



# ROANOKE PARKS AND RECREATION PRESTON PARK RECREATION CENTER FEASIBILITY STUDY



## REPORT BY:

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# Preston Recreation Center Feasibility Study

August 4, 2017



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A handwritten signature in black ink, appearing to read "M. Clark".

8-29-17

Michael Clark, Director of Parks and Recreation      Date

## EXECUTIVE SUMMARY

### INTRODUCTION

Spectrum Design has been commissioned by the City of Roanoke to provide a Feasibility Study for the recreation center at Preston Park. The Facility Assessment evaluates the physical condition of the existing recreation center. The feasibility analysis presents a program and concept for additions or renovations to the facility to meet the indoor recreational space needs of the City.

Roanoke Parks and Recreation Department serves the City of Roanoke by providing recreational activities and managing the City's 70 parks and plazas, greenways, blueways, and seven recreation facilities.

Built in 1959, and renovated in 2005, the Preston Park Recreation Center provides community use of a multipurpose room that is often rented for events and has access to a small residential kitchen. There is one classroom and office space for Center staff.

### OVERVIEW

The Feasibility Study is structured to allow the City of Roanoke to address the needs of their aging facilities and plan for future capital needs to meet the evolving indoor recreational needs of the community.

In order to effectively plan for the future needs of the City, it is important to understand the condition of their current facilities. An existing building and site analysis is provided in Section 2 of this report, and contains an Opinion of Cost of deferred maintenance items. These sections identify the maintenance and repairs that are required to keep the current facility stabilized in its current configuration for the next ten years.

Based on meetings with the staff, a Feasibility Analysis is included in Section 3. This analysis shows the facility requirements for the center to meet the community's program needs.



## EXECUTIVE SUMMARY

Section 3 shows a floor plan incorporating the spaces required and a cost estimate for the cost of renovation and new construction.

### CONCLUSIONS

Extensive repairs and upgrades are required at Preston Park Recreation Center to replace building systems that are beyond their useful life and upgrade the building for building code requirements and ADA issues. Repairs to keep the building stabilized and functional for the next ten years total over \$646,850.

To meet the coming needs of the City, a complete renovation of the 3,281 square foot existing facility and additional square footage is required to provide adequate office, multipurpose, gymnasium, and storage spaces. Two proposed facilities are provided. The first provides additional office and program space, as well as a full size gymnasium with the additional toilets and support spaces that the gymnasium will require. The cost of Option A is over \$3.3 Million. Option B provides for similar amenities but adds an additional full size basketball court (two total). The cost for Option B is over \$5.6 Million.

# FACILITY ASSESSMENT

## BUILDING SUMMARY

Major Use:	Community/Recreation Center
Address:	3137 Preston Avenue Roanoke, VA 24012
Date of Construction:	1959
Date of Renovation	2005
Gross Square Feet:	3,300 SF (Approximate)
Stated Max Occupancy	130 Persons
Site Acreage:	9.70 Acres



Preston Park Aerial Photo

## BUILDING DESCRIPTION

Preston Park is located in northwest Roanoke, in the Greater Grandview Neighborhood, residing across the street from Preston Elementary School. The park covers over 9 acres and has outdoor amenities including playground, outdoor recreation areas, two outdoor basketball courts, and tennis courts.

The Preston Center provides an indoor multi-purpose room. This large, open, community space is available for meetings and events. The 1,400 square foot space is an open directly accessible from the outside and has access to a small residential-style kitchen. Doors allow this space to be isolated from the other areas of the facility.

The west side of the building houses the offices and supports spaces, as well as a classroom that serves as a computer lab. All of the bathroom facilities are located in this area.

The recreation center is staffed and operated by Roanoke Parks and Recreation and is open to the public only during programmed activities.



Preston Park Recreation Center



Preston Park Community Room

# FACILITY ASSESSMENT

## SITE SUMMARY

### SITE | CIRCULATION

The property is located at the corner of Preston Avenue and Winsloe Drive NW in Roanoke. The site is multi-function with amenities for civic, playground, tennis and basketball uses. This assessment focuses on the civic use structure proper.

The site is accessible by public street parking and sidewalk as well as an onsite parking lot and there are no fences or walls restricting the public to enter the property.

### SITE | DRIVEWAYS AND PARKING

The driveway has direct access to Winsloe Drive directly opposite of the intersection with Christian Avenue. This proximity and direct correlation to Christian Avenue is well planned and creates an awareness of a common 4-way intersection and is familiar for drivers and pedestrians. If future development of this site be considered, this intersection correlation should be maintained.

The drive consists of asphalt in fair structural condition from the street to the building. Asphalt edge conditions are good but vulnerable to grass intrusion without the presence of concrete curbing. The existing wooden fence rail system is in good condition, but is not substantial enough to provide vehicular resistance if that was its intent. Vertical posts show far less sign of deterioration than the horizontal members.

The parking lot provides (18) standard auto parking spaces and (1) 10'x25' delivery space. Six of the auto spaces are on asphalt and the remaining 12 are grass parking. A single Handicapped space is required by ADA and two are provided along Preston Avenue at the front door entry sidewalk. The building porch is currently used for parking although use of these spaces do not appear to be intended.



Winsloe Dr. Entrance to Parking



Landscaped Parking Lot



Paved Parking Area

## FACILITY ASSESSMENT

**Recommendation:** Provide asphalt sealing and line restriping as well as asphalt edge maintenance including weed eating/edging followed by herbicide application to prevent grass intrusion into the asphalt and future raveling and deterioration within the next 2-5 years.

Replace the horizontal parking lot fence members within the next 2-5 years with more substantial 3"x6" lumber.

### SITE | SIDEWALKS

Sidewalks providing access to the west and south of the building are in good condition and do not require maintenance. Sidewalks are provided to all building access points.

### SITE | ADA ACCESSIBILITY

Handicapped accessible parking is provided along Preston Avenue within public right-of-way. Both spaces contain signage identifying the space locations. The accessible ramp appears to be original with the street development of the 1950's. Sidewalk control joints either side of this ramp are gapped and separating. Sidewalk access to the front door and around the south end of the building are within acceptable slopes and compliance for providing access to the facility.

**Recommendation:** Route the joints either side of the handicap ramp within the public sidewalk. Install backer rod and joint filler.

### SITE | DRAINAGE

The structure has been sited at the top of the ridge on the property that extends west to Preston Avenue creating a drainage divide along the front sidewalk. All surface drainage from the building drains away from the structure to the north, south and east. No areas of ponding were observed.



Wooden Fence



Handicapped Ramp



Typical Downspout Conditions

## FACILITY ASSESSMENT

All roof drainage is “disconnected” or not connected to storm sewer. Each downspout is allowed to discharge directly to grade. As long as ponding is not created against the building foundations and adequate slope away from the building is provided, this is the preferred condition for treating roof drainage. Site Drainage does not appear to require any maintenance.

### SITE | LANDSCAPING

The site has a variety of landscape trees and very few shrubs and beds. This approach is best suited for low maintenance operations. The species and conditions of the trees are very good and distances between them limit the needs for pruning. Some will require minor maintenance over time.

Landscaping in a park setting must avoid hiding places where possible. Evergreens whose branches nearly touch the ground should be trimmed a couple feet above the ground.

**Recommendation:** Within the next appropriate season by species, inspect maples for black knot and remove by pruning, trim the crepe myrtles along top of the driveway, trim evergreen lower branches to 18" above the ground, and thin the large maple adjacent to the driveway entrance for hanging and dead limbs.

### SITE | EXTERIOR PHYSICAL EDUCATION AREA

The existing playground to the south of the center is well kept and requires no immediate maintenance other than routine inspection; however, the age of the equipment and proximity to future building expansion will place a strong desire to replace the playground in a new location. The retaining wall above the playground is in sound condition and below the elevations that require a handrail. Benches and trash receptacles are in good condition.



Tree Variety



Crepe Myrtles to be pruned



Playground

## FACILITY ASSESSMENT

**Recommendation:** Perform routine or insurance required inspections. Plan for the playground to be relocated to a new location and modern equipment installed.

### SITE | EXTERIOR LIGHTING

Besides street lighting, the property has a pair of pole mounted exterior light fixtures mounted to the power service pole (AEP #230-1199) south of the building. The fixtures are modern and in good condition. They do not appear metered and are possibly rented from APCO.

An additional exterior pole mounted fixture is located at the parking lot south of the building. The fixture appears to be a wall mount type that has been affixed to a wooden pole.

A variety of wall mounted exterior fixtures are located on each wall of the structure.

**Recommendation:** Perform routine inspections for function.

### SITE | UNDERGROUND UTILITIES

The property is served by public water along Preston Avenue. No issues with water service were reported.

Public sewer is accessed via a private sanitary sewer lateral exiting the west side of the building with manholes leading to the southwest. Public connection for sanitary sewer occurs at the north end of Christian Avenue. Access to view inside the manholes was not possible on the date of inspection. No issues with sewer service were reported.

Fire hydrants are provided to the north and east within Preston Avenue and Winsloe Drive. Natural gas service enters the building on the west face and is served by Roanoke Gas Co. lines within Preston Avenue.

All utilities appear to require no maintenance.



Dual Site Lights (APCO)

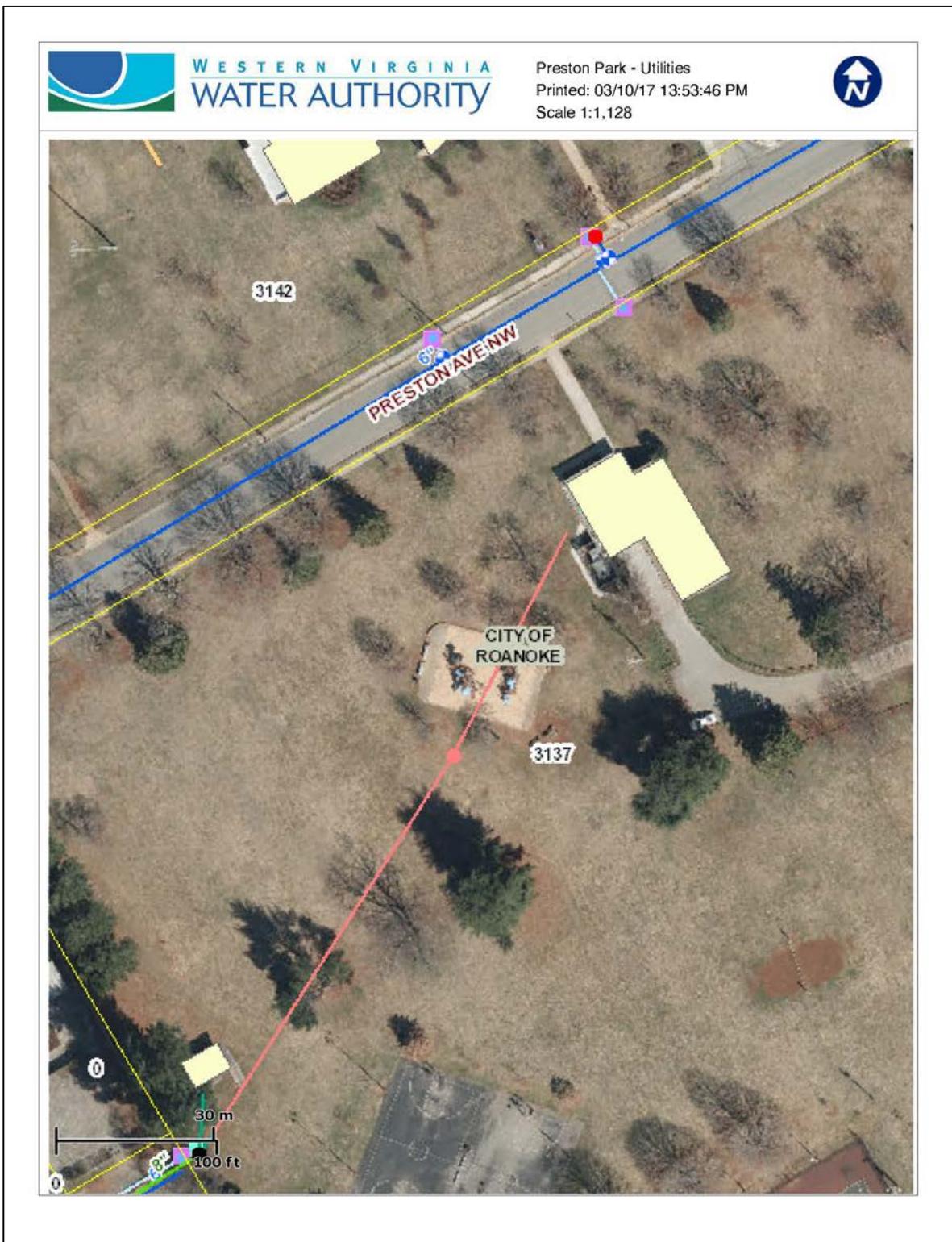


Wall Mount Fixture on Pole



Typical Building Mounted Fixtures

## FACILITY ASSESSMENT



**WVWA Utility Map**

## FACILITY ASSESSMENT

### EXTERIOR ENVELOPE | MASONRY

The support area of Preston Park Recreation Center is a multi-wythe masonry building with concrete block masonry interior and brick veneer. It does not appear that the building is cavity wall construction. The masonry is in good condition.

The community room is a glued laminated (glulam) timber frame structure with an exposed wood deck that extends to the south to make a covered outdoor patio. The exterior walls are brick over concrete block masonry on the east face. No repairs are required to the building envelope.



Typical Exterior Masonry

### EXTERIOR ENVELOPE | WINDOWS

The community room has single-pane glass supported by wood framing floor-to-roof on the south and west faces. The windows in brick openings are prefinished aluminum frames.

**Recommendation:** Replace single pane windows with insulated glass units within the next 10 years.



Glulam Porch and Windows

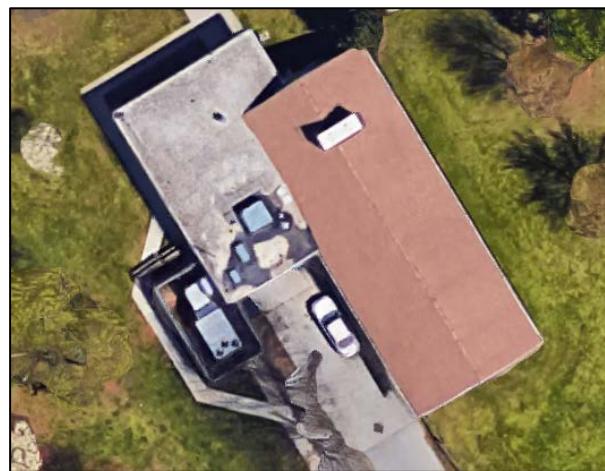
### EXTERIOR ENVELOPE | ROOFS

The community room has an asphalt shingle roof on the sloping roof structure. Water is conducted by surface mounted gutters and downspouts. The downspouts were originally piped to underground drain pipes, but have been diverted to now spill at grade.

The support area has a flat built-up roof and internal drainage.

**Recommendations:** Replace the shingle roof with the addition of an insulated vented nail base. Roof replacement is required within the next ten years.

Replace the built-up roof with a flexible sheet membrane (EPDM or TPO). Provide new rigid insulation to meet current energy code and



Shingle and Built-up Roofing

## FACILITY ASSESSMENT

new flashings and copings. Replacement of the flat roof is required within the next ten years.

### EXTERIOR ENVELOPE | ENTRANCES

Exterior entrances at the center enter directly into the program space with no air locks or entrance vestibules. Doors to the facility are locked when the facility is not open, and access is controlled at the main entrance using a doorbell.

**Recommendation:** If more security is desired, a camera or electronic lock system in the vestibule could provide additional security options.

### EXTERIOR ENVELOPE | DOORS/DOOR HARDWARE

The exterior doors are hollow metal in metal frames. The doors are in good condition. The hardware has been replaced with ADA compliant lever style sets. The egress devices are the newer style “push rail” type which cannot be chained.

### EXTERIOR ENVELOPE | FASCIAS AND SOFFITS

The soffits at the community room are tongue and groove wood deck which show signs of weathering.

**Recommendation:** Sand and waterseal all soffits to prevent water damage.

### EXTERIOR ENVELOPE | WALKWAY COVERS

The support building flat roof structure extends to make a covered entrance on the north side of the building. The underside is vinyl siding soffit material. The covered entrance is in good condition and no upgrades or repairs are required.



Exterior Door with Panic Hardware



Tongue and Groove Soffits

## FACILITY ASSESSMENT

### EXTERIOR ENVELOPE | ENERGY CONSERVATION

The exterior walls of the building are not insulated, but altering the existing wall construction to provide additional insulation would not be feasible.

The amount of roof insulation on the roof is unknown. The depth of insulation should be determined prior to the next roof replacement and additional insulation added as necessary.

The energy performance of the building could be improved with the addition of an entrance vestibule and replacement of the existing single pane hollow frames with thermally broken frames and insulated glass. An entrance vestibule would provide an air-lock and reduce the infiltration of outside air into the space when people enter the facility.

Replacing the single pane glass at the community room with insulated glass units and reducing the amount of glass area would improve energy performance of the space.

**Recommendation:** Reconfigure the entrance to provide a secure entrance vestibule. The new entrance should be constructed with modern thermally broken frames and insulated glass.

Replace the single pane glass at the community room with insulated glass units and reduce the amount of the glass area.

Increase the amount of insulation on the roof during the next roof-replacement.

## FACILITY ASSESSMENT

### BUILDING INTERIOR | FLOOR FINISHES

Generally, floors in the center are vinyl composite tile (VCT). The VCT was installed as part of the 2005 renovation. The floors in the community room are showing damage from wear and moisture.

Toilet rooms have ceramic tile floors that were installed in the 2005 renovation. Tile is in good condition.

**Recommendations:** VCT floors should be stripped and cleaned at regular intervals as recommended by the flooring manufacturer. Areas of VCT with moisture damage should be replaced.

### BUILDING INTERIOR | WALL FINISHES

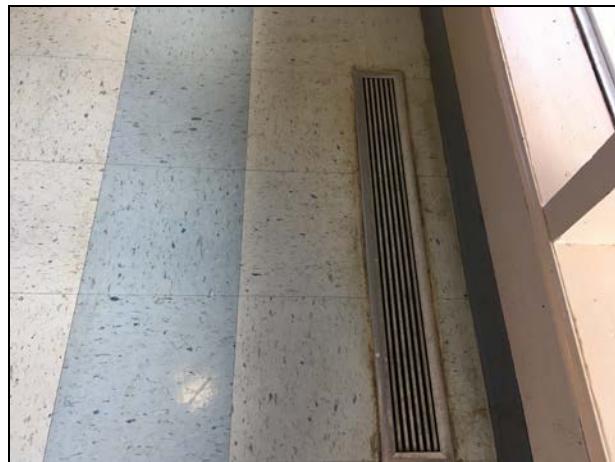
Interior walls are a mix of drywall construction and exposed masonry. Both wall types are painted and in good condition. Brick fire places, original to the building, are located in the multi-purpose room and the computer room.

Tectum acoustical wall panels were added to the multi-purpose room in 2005. The panels are in generally good condition.

### BUILDING INTERIOR | CEILING FINISHES

Ceilings in the multi-purpose room and computer room are tongue and groove wood deck installed in the original construction. The wood is in good condition and does not require repair.

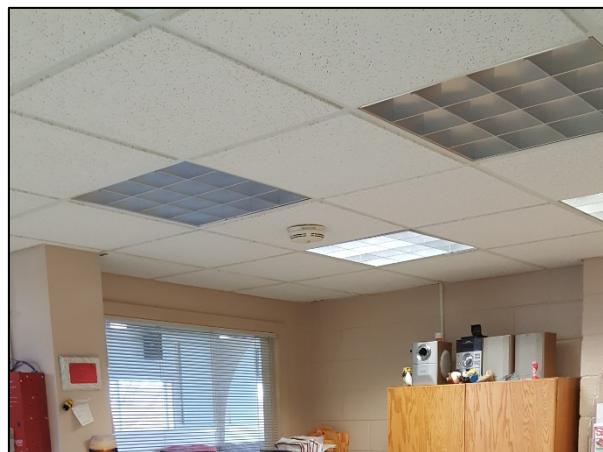
Other areas of the building have 2x2 acoustical tile ceilings (ACT) that were installed in 2005. The ceilings are generally in good condition but are showing signs of age.



VCT at Community Room



Interior Walls with Tectum Panels



Typical ACT Ceiling

## FACILITY ASSESSMENT

**Recommendation:** ACT ceiling tiles should be replaced when they become dirty or damaged.

### BUILDING INTERIOR | DOORS/DOOR HARDWARE

Interior doors are wood. Interior doors and their hardware was replaced with ADA compliant lever style sets in 2005. The hardware appears to be in good working order. No replacements or upgrades are recommended.

### BUILDING INTERIOR | ENVIRONMENTALLY SENSITIVE MATERIALS

**Recommendation:** Perform a hazardous materials assessment, if one has not already been done. From the age of construction the composition of the floor mastic and pipe insulation need to be verified.

### ADA ISSUES | LEVEL CHANGES

The facility is one level making it generally accessible. The main entrance and the entrance to the multi-purpose room are at grade and are accessible.

The side entrance is raised approximately four inches higher than the sidewalk outside.

**Recommendation:** Raise the sidewalk at the side entrance/exit to make it accessible.

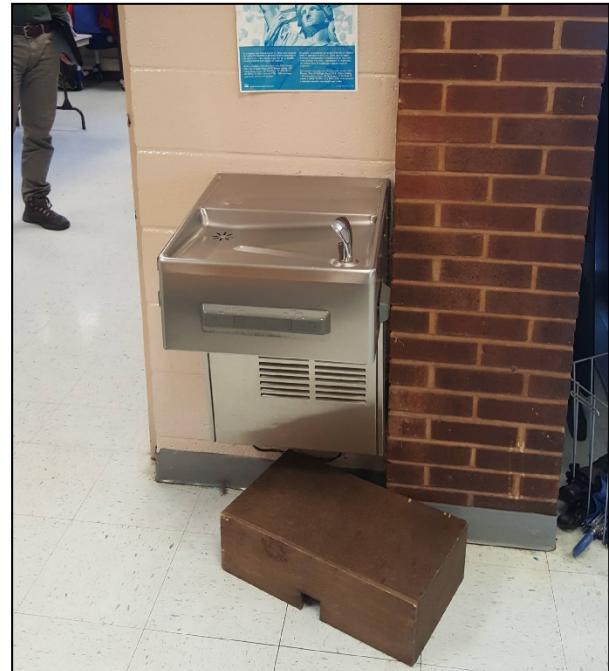
### ADA ISSUES | WATER COOLERS

A single level accessible water cooler is located at the entry. Two levels are required by ADA and plumbing code.

**Recommendation:** Install an additional water cooler at the higher level or provide a new dual level water cooler.



Threshold at Side Entry



Water Cooler

## FACILITY ASSESSMENT

### ADA ISSUES | SIGNAGE

The only ADA signage is at the one accessible toilet. It is mounted to the door rather than the correct location of on the wall 9" to the centerline from door strike.

**Recommendation:** Provide ADA compliant signage at toilet room and program spaces. Relocate the sign at the accessible toilet.

### ADA ISSUES | TOILET ROOMS

The original men's and women's toilet rooms are not ADA accessible. The size of the existing rooms make modification infeasible. In 2005 an individual accessible toilet room was added. It appears to be generally compliant, but a vertical grab bar at the water closet is lacking.

**Recommendation:** Provide a vertical grab at the accessible toilet.

### BUILDING CODE ISSUES | SPRINKLER

The Building is currently not sprinklered. We have determined that the building is not required to be sprinklered by current building code. The community room is 1,250 sq ft, which is under the threshold of a 12,000 sq ft assembly space which requires sprinklering. If a new gym of 12,000 sf or larger is added, an automatic sprinkler would be required.



Signage at ADA Compliant Toilet



Accessible Toilet

## FACILITY ASSESSMENT

### HVAC

#### HVAC | GENERAL

The entire building is heated and cooled. A packaged air handler with DX cooling and gas-fired heating serves the space via under-slab ducting.

Existing equipment is in fair condition and have an expected 5 to 10 years useful life if well-maintained. Under-slab ducting may be past its expected useful life; at minimum a thorough cleaning is recommended. Also, existing equipment yard location needs to be considered in the placement of any adjacent, new additions.

**Recommendation:** Clean existing under-slab ductwork. Plan to replace HVAC system within the next five to ten years.

#### HVAC | AIR-SIDE

A packaged Carrier air handling units provide heating, cooling, and ventilation. The unit provides two-stage DX cooling (approximately 16 tons capacity), gas-fired heating, economizer, and powered exhaust. The unit appears to be in good condition and likely installed within the past five years. Electrical requirement for this unit is 3-phase, 208/230V. Note that the outside air intake does not have adequate clearance from the supply duct, possibly leading to excessive noise or reduced fresh air ventilation.

The equipment is located in a locked yard to the southwest of the building entrance.

Air distribution is via under-slab ductwork through this space, arranged in a perimeter configuration. The below-grade ductwork's age is unknown, but it is likely original and has likely exceeded its typical expected lifespan.



Duct Plenum to Underslab



Typical Floor Register



Outside Air Intake

## FACILITY ASSESSMENT

Additionally, under-slab ducting poses a risk of moisture intrusion in the form of water leaks and condensation forming on the inside of ducting. Ducting and insulation between the outdoor equipment and into the mechanical room has recently been replaced, and is in excellent condition. A large, central return is located behind the main desk.

The diffusers have been updated in some areas, such as the restrooms.

The front gathering room also contains a large fireplace; however, it appears this fireplace has not been used in some time.

There is a small recirculating, residential-style range hood in the kitchen area, in fair condition.

### PLUMBING

#### PLUMBING | DOMESTIC WATER

Water is provided from city water via a 3/4" line, entering the mechanical room on the southwest corner of the building.

#### PLUMBING | BACKFLOW PREVENTERS

The building does not appear to have a backflow preventer.

**Recommendation:** Install a backflow preventer.

#### PLUMBING | SANITARY SEWER

Because of the age of the sanitary system, we recommend scoping of the sanitary sewer system to determine condition. A technician will insert a video camera into the sewer line through the sewer cleanout, and if no obstructions are encountered, will inspect from



Packaged Air Handling Unit

## FACILITY ASSESSMENT

the cleanout to the city main to determine the sewer line condition.

### PLUMBING | STORM DRAINAGE SYSTEM

The storm drainage system appears to drain to the city sewer system located in the front of the property.

Existing roof drain downspouts are visible. Missing downspout catch basins were observed in at least one location.

### PLUMBING | HOT WATER HEATER

Domestic hot water is produced using a 50-gallon, 4.5kW input electric water heater that appears to be in fair condition. No expansion tanks is evident on water heater. No floor drain or drip pan was observed however the floor drain may have been covered and not visible.

**Recommendation:** Verify floor drain or drip pan is present at water heater.

### PLUMBING | PLUMBING FIXTURES (LAVATORIES, TOILETS, URINALS)

The men's room contains one water closet, one urinal and one lavatory. The women's room contains two water closets and one lavatory. The accessible restroom contains one toilet and one lavatory.

The fixtures appear to be in good condition and have been updated. The flush valves have recently been upgraded to hands-free sensor flush. Lavatories are wall-mounted. Flush valves are standard and do not appear to be low flow type. The lavatories and toilets were functional at the time of writing. No changes recommended at this time.



Domestic Water Heater



Typical Restroom

## FACILITY ASSESSMENT

### PLUMBING | PIPING

Domestic water piping was functional at the time of observation. No changes recommended at this time.

### PLUMBING | WATER FOUNTAINS

A water cooler was observed in the common area in good condition, and is estimated to be 5 years or less in age.

### PLUMBING | JANITOR SINK

A mop sink is located in the janitor's closet and is currently functional.

### PLUMBING | FLOOR DRAINS

No floor drains were observed. A floor drain is required at the water heater.

### PLUMBING | PUMPS

No re-circulation pumps were evident in the building.

### PLUMBING | GREASE INTERCEPTOR

No grease trap or interceptor was observed. If the kitchen is used for cooking grease containing foods, a grease interceptor should be installed.

### PLUMBING | NATURAL GAS

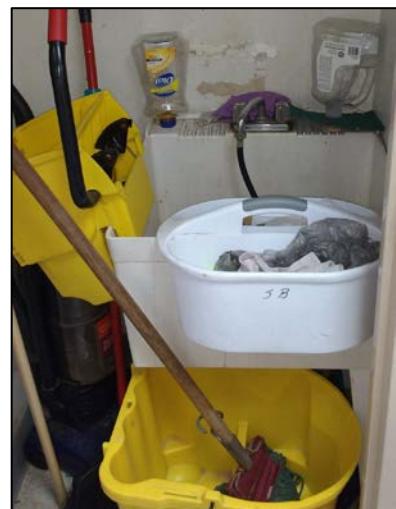
There is currently one active gas meter on the southwest side of the building with 1" piping, serving the outside gas-fired heating unit.

### PLUMBING | FIRE SUPPRESSION

No fire suppression systems were observed.



Electric Water Cooler



Mop Sink



Natural Gas Meter

# FACILITY ASSESSMENT

## ELECTRICAL

### ELECTRICAL | DISTRIBUTION

The building is served at 230V three-phase from an AEP pole-mounted transformer to the south of the building.

The main service gear for the service entrance is a Square-D disconnect and CT cabinet.

The service routes through a 200A GE 240/120V distribution panel, which has been replaced and is in good condition. Electrical distribution continues under-slab.

### ELECTRICAL | LIGHTING

Lighting throughout the facility is predominantly modern fluorescent lay-in, utilizing primarily T8 lamps. There are some CFL lights in interior and exterior applications, such as in restrooms.

The front gathering area uses pendant-style fixtures that have been updated.

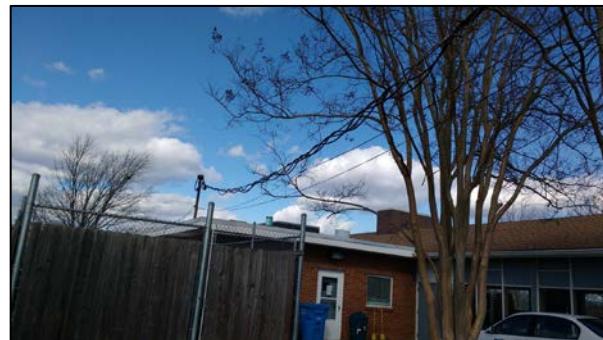
Interior lighting appears to be on the whole well maintained and in good condition.

### ELECTRICAL | EMERGENCY GENERATOR

No emergency generator was observed.

### ELECTRICAL | WIRING

Much of the electrical wiring is below slab and not visible; as such, the electrical wiring throughout the building is likely typical of that expected based upon the date of installation. Disconnect switches and general wiring throughout the building are consistent with current codes, and appear to be largely in good condition.



Electrical Service Entrance



CT Cabinet



Distribution Panel



T-8 Lay-in Fixture (Typ)



Pendant Fixtures

## FACILITY ASSESSMENT

### ELECTRICAL | RECEPTACLES

The wiring devices appear to be in good condition throughout, with some signs of wear on device cover plates. There are no known issues with the general electrical wiring, receptacles, or switches in the building.

### ELECTRICAL | SECURITY EGRESS LIGHTING

Emergency and egress lighting appears to be provided by normal building lighting fixtures fed from battery packs.

Exit signs appear to be in working condition. Overall emergency systems appear to be in good working order and good condition.

### ELECTRICAL | FIRE ALARM SYSTEM

The building is equipped with a Fire-lite fire alarm system, of approximately 10-year old vintage. No upgrades or replacements are recommended as part of this study.

### ELECTRICAL | DATA/TELECOMMUNICATIONS

The facility has copper telephone service available, and a significant number of copper telephone extensions are installed throughout the building. As in most similar facilities, it is expected that future additions in the voice communication arena will move in the VOIP (Voice Over IP) direction, and that existing copper systems will not be expanded.

**Recommendation:** Consider exploring available sources for VOIP to allow for modernization and improvements to the data/communications system.



Typical Exit Sign



Data Service Entrance



Typical Pull Station



Network Switch

## FACILITY ASSESSMENT

### ELECTRICAL | CCTV

No CCTV was noted.

**Recommendation:** Consider installing a CCTV system to allow monitoring of the building and site.

## OPINION OF COST OF RECOMMENDED REPAIRS

A Opinion of Cost of Recommended Repairs is organized in the same fashion as the building assessment with costs provided for each individual repair item recommended within the building assessment. The recommended repairs are organized by priority levels.

### **Priority I – Immediate Need**

Items or systems that need immediate corrective measure to bring them up to the current building code ADA compliance. Priority I also includes building system failures such as leaks that lead to more dramatic and costly damage if not corrected.

### **Priority II – In Need of Repair**

Building components that do not require immediate attention, but are identified at the end of their useful life and will need improvements in the next two to five years.

### **Priority III – Plan for the Future**

Systems that still have some useful life, but are worn and will need to be renovated or replaced in approximately ten years.

	TOTAL	PRIORITY 1	PRIORITY 2	PRIORITY 3
Site	\$366,000	\$1,800	\$14,200	\$350,000
Building Envelope	\$175,200	\$50,000	\$19,200	\$106,000
Building Interior	\$22,450	\$12,700	\$9,750	\$0
HVAC	\$75,000	\$0	\$0	\$75,000
Plumbing	\$3,200	\$3,200	\$0	\$0
Electrical	\$5,000	\$0	\$0	\$5,000
	<b>\$646,850</b>	<b>\$67,700</b>	<b>\$43,150</b>	<b>\$536,000</b>

## OPINION OF COST OF RECOMMENDED REPAIRS

DESCRIPTION	TOTAL	PRIORITY 1	PRIORITY 2	PRIORITY 3
<b>1 SITE</b>				
Ashpalt Sealing and Line Restripping	\$6,500			\$6,500
Replace Horizontal Parking Fence	\$7,700			\$7,700
Repair Joints at Handicap Ramp	\$600	\$600		
Prune Trees and Bushes	\$1,200		\$1,200	
Inspect Playground Equipment	\$0			
Inspect and Maintain Exterior Lighting	\$0			
Relocate New Playground	\$350,000			\$350,000
<b>SITE SUBTOTAL</b>	<b>\$366,000</b>	<b>\$1,800</b>	<b>\$14,200</b>	<b>\$350,000</b>
<b>2 BUILDING ENVELOPE</b>				
Window Replacement	\$75,000			\$75,000
Replace Shingle Roof	\$26,000	\$26,000		
Replace Flat Roof	\$21,000	\$21,000		
Install Electronic Locks	\$6,000			\$6,000
Repair Wood Soffits	\$19,200		\$19,200	
New Entrance Vestibule	\$25,000			\$25,000
Raise Sidewalk at Side Exit	\$3,000	\$3,000		
<b>ENVELOPE SUBTOTAL</b>	<b>\$175,200</b>	<b>\$50,000</b>	<b>\$19,200</b>	<b>\$106,000</b>
<b>3 BUILDING INTERIOR</b>				
Maintain VCT Floors	\$9,450	\$9,450		
ACT Tile Replacement	\$9,750		\$9,750	x
New Electric Water Cooler	\$2,500	\$2,500		
ADA Required Signage	\$600	\$600		
Vertical Grab Bar at Accessible Toilet	\$150	\$150		
<b>INTERIOR SUBTOTAL</b>	<b>\$22,450</b>	<b>\$12,700</b>	<b>\$9,750</b>	<b>\$0</b>

## OPINION OF COST OF RECOMMENDED REPAIRS

DESCRIPTION	TOTAL	PRIORITY 1	PRIORITY 2	PRIORITY 3
<b>4 HVAC</b>				
Clean Existing Under-slab Ductwork	\$0	x		
Replace HVAC system	\$75,000			\$75,000
<b>HVAC SUBTOTAL</b>	<b>\$75,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$75,000</b>
<b>5 PLUMBING</b>				
Install Backflow Preventer	\$2,000	\$2,000		
Scope Sanitary Sewer System	\$500	\$500		
Install Drip Pan at Water Heater	\$200	\$200		
Install Floor Drain at Water Heater	\$500	\$500		
<b>PLUMBING SUBTOTAL</b>	<b>\$3,200</b>	<b>\$3,200</b>	<b>\$0</b>	<b>\$0</b>
<b>6 ELECTRICAL</b>				
Replace Phone System with VOIP	\$2,000			\$2,000
Install CCTV System	\$3,000			\$3,000
<b>ELECTRICAL SUBTOTAL</b>	<b>\$5,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,000</b>
<b>COST OF RECOMMENDED REPAIRS</b>				
	TOTAL	PRIORITY 1	PRIORITY 2	PRIORITY 3
	<b>\$646,850</b>	<b>\$67,700</b>	<b>\$43,150</b>	<b>\$536,000</b>

# FEASIBILITY ANALYSIS

## INTRODUCTION

### Planning Process

Spectrum Design worked closely with Roanoke Parks and Recreation through a planning process that was participatory and cooperative. The team collaborated to develop and review a program of spaces that incorporates the needs of Roanoke Parks and Recreation.

### Existing Facility

The existing Preston Park Recreation Center contains the following program spaces:

<u>Program Space</u>	<u>Area</u>
Entry	185 SF
Reception	122 SF
Office	208 SF
Multi-Purpose	1,393 SF
Storage	24 SF
Program	455 SF
Storage 1	14 SF
Storage 2	8 SF
Storage 3	12 SF
Kitchen	149 SF
Women's	69 SF
Men's	55 SF
Accessible Toilet	44 SF
Janitor	8 SF
Mechanical   Electrical	72 SF
Total Existing Area	3,281 SF

The existing Entry serves as a lobby space to the Multi-Purpose Room and Program space. The check-in function is performed at an open reception desk. There is no Gym at Preston Park. While Preston Park is a small facility, two events can be held simultaneously in the Multi-Purpose Room and Program space.

The existing storage spaces are small closets. The existing facility is quite lacking for storage space.

The second Program space is 455 sf which is small for a classroom but functional.

The Men's and Women's restrooms are very small and *not* accessible to the disabled. Due to space limitations, it is not feasible to retrofit these two restrooms to make them accessible. An individual accessible toilet has been added across the hall.

## FEASIBILITY ANALYSIS

### PROPOSED FACILITY: OPTION A

The proposed Preston Park Recreation Center contains the following program spaces:

<u>Program Space</u>	<u>Area</u>	
Entry	185 SF	(Existing)
Reception	122 SF	(Existing)
Office 1	208 SF	(Existing)
Office 2	210 SF	
Multi-Purpose	1,393 SF	(Existing)
Gym Lobby	400 SF	
Gym	7,140 SF	
Gym Storage	405 SF	
Program 1	778 SF	
Program 2	455 SF	(Existing)
Storage 1	14 SF	(Existing)
Storage 2	8 SF	(Existing)
Storage 3	12 SF	(Existing)
Storage 4	25 SF	(Existing)
Storage 5	106 SF	
Kitchen	296 SF	(Exist + Addition)
Women's	415 SF	
Men's	293 SF	
Accessible Toilet	44 SF	(Existing)
Janitor	145 SF	
Mechanical   Electrical	72 SF	(Existing)
Total Proposed Area	14,373 SF	

The proposed floor plan adds a Gym, a separate Entry, a Program space, Restrooms, Office and Storage to the west of the existing building. This allows the original portion of the building containing the Program spaces to be secured in evening hours when the Gym is still in use. The Gym can stand alone having an entry with a Reception desk for check-in and restrooms sized for the Gym's capacity. The Reception desk and Office can supervise visitors entering and leaving the Gym. Gym Storage is accessed directly from the gym. A program storage room is accessed from the new Office.

The existing Entry, Reception, and Office can operate securely for after school program. The existing accessible toilet can serve that part of the building allowing children in an after school program to have separate restroom facilities from the main group restrooms.

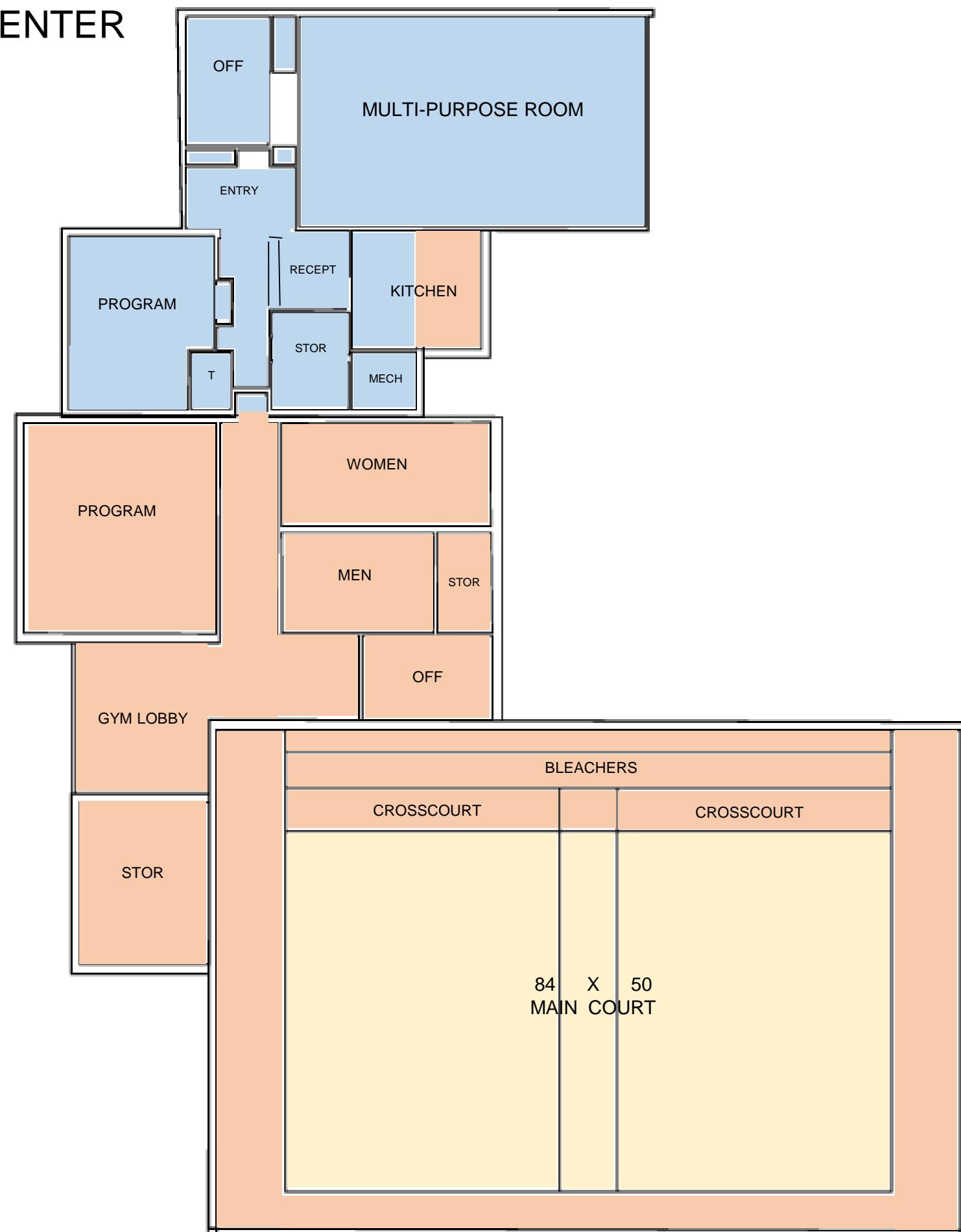
The Kitchen will be expanded to include adequate storage in cabinets and counter space, commercial exhaust hood, prep sinks, triple sink, and hand sink. There will be a direct connection to the new Multi-Purpose Room and a shuttered counter.

The Multi-Purpose Room is sized to accommodate approximately 92 people at a reception with tables and chairs or 199 people at a meeting seated in chairs.

# PRESTON PARK RECREATION CENTER

## OPTION A

3,281 SF RENOVATION  
 11,092 SF NEW CONSTRUCTION  
 14,373 SF TOTAL



# PRESTON PARK RECREATION CENTER OPTION A

3,281 SF RENOVATION  
11,092 SF NEW CONSTRUCTION  
14,373 SF TOTAL  
OFF-STREET PARKING  
PLAYGROUND



## COST SUMMARY OF ADDITIONS AND RENOVATIONS

### PRESTON PARK - OPTION A

	Quantity	Unit Price	Cost
<b><u>Building</u></b>			
Renovation	3,281 SF	\$145 /SF	\$475,745
Addition	11,092 SF	\$190 /SF	\$2,107,480
Wood Gym Floor	7,200 SF	\$18 /SF	\$129,600
Kitchen Equipment	1 LS	\$22,000	\$22,000
<b>Building Cost</b>	<b>14,373 SF</b>		<b>\$2,734,825</b>
<b><u>Sitework Cost</u></b>			
Earthwork	1 LS	\$120,000	\$120,000
Exterior Improvements	1 LS	\$110,000	\$110,000
Utilities	1 LS	\$50,000	\$50,000
Improve Exist Parking	1 LS	\$12,000	\$12,000
New Parking Lot	1 LS	\$80,000	\$80,000
Relocate New Playgroun	1 LS	\$70,000.00	\$70,000
<b>Sitework Cost</b>			<b>\$442,000</b>
<b><u>Equipment Cost</u></b>			
Gym Equipment	1 LS	\$90,000	\$90,000
Bleachers	1 LS	\$40,000	\$40,000
Scoreboard	1 LS	\$15,000	\$15,000
Volleyball Standards	1 LS	\$5,000	\$5,000
<b>Equipment Cost</b>			<b>\$150,000</b>
<b>Total Construction Cost</b>			<b>\$3,326,825</b>

## FEASIBILITY ANALYSIS

### PROPOSED FACILITY: OPTION B

The second option proposed for Preston Park Recreation Center is similar to the previous option but the Gym size is increased to two full size basketball courts or may be used as four cross courts. It contains the following program spaces:

<u>Program Space</u>	<u>Area</u>	
Entry	185 SF	(Existing)
Reception	122 SF	(Existing)
Office 1	208 SF	(Existing)
Office 2	400 SF	
Multi-Purpose	1,393 SF	(Existing)
Gym Lobby	1,200 SF	
Gym	16,224 SF	
Gym Storage	405 SF	
Program 1	778 SF	
Program 2	455 SF	(Existing)
Storage 1	14 SF	(Existing)
Storage 2	8 SF	(Existing)
Storage 3	12 SF	(Existing)
Storage 4	25 SF	(Existing)
Kitchen	296 SF	(Exist + Addition)
Women's	587 SF	
Men's	461 SF	
Accessible Toilet	44 SF	(Existing)
Janitor	145 SF	
Mechanical   Electrical	72 SF	(Existing)
Total Proposed Area	24,143 SF	

The proposed floor plan adds a 2 basketball court Gym, a separate Entry, a Program space, Restrooms, Office and Storage to the west of the existing building. This allows the original portion of the building containing the Program spaces to be secured in evening hours when the Gym is still in use. The Gym can stand alone having an entry with a Reception desk for check-in and restrooms sized for the Gym's capacity. The Reception desk and Office can supervise visitors entering and leaving the Gym. Gym Storage is accessed directly from the gym. A program storage room is accessed from the new Office.

The existing Entry, Reception, and Office can operate securely for after school program. The existing accessible toilet can serve that part of the building allowing children in an after school program to have separate restroom facilities from the main group restrooms.

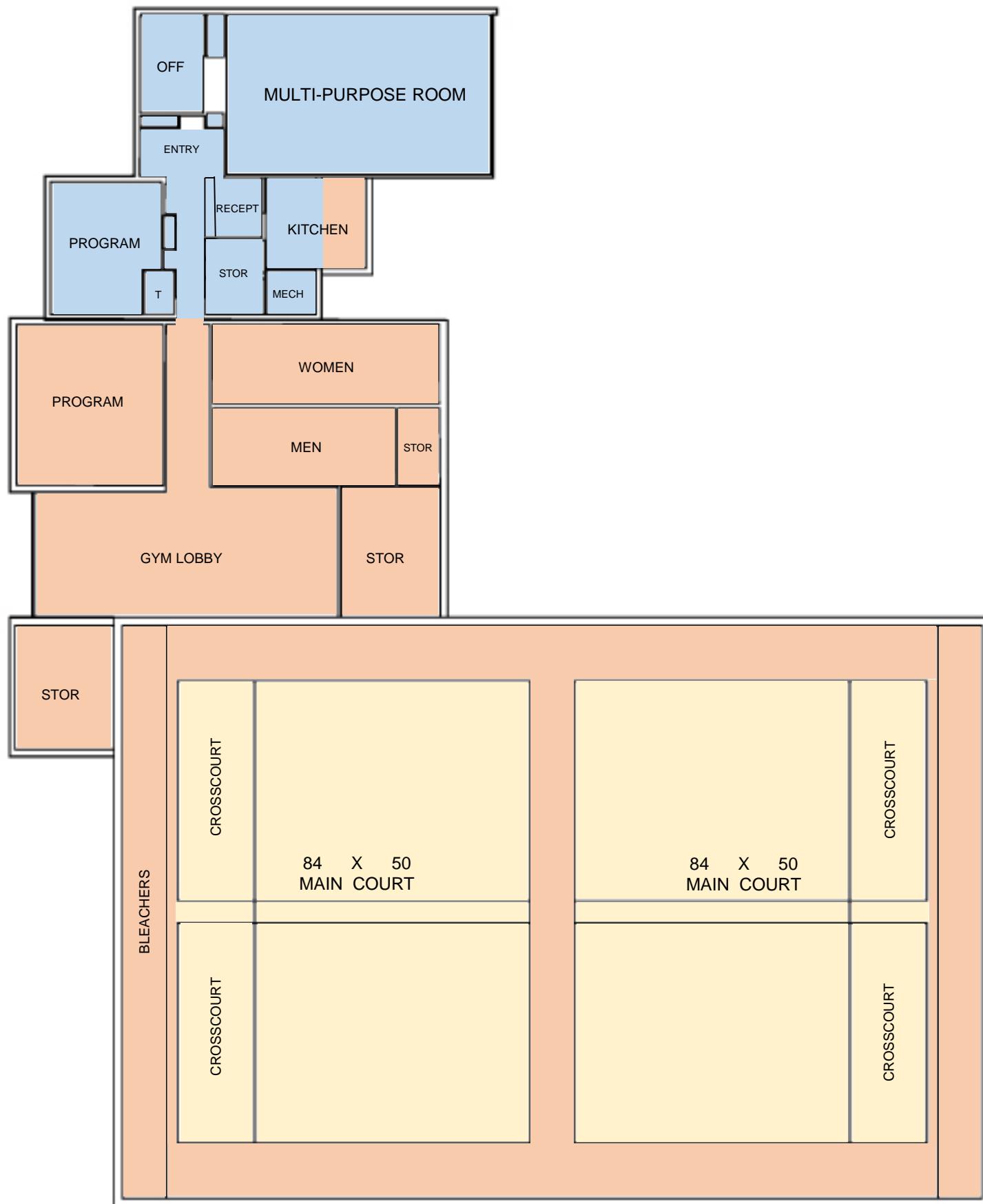
The Kitchen will be expanded to include adequate storage in cabinets and counter space, commercial exhaust hood, prep sinks, triple sink, and hand sink. There will be a direct connection to the new Multi-Purpose Room and a shuttered counter.

The Multi-Purpose Room is sized to accommodate approximately 92 people at a reception with tables and chairs or 199 people at a meeting seated in chairs.

# PRESTON PARK RECREATION CENTER

## OPTION B

3,281 SF RENOVATION  
 21,862 SF NEW CONSTRUCTION  
**24,143 SF TOTAL**



# PRESTON PARK RECREATION CENTER OPTION B

3,281 SF RENOVATION  
21,862 SF NEW CONSTRUCTION  
24,143 SF TOTAL  
OFF-STREET PARKING  
PLAYGROUND



SPECTRUM DESIGN  
architects | engineers

## COST SUMMARY OF ADDITIONS AND RENOVATIONS

### PRESTON PARK - OPTION B

	Quantity	Unit Price	Cost
<b>Building</b>			
Renovation	3,281 SF	\$145 /SF	\$475,745
Addition	21,862 SF	\$190 /SF	\$4,153,780
Wood Gym Floor	16,200 SF	\$18 /SF	\$291,600
Kitchen Equipment	1 LS	\$22,000	\$22,000
<b>Building Cost</b>	<b>25,143 SF</b>		<b>\$4,943,125</b>
<b>Sitework Cost</b>			
Earthwork	1 LS	\$150,000	\$150,000
Exterior Improvements	1 LS	\$150,000	\$150,000
Utilities	1 LS	\$70,000	\$70,000
Improve Exist. Parking	1 LS	\$12,000	\$12,000
New Parking	1 LS	\$80,000.00	\$80,000
Relocate New Playgrounc	1 LS	\$70,000.00	\$70,000
<b>Sitework Cost</b>			<b>\$532,000</b>
<b>Equipment Cost</b>			
Gym Equipment	1 LS	\$90,000	\$90,000
Bleachers	1 LS	\$40,000	\$40,000
Scoreboard	2 LS	\$15,000	\$30,000
Volleyball Standards	2 LS	\$5,000	\$10,000
<b>Equipment Cost</b>			<b>\$170,000</b>
<b>Total Construction Cost</b>			<b>\$5,645,125</b>