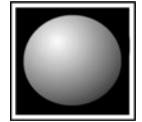




Washburn DuPont Civic Center

Executive Summary



**Architectural
Resources, Inc.**

Architectural Resources Inc. has prepared this a Facilities Assessment on the existing building Conditions as it stands and its current use of the building and its spaces. ARI identified the most critical questions that were to be investigated during the course of the study. They were as follows:

- What is the current condition of the DuPont Civic Center facility including the General Exterior and Interior, Accessibility, Mechanical, Electrical, Structural and Site Facilities. and the Deferred Maintenance and Betterment items?
- What code violations if any are present?
- What are the recommended upgrades and probable cost?
- What are conclusions, alternatives, and recommendations for future renovation, addition to, abandonment of, sale of existing or new construction of facilities?

ARI found the Washburn DuPont Civic Center presented the following characteristics/issues:

- The Exterior needs extensive weather-proofing and replacement of the existing materials to the structure which are deteriorating and are outdated.
- Non-Accessible Main Entrance.
- Code Violations at Stairs, Door Hardware, and maneuvering clearances at doorways.
- Health and Clean Air issues in Basement with molded and rotten material.
- Under utilized facility. Abandoned fixtures, excessive storage spaces violating 1 hour fire resistive rated code requirements.
- Undersized electrical service, inadequate number of receptacles, outdated technology infrastructure.
- No off street parking.

ARI offers the following four (4) recommendations for consideration:

Recommendation 1

Analyze the Draft Facility Assessment and determine pursuit of continued Scope of Work outlined our Project Approach as noted below.

Use/Space Needs Utilization Analysis

ARI staff will meet with the City Administration and the Facility Committee, Community, and other stakeholders as determined appropriate to assist in discussing the options for projected facility uses if you wish to proceed after review of this report. Options will be examined in both graphic and narrative format including associated probable costs.

Recommendation 2

ARI recommends the following upgrades assuming the facility remains as it's current use,:

Exterior

- Building envelope to be weather-tight this includes Masonry Restoration, Windows and Siding.
- Provide Handrails and Guardrails at Main Entrance Stair and Cane Detention area per code.
- Replace Non-Code Compliant Exterior Door Hardware.
- Remove existing Wood Lean-to, Wood Ramp and Handrail and replace to comply with ADA.

Basement

- Remove and replace moldy materials in Basement and Bowling Alley Floor.
- Remove and replace damaged Door and Hardware.
- Modify Basement to Main Floor Stair Handrails and Guardrails to comply with ADA.
- Provide 1 Hour Rated Construction in Storage rooms over 100 square foot in area.

Main Floor

- Remove and replace structurally inadequate & non-code compliant Main Floor to Second Floor Stairway, Guardrails and Handrails to comply with current code requirements.
- Repair damaged Plastered Walls & Ceilings.
- Replace damaged or missing Acoustic Ceiling Tile.
- Replace damaged VCT Flooring in Kitchen.
- Replace non-code compliant Door Hardware.
- Remove Doors not complying with maneuvering clearances.
- Provide ADA Accessible Drinking Fountain.
- Install Bathroom Signage per ADA.
- Install Bathroom Grab Bars and Accessories per ADA.
- Modify Concession Stand Counter per ADA requirements.

Second Floor

- Patch and repair damaged Plastered Walls and Ceilings.
- Replace damaged Acoustic Ceiling Tile.

- Provide code compliant Hardware at Exterior Door.
- Provide code complaint Guard Rails at Second Floor Windows to open Gymnasium.

Electrical

- Modify light fixture wiring in Basement to comply with code.

Mechanical

- None

Site

- Excavate perimeter of Foundation Wall, Waterproof Wall and install Drain Tile.

Asbestos

- Existing Lap Asphalt Siding- Hire qualified Environment Consultant/Contractor to test and remove Asbestos Containing Material (if found) and to complete an overall Asbestos survey of this Facility.

Recommendation 3

These items are Life and Safety Items they are not required but are recommended, and may be required based on Type of Future Occupancy.

- Fire Suppression System
- Elevator

Recommendation 4

Other items listed in Chapter 2 Facility Assessment and Chapter 3 Deferred Maintenance and Betterment Budget Project are overall Recommended Upgrades for this Facility.

