



Public Facilities Presentation

To: Davidson Board of Commissioners
From: Dawn Blobaum, Assistant Town Manager
Re: Public Facilities presentation
Date: April 24, 2018

1. OVERVIEW

In July, 2016 the board of commissioners decided to move ahead with a public facilities project on town-owned land downtown that would include the design of a new building, renovation of the existing town hall, improvements to public gathering spaces, and parking. The architects (Creech and Associates) worked with staff to document and verify space needs and worked through a variety of site options and design scenarios with the public and the steering committee. The construction manager (Edifice) provided preliminary pricing. They presented a schematic design and pricing package to the board last November.

At their February 13, 2018 meeting, the board of commissioners asked to suspend work for a 90-day period to consider all the options that may be appropriate. The options include: 1) reuse of the former IB School on South Street, 2) construction of new facilities in the area of the public works facility, Ada Jenkins, and the parcel owned by ATT at Walnut and Gamble Streets, 3) renovation of the Metrolina Warehouse, 4) construction of a new police facility on town-owned land near town hall and renovation of the existing building, 5) leasing existing and proposed commercial space, and 6) continuation of the first design.

Preliminary pricing (from the schematic design package) of the first design was \$13.2 million for 38,000 square feet. Improvements to public gathering spaces and parking were removed from the total cost. Preliminary pricing (from design sketches) of the construction of a new police facility and renovation of town hall was \$12.1 million for 33,500 square feet.

At the March 27, 2018 work session the board of commissioners removed the renovation of the Metrolina Warehouse and new facilities at Gamble and Walnut Streets from the list of options for town hall. They decided to move ahead with, and provide funding for, Phase I of the investigation of the former IB School for use as town hall. We met at the school on March 29 with the architects (Creech and Associates) to tour the structure so they could begin a “test-fit” with the space needs they documented in their previous work. The school building would be a shared-use facility with Charlotte-Mecklenburg Schools (CMS), the owner of the building. CMS needs approximately 3,000 to 6,000 square feet of the total 33,500 square feet.

The proposal Creech and Associates will present includes space for CMS, the board, admin, planning, and parks and recreation, plus parks and recreation programming and meeting space.

2. RELATED TOWN GOALS

Strategic Plan: Operations, Tactical Priority 2. Capital and maintenance needs.

Core values: Citizens entrust town government with the stewardship of public funds, so government will provide high quality services at a reasonable cost.

Constituents: All Davidson residents.

3. OPTIONS/PROS & CONS

The three remaining options are: 1) reuse of the former IB School on South Street, 2) construction of a new police facility on town-owned land near town hall and renovation of the existing building, and 3) continuation of the first design.

Pros of moving ahead with Phase II of IB School site study: Phase II will give the board additional information on the status of the building systems and structure, and provide preliminary cost information that will be needed for the board to make a decision on this option.

Cons of moving ahead with Phase II of IB School site study: Expends \$20,000 from Public Facilities Capital Project Fund.

4. FYI or RECOMMENDED ACTION

Moving forward with Phase II of the former IB School site study – a mechanical, structural and architectural assessment of the building and a preliminary cost proposal – requires funding. Creech and Associates has proposed \$20,000 for Phase II. This will be an expenditure from the Public Facilities Capital Project Fund.

5. NEXT STEPS

To proceed with the former IB School site study:

April 24, 2018 Creech and Associates present results of Phase I: "test-fit" sketches. Consider funding for Phase II.

May 22, 2018 Creech and Associates present results of Phase II: mechanical/structural assessments for board information.

June 12, 2018 Creech/Edifice present preliminary cost estimate for renovation of IB School and gym, and enlarged renovation of existing town hall. Board considers adoption of three resolutions for GO Bond referendum: 1) to publish notice of intent, 2) to apply to LGC, and 3) to accept findings of fact. *(The resolutions are not a final decision on GO Bonds, just advance work in case the board approves the referendum in August)*

See attached document "IB School Schedule 4-4-2018" for remainder of schedule.