



## **Public Facilities Presentation Addendum**

To: Davidson Board of Commissioners  
From: Dawn Blobaum, Assistant Town Manager  
Re: Gymnasium redesign and preliminary pricing  
Date: April 24, 2018

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### **1. OVERVIEW**

The proposal Creech and Associates will present includes designing space for CMS, the board, admin, planning, and parks and recreation, plus parks and recreation programming and meeting space in the school building. It does not address the redesign that will be required for the existing gymnasium; the cost proposal on June 12 will include an unscientific per-square-foot cost only for the gym.

The current gymnasium building will require new restrooms and ADA accessibility. This would most efficiently be handled through an addition to one end of the building. The unknown in the current gymnasium building is the structural condition.

### **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.
- The physical, social, and intellectual well-being of Davidson citizens is fundamental to our community, so town government will provide and encourage enjoyable, safe, and affordable recreational and cultural lifelong learning opportunities.

Constituents: All Davidson residents.

### **3. OPTIONS/PROS & CONS**

Planning for the gymnasium renovation can be handled in three ways: 1) Proceed on the current path and estimate the cost of the gymnasium on a per square foot basis for the November 2018 referendum, 2) Investigate the mechanical systems and structural condition, occupancy count, restroom requirements, and ADA accessibility requirements more thoroughly in this phase so we receive a closer approximation of actual cost from Edifice for the November 2018 referendum, or 3) Include the former IB School gymnasium as a GO Bond parks project and treat it as a totally separate project with costs to be determined later.

Pros and Cons:

1. Pros: No immediate extra cost. Cons: Preliminary cost to board on June 12 may not be as accurate as it could be.
2. Pros: Preliminary cost to board on June 12 will be a more accurate reflection of actual cost to redesign and renovate the gymnasium. Cons: Additional funds from Public Facilities Capital Project fund expensed immediately.

3. Pros: No immediate extra cost. Additional time to discuss with parks and recreation the future use of the gymnasium. May be able to proceed more quickly if board approves use of GO Bonds parks funds. Cons: Gymnasium does not proceed on same timeline as former IB School renovation. Two construction projects on the same site may be difficult to manage.

#### 4. FYI or RECOMMENDED ACTION

If the board approves moving to the next step, Creech and Associates can include an occupancy and plumbing fixture count study of the gymnasium building so Edifice can propose a preliminary cost (based on square footage) for the addition needed to house restrooms and handle ADA accessibility.

Additionally, a mechanical system and structural assessment of the gymnasium can be completed by the consultants and structural engineer who will assess the IB School proper. This will give Edifice a better idea of the cost required for the renovation of the gym.

Both of those assessments add \$8000 to the cost of Phase II.

#### 5. NEXT STEPS

To proceed with inclusion of the former IB School gym in the site study:

April 24, 2018 Creech and Associates present results of Phase I: "test-fit" sketches. Consider funding for Phase II and additional funding for a structural assessment of the gymnasium building.

May 22, 2018 Creech and Associates present results of Phase II: mechanical/structural assessments for both the school and the gymnasium building 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.