**5701 Merriam Drive Committee** Irene B. French Community Center Community Meeting – June 26, 2019

Welcome

Chris Evans Hands, City Council Staci Chivetta, Committee Chair







## 5701 Merriam Drive Committee

- Stoney Bogan
- Staci Chivetta, Chair
- Larry Cisneros
- Billy Crook
- Nida Dillon
- Jacob Laha

- Fred Tebbenkamp
- Carol Whitlock
- Sean Zaudke
- Councilwoman Chris Evans Hands, ex officio
- Councilman David Neal, ex officio



- Welcome and Introduction
- Purpose of the Project
- Recap of Key Issues
- Summary of Community Input
- 5701 Committee Discussion & Recommendations
- Information Stations
- Adjourn

Agenda







## **PURPOSE OF THIS EFFORT**

Develop a Cost Effective Strategy for the future use of the Irene B. French Community Center Site



# UNDERSTANDING THE CHALLENGES & COMPLICATIONS

- Physical
- Financial
- Market Constraints
- Balance between available dollars
- And finding creative, smart use of property
- Deadline: June, 2020





#### **Existing Community Center Site**



#### **Existing Community Center Site**



### Irene B. French Community Center



### Timeline

- 1911 Original Elementary School Construction
- 1938 Gymnasium Addition
- 1951 Kitchen & Classroom Addition
- 1989Purchased by the City of MerriamCommunity Center Entrance & Elevator/Stair Addition
- **1990** Opened as the Merriam Community Center







Photos: SRJA Assessment and Feasibility Study, 2015.

### **Recent Studies**

#### Assessment and Feasibility Study

Completed in May 2015

Performed by:

#### Strata Architecture + Preservation

(formerly Susan Richards Johnson & Associates)



### Irene B. French Community Center

## **General Observations**

- Central location and familiar to residents
- Variety of uses Cultural, Recreation, Fitness, and Gathering
- Existing facility has been maintained well however the aged infrastructure is reaching the point of being beyond repair and requires replacement
- Structural and non-structural issues
- Inefficient and antiquated HVAC system
- Water leakage/damage occurring at roof, walls, and basement 19 sump pumps total existing
- Dated appearance
- Accessibility and life safety issues throughout the facility
- Inefficient space use and operations
- Low energy efficiency









## 23 Air handler Units Throughout Building Water Leaks



## 12 Sump Pumps - Exterior





## 7 Sump Pumps- Interior







## Water In Basement



## Piping Issues



- 1930's Gym and 1911 Building are still in good shape and would be worth exploring preservation
- CMR's Numbers Explored 3 Scenarios (2015)
  - Removal of 50's Addition and Renovation
  - Renovation of Building and Addition
  - Full Replacement of Building
- Numbers Included \$500-\$750,000 for Demolition
- Some Asbestos is Still in the Building
- Electrical and Mechanical Issues were Biggest Concerns

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\$ 5,608,433 \$ 9,761,945 \$15,393,035

### Irene B. French Community Center

## Report Summary<sup>1</sup>

<sup>1</sup> Summary of findings from SRJA Assessment and Feasibility Study, circa 2015.

<sup>2</sup> Option A included rehabilitation of the existing facility to remain in use as a community center.

<sup>3</sup> Costs figures do not include soft costs for design, professional, or special testing fees,









Photos: SRJA Assessment and Feasibility Study, 2015.

### Irene B. French Community Center

### **Report Summary**

#### Treatment Approaches and Cost Immediate (0-2 years)...... \$372,753



This included the following *immediate* recommendations be implemented:

- Correct drainage issues (grading) around building
- Implement ADA site improvements (sidewalks, curb transitions, and parking stalls striping)
- Remove outdoor shower
- Clean out exterior storm lines
- · Clean out window well debris and secure grating
- · Address issues with interior handrails and guardrails at stairs and landings
- · Install accessible door hardware and accessories
- Correct roof drainage issues
- Sealant installation
- Replace exterior building control joints
- Epoxy injection crack repair and patching
- Re-point chimney and replace parapet cap
- Upgrades to elevator to achieve code compliance
- Upgrade sump pump systems and include back-up power
- Provide chilled and hot water chemical treatment
- Install glycol system for chiller
- Install fire dampers, fire caulking, and fire wall piping penetrations
- Correct issues or replace leaking valves, water pumps, and backflow preventers.
- Correct issues or replace exhaust systems in locker rooms
- Replace sewerage ejector pump and piping system
- Replace emergency light fixtures and exit signs or install new to meet current code requirements
- Repair and/or replacement of aged or antiquated telecommunications components
- Continue on-going maintenance efforts

## Now What Do We Do?

- Collect ideas for re-use
- Establish Goals
- Establish Strategies
- Understand Cost Implications
- Recommend Solution to City Council





## Ideas for Site from Committee & Surveys

#### **Downtown Connection**

- 1. Create tax revenue and business downtown
- 2. Downtown bring more people
- 3. Take advantage of its placement/site as part of downtown core
- 4. Identify how civic program can interact with and support local business
- 5. Economic development restaurant/tourism
- 6. Integrate use of land with Farmer's Market
- Identify and kick-start downtown redevelopment (by small business stakeholders)
- 8. Catalyst for downtown development
- 9. Bring more people downtown (permanently + temporarily)





### **Historic Preservation**

- 1. Historic preservation remembrance
- 2. Keep some tie to history
- 3. Historic preservation
- 4. Demolish the building
- 5. Retain community identity
- Incorporate parts of building into other amenities



### **Open Space/Outdoor Amenities**

- 1. Outdoor theater/amphitheater
- 2. Pavilion
- 3. Unique open space/park
- 4. Playground
- 5. Family oriented activities



## **Overall Themes**

- 1. Create area for community gathering
- 2. Increase quality of life for residents
- 3. Include an education Component
- 4. Do something that provides a strong sense of community
- 5. Make a decision that provides options for future if flood control happens
- 6. Be mindful of taxpayer dollars







## **Preliminary Goals**

- Find the greatest community value for the next 25 50 years
- Minimize cost/maximize revenue
- City keep property as an asset
- Make the decision now



## **Preliminary Strategy Ideas**

- Create a Downtown Catalyst
- Create Active and Distinct public Open Space
- Preserve as much as possible/feasible of 1911 building



## Committee Work Group Categories

- Downtown Catalyst
- Historic Issues
- Open Space/Festival













## **Community Input**

- Character Image Boards/ Dot Polling
- Scenario Ideas
- Survey/Comment Card





## Community Ideas & Input

- Dots on character image boards
- Table groups with puzzle pieces and base map
- Scenario Ideas
- Survey Cards
- On Line Questionnaire



## Community Ideas & Input









All Ages Playground

Nature Play Area

10













Year-Around Pavilion





#### 2019 Irene B. French Community Center Questionnaire Results

How many times per month do you currently visit downtown Merriam?



Do you agree that the City should retain full ownership of the IBFCC site?



On a scale of 1-5, do you support preserving the historic (1911 and/or 1938 structures of the existing Irene B. French Community Center?



On a scale of 1 to 5, would you be willing to support an additional tax increase for preservation of the 1911 building for renovation and development of building community public space?



#### Additional comments you may have on utilizing the Irene B. French Site:

- ·I just moved to the area so I will go see what it looks like
- •Funding the new community center with our tax dollars is enough burden on our finances. This building should be sold.
- •The 1911 building cannot be replaced. Once it's gone, it's gone. Also, HVAC technology is more cost and technologically effective than in the past.
- •Art and history so important to Merriam
- •Support a short/ long phased approach
- ·I do not support a sales tax increase to pay for renovations
- •City said Community Center can't be on site because of the flood plain.
- •Tear it down- don't try to get businesses in here. No art work- this is a light industrial site
- Incorporate a section/wall of the 1911 building in public space
- •Don't sell property- building yes, property no
- •Less interest than anticipated in keeping the building. DEFINITE Interest in keeping city control of the property.
- •Several ideas on board can be combined: Park- generational-garden- flood control and Car/BBQ Cook-off.

#### Priority #1

Recreational area since the new community center does not offer outdoor playgrounds (space.
Preserve significant historical part of downtown Merriam>
Cost
No New Taxes
Save money, more than spend money
Flooding
Demolish all the buildings
Too expensive to maintain
Multi-use
Honor Irene B. French but not by trying to keep this building going
History
Preservation (consult with JOCO Historical Society

#### Priority #2

Community gathering space that ties to the Farmer's Market
Draw business activity to downtown everyday
Future Use
Preserve block and repurpose, but not necessarily retain all the building (1911 only)
Infrastructure
Bring young people and families to the site
Outdoor vs. Indoor
Demolish- Repurpose site for public use
Parking
Restaurants etc. are not coming- don't try to attract
1911 Building is not worth sinking millions into.
Green Space/ Public Space
Year- around availability

#### Priority #3

•Time Frame •Keep city ownership •Mold/rusted pipes/boiler/don't sell property •\$\$\$\$ to repair and bring up to code •Make it an open space- Playground etc. not costly infrastructure •Low future Cost load •Community oriented •Cost

#### 3.)Please list your top 3 alternative services, uses or programs you would like to see on the Irene B French CC Site:

 Art Center Museum Event Spaces Park Extension to Market Place Public Space Outdoor Space •Museum of Merriam history- Black History- change name to Campelton etc. •Short term- Keep shell in place without roof or windows, dog park, land open for recreation, pump track, garden, point is cheaply holding land for 30-50 years •Long term- in 40-50 years, allow for development of land around building shell Adult education •Small business room for start-ups. Start-up business development site. Outdoor movie/concert venue •Art Studio/Display Gallery Preserve old portion Live theater Open space •Can't see a use for this space- Antioch Park and new community center is right up the street Playground Community Garden Dog Park •Game space Skate Park Climbing Walls Ice Skating Center •Multi-Gen. Playground Basketball Courts

**Goal Statements** 

•Find the greatest community value for 25-30 years

•Minimize the cost and maximize the revenue

•Make the decision now

•The City should retain the property as an asset

Do you agree with the statements above?



Prioritize the following list of strategies for re-use of the Irene B. French site:









MERRIAM IBFCC SITE REDEVELOPMENT



**OPTION A- BUILDING RE-USE** 

#### OPTION B- OPEN SPACE/ 1911 BUILDING RE-USE

**OPTION C- OPEN SPACE** 



IRENE B. FRENCH COMMUNITY CENTER CONCEPTS



#### CONCEPT A- BUILDING RE-USE



**Estimated Concept B Cost:** 

\$3,050,00 - \$4,250,000

CONCEPT B- OPEN SPACE/ 1911 BUILDING RE-USE

CONCEPT C- OPEN SPACE



Estimated Concept C Cost: \$2,500,000



\$7,520,000

**IRENE B. FRENCH COMMUNITY CENTER CONCEPTS** 

MERRIAM IBFCC SITE REDEVELOPMENT





MERRIAM fast right CONCEPT A- BUILDING RE-USE

MERRIAM IBFCC SITE REDEVELOPMENT



CONFLUENCE



MERRIAM fust ught CONCEPT C- OPEN SPACE

MERRIAM IBFCC SITE REDEVELOPMENT





Irene B French Community Center



CONFLUENCE



Irene B French Community Center

ALAR P-11 CNA Collas Norca & CONFLUENCE

MERRIAM

### View from North



### View from Northwest



### Bird's Eye View from Northwest



## Bird's Eye View from Southeast



### Bird's Eye View from Southwest



## **Recommendation Summary**

- Recommend Option B and/or B1 Save as much of the 1911 original building as structurally feasible
- Vacate the building by June 2020
- Demolish the 1938, 1951 and 1989 additions in fall, 2020 if possible
- Proceed to design phase with knowledgeable consultants, including structural assessment of 1911 building issues and detailed site and landscape plan
- Keep residents apprised of budget and time table issues

## Contact US

### Web site address

https://www.merriam.org/919/Future-of-5701-Merriam-Drive



## Summary Estimate of Options:

\$15m -\$20m 1. Demolish old building and build new 43,000 sq. ft. building for a different purpose 2. Demolish 50's addition + full renovation of 1911 + 1930s \$7m 3. Demolish 50's addition, bare-bones renovation of 1911 & \$4.2m 1930's (warm shell) 4. Preserve stone shell of 1911 building (gut interior) & demolish \$1.3m the rest 5. Demolish entire building \$500,00 - 88 6. Park amenities (amphitheater, playground, sculpture/art, pavilion) \$1-\$5 m





CONCEPT A- BUILDING RE-USE

MERRIAM IBFCC SITE REDEVELOPMENT







CONCEPT A- BUILDING RE-USE

MERRIAM IBFCC SITE REDEVELOPMENT

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CONCEPT A- BUILDING RE-USE

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MERRIAM IBFCC SITE REDEVELOPMENT







CONCEPT C- OPEN SPACE

MERRIAM IBFCC SITE REDEVELOPMENT



CONFLUENCE





CONCEPT C- OPEN SPACE

MERRIAM IBFCC SITE REDEVELOPMENT



### Irene B. French Community Center

### **Report Summary**

#### Treatment Approaches and Cost

#### Intermediate (2-5 years)..... \$5,608,433



This included the following *intermediate* recommendations be implemented:

- Install foundation drains around perimeter of building and connect to existing storm system
- · Replace existing broken and disconnected sub-grade piping then restore landscape/turf
- Rework or provide new parking lot layout, lighting, landscaping, trees, and walks that are compliant with current codes and regulations
- · Install new accessible walks and pedestrian lighting
- Install new landscaping
- Install new domestic water service
- Survey and removal of hazardous materials
- Renovate building entry and add new building canopy
- Remove existing exterior concrete and brick canopy, ramp, and stair from 1951 building

   Install ramp and doors compliant with accessibility standards
- Install new building wayfinding signage
- Rehabilitate, renovate, upgrade, or convert several interior spaces to become more useable or efficient based on the current and anticipated needs and operations
- Correct accessibility issues throughout
- Extensive exterior rehabilitation including painting, repointing, sealant replacement, louver replacement, handrail replacement, and roof replacement
- Install new four-pipe HVAC system
- Provide an additional boiler for the system
- Install new ventilation system
- Install new dedicated outdoor air system
- Install new building automation system and digital thermostats throughout building
- Install new fire alarm system
- Install new fire suppression system
- Install new main distribution panel, branch circuits, feeders, wiring, and grounding for building
- Install new telecommunications wiring and complete system
- Install new Public Address system
- Install new lightning protection system (not included in cost estimate)

Cost Summary



Renovation of existing building with Addition (2015)

- Building Renovation (25,268 S.F.) \$4,672,022
- Building Addition (18,437 S.F.) \$4,682,603
- Site Improvements
   \$ 407,320

4 Years Escalation at 6% Annually (2019 Costs)

\$12,324,228

\*Cost for Renovation Allows the Facility to be Utilized for Programming Other than a Community Center

\$ 9,761,945

Cost Summary



Renovation of existing building and removal of 1950's addition (2015)

- Building Renovation (31,983 S.F.) \$5,323,072
- Site Improvements \$ 285,361

4 Years Escalation at 6% Annually (2019 Costs)

\$7,080,515

\$5,608,433

\*Cost for Renovation Allows the Facility to be Utilized for Programming Other than a Community Center

Cost Summary



Building Tear Down and New Structure (2015)

- New Building (43,705 S.F.)
- Site Improvements \$ 2,500,000

4 Years Escalation at 6% Annually (2019 Costs)

\*Assumes flexible program and generic cost per square foot on new building improvements allowing for program other than Community Center usage.

\$12,893,035

\$15,393,035

\$20,533,351

### Schedule

