school building on Thursday to determine if building is viable for our use. Will discuss parameters of renovation with Stewart Grey of Charlotte-Mecklenburg Landmarks Commission, since both the exterior and interior are designated landmarks.

Moving forward with investigating the building and determining whether it is viable as town hall will require funding. Deliverables will include a conceptual design by Creech and Associates and preliminary pricing information by Edifice prior to the deadline for a GO Bond referendum this fall.

A larger renovation of existing town hall for police and fire departments (to insure they can remain in the building for a minimum of 20 years) will require additional design work and pricing information. Creech and Associates and Edifice are able to complete this work on the same schedule as the IB School work.

The schedule for Creech and Associates' work is divided into two phases:

Phase I IB School: Research building and confirm allowable scope of interior and exterior renovation.

Preparation of up to three options for overlaying needed space per department and space required by CMS on the existing school footprint.

Prepare scalable hand sketched floor plan diagrams.

Total for Phase I: \$10,000

Phase II IB School: Architectural assessment of existing conditions and degradation of exterior envelope and interior materials.

Building code and accessibility compliance analysis.

Assessment of the existing MEP systems with a written report.

Structural assessment with written report.

Phase II Existing Town Hall: Review current program of spaces and schematic design and revise to 20-year minimum growth.

Complete revised hand sketched floor plan diagrams that represent changes.

Phase II Cost Analysis: Phase I and Phase II information to Construction manager and required coordination for preliminary analysis of options.

Total for Phase II: Up to \$20,000

Timeline

- March 27 – board to approve funding for consultants' work.
- April 24 – Creech will report on Phase I - suitability (test-fit) for use as town hall.
If approved by board, will begin Phase II and engage consultants (MEP, structural, roof, etc.) and begin work on re-design of existing town hall for police and fire 20-year growth.
- May 22 – Report by Creech on Phase II - engineering assessment and revision to existing town hall design.
- June 12 – preliminary cost estimate to board for IB School renovation and increased scope renovation

of existing town hall.

Referendum Compliance Schedule

1. June 12th – board approves of staff notifying LGC (w/preliminary cost estimate).
2. July 10th – Formal language of referendum notice approval by board.
Need agreement with CMS prior to public hearing.
3. Special Meeting for public hearing in July.
4. August 14th board to approve GO Bond referendum.

PW facility, Ada Jenkins, ATT property:

Ada Jenkins: Have not met with the property owner yet. Reviewed the site to judge the impact of the watershed ordinance regulations on their usable space: Existing 4.35 acre site, with 1.5 +/- acres existing impervious. With engineered stormwater, 50% of the remainder of the site can be pervious surface. The addition of town facilities would severely limit the plan for a joint-use park (potential GO Bond project) on the site.

Public Works facility: Possibility for PW to move to alternative site. Existing site could be used for affordable housing or for additional joint use space for Ada and Davidson Parks and Recreation.

ATT property (partial): Slim possibility of lease/sale for use as athletic field space.

Metrolina Warehouse:

Warehouse is unavailable for town use.

Separate PD facility on town site w/existing town hall:

Conceptual design and preliminary pricing information available for this option.

Current plan:

Schematic design and pricing information available for this option.