



Mt. Vernon RECenter

Building Condition Assessment Report Summary

Conclusions

Report Documents:

The existing conditions and functionality of the building systems and determines the life expectancy of each of the main building elements.

This evaluation provides:

- The estimated cost to repair, replace or perform necessary modifications of each element/function to meet the use requirements
- The anticipated schedule of the repairs needed within the life of the building

The results of the evaluation are compiled into a comprehensive **Building Condition Assessment Report**. The report includes the following:

- Evaluation of all existing building elements/systems.
- The Life Expectancy Determination of the building elements/systems and each component's performance analysis.
- Per fiscal year expected repair or replacement cost impact analysis.

- State and County wide code analysis of the existing building determines deficiencies and triggers that will require code related building upgrades.
- Evaluation of the existing building's current general use and functionality of the programs and services offered in the building.
- Overall building performance investigation.

Systems under evaluation:

- Building Envelope (exterior facade, roof, structural components, concrete slabs, windows)
- Finishes, Furniture and Fixtures
- Flooring
- Conveying Systems: Elevators and Escalators
- Pool Systems (pumps, gutters, piping)
- Ice Rink (refrigeration, compressors, chiller, condensers, pumps)
- Fire Suppression: Sprinkler System
- Mechanical, Electrical and Plumbing systems
- Site (asphalt paving, concrete paving, grounds, site furnishings)

Assessment Classifications:

- **Grading Standard F/Priority 1 – Currently Critical**
Conditions in this category require immediate action to correct cited safety standard, stop accelerated deterioration or return a facility system to operational status.
- **Grading Standard D/Priority 2 – Potentially Critical**
Conditions in this category will soon require immediate action to correct cited safety standard, stop accelerated deterioration or return a facility system to operational status.
- **Grading Standard C/Priority 3 – Necessary But Not Critical**
Conditions in this category require appropriate attention to preclude predictable deterioration and associated damage or higher costs if deferred further.
- **Grading Standard B/Priority 4 – Recommended**
Conditions in this category include items that represent a sensible improvement to existing conditions. These are not required for the most basic function of the facility.
- **Grading Standard A/Priority 5 – Appearance**
Conditions in this category include finishes that have deteriorated to maintain the required aesthetic standards.

Findings:

Grading Standard F/Priority 1 – Currently Critical

- Conditions in this category require immediate action to correct cited safety standard, stop accelerated deterioration or return a facility system to operational status.
- **Estimate: \$553,879**

ASSESSMENT REPORT				
ITEM NO.	LOCATION	GRADE	PRIORITY	CATEGORY
M.11	Mechanical Room	F	1	3
ASSESSMENT DESCRIPTION: Boiler B-2 (pool water heater) and associated pumps, piping and insulation show signs of wear and leakage.				
RECOMMENDATION: Replace the existing boiler with a new boiler. Replace the piping and pump within the mechanical room, and evaluate the demolished piping to determine if further system demolition is required.				
				
LIFE CYCLE STATUS	REPLACEMENT YEAR	REPLACEMENT COST		
31 yrs of 30	2015	\$ 98,443.81		
REFERENCE:				

Findings:

Grading Standard D/Priority 2 – Potentially Critical

- Conditions in this category will soon require immediate action to correct cited safety standard, stop accelerated deterioration or return a facility system to operational status.
- **Estimate: \$2,411,176**

ASSESSMENT REPORT				
ITEM NO.	LOCATION	GRADE	PRIORITY	CATEGORY
M.9	Pool Equipment Room/Roof	D	2	3
ASSESSMENT DESCRIPTION: Pool Energy Recovery Unit PRU-1 and associated Outdoor Condensing Unit ACCOU-1 are nearing the end of their serviceable lifespan.				
RECOMMENDATION: Preparations should be made for replacement of this makeup air unit within the next two years. Replacement will include controls, flexible duct connectors, hot water piping and circulator pump, refrigerant piping, and exhaust fan. If the Facility anticipates that the area served by this PRU will be modified within the next 12 years, then the ductwork may be kept in place and cleaned. If the intent is to maintain the current space configuration beyond the next 12 years, then the ductwork should be replaced with the unit.				
				
LIFE CYCLE STATUS	REPLACEMENT YEAR	REPLACEMENT COST		
18 yrs of 20	2017	\$ 366,961.67		
REFERENCE: E.1A; E.1B; E.1C				

Findings:

Grading Standard C/Priority 3 – Necessary But Not Critical

- Conditions in this category require appropriate attention to preclude predictable deterioration and associated damage or higher costs if deferred further.
- **Estimate: \$3,168,726**

ASSESSMENT REPORT				
ITEM NO.	LOCATION	GRADE	PRIORITY	CATEGORY
M.14	Ice Rink	C	3	3
ASSESSMENT DESCRIPTION: Dehumidification Unit DH-1 is nearing the end of its serviceable life.				
RECOMMENDATION: Preparations should be made for replacement of this unit within the next two years. Replacement will include controls, flexible duct connectors, and piping of the condensate drain to the nearest storm or sanitary drain. The ductwork may be kept in place and cleaned.				
				
LIFE CYCLE STATUS	REPLACEMENT YEAR	REPLACEMENT COST		
18 yrs of 20	2017	\$ 256,298.68		
REFERENCE:				

Findings:

Grading Standard B/Priority 4 – Recommended

- Conditions in this category include items that represent a sensible improvement to existing conditions. These are not required for the most basic function of the facility.
- **Estimate: \$2,605,882**

ASSESSMENT REPORT				
ITEM NO.	LOCATION	GRADE	PRIORITY	CATEGORY
M.28	Compressor Room	B	4	3
ASSESSMENT DESCRIPTION: Although they are nearing the end of their expected life cycle, the four York compressors and two chillers seem to be operating well to maintain the ice sheet to industry tolerances.				
RECOMMENDATION: Preparations should be made for replacement of this equipment in the next five years.				
				
LIFE CYCLE STATUS	REPLACEMENT YEAR	REPLACEMENT COST		
15 yrs of 20	2020	\$ 529,000.00		
REFERENCE:				

Findings:

Grading Standard A/Priority 5 – Appearance

- Conditions in this category include finishes that have deteriorated to maintain the required aesthetic standards.
- **Estimate: \$18,320**

ASSESSMENT REPORT				
ITEM NO.	LOCATION	GRADE	PRIORITY	CATEGORY
A.21C	Spa Pool Finishes- Deck and Wall Depth Markers	A	5	1
ASSESSMENT DESCRIPTION: The spa includes two pair of deck and wall depth markers. The depth markers are slip-resistant tile and indicate 4FT water depth and include the international "no diving" symbol. Other than discoloration, the depth markers are in good condition.				
RECOMMENDATION: <ul style="list-style-type: none"> • Provide a deep cleaning • Anticipate replacement in 12 years 				
				
LIFE CYCLE STATUS	REPLACEMENT YEAR	REPLACEMENT COST		
13 yrs of 25	2027	\$ 13,740.10		
REFERENCE:				

Findings:

Community Input

- Facility exterior appearance too industrial. Need better street presence.
- Path to the library needs to be improved.
- More stroller friendly parking access.
- Control desk is poorly placed and inadequately sized.
- Fitness equipment area is much too small. Needs to be contained within one room.
- Fitness rooms are too small and limited in number.
- Need better heating and cooling in Fitness rooms.
- Ice rink seating is in poor condition.
- Ice rink locker rooms need to function better.
- Men's and women's locker rooms are too small and lack privacy.
- Need to update the plumbing fixtures in the locker rooms.

Next Steps

- Feasibility Study – Identify Optimal Facility Program
- RECenter Repairs Design and Permitting
- RECenter Repairs Construction
- Define Future Project

Feasibility Study:

* Will also consider Lee District and George Washington RECenter facilities.

- Needs Assessment
 - Qualitative Phase – programs and services offered
 - Quantitative Phase – use of facility
- Existing Operations Review
- Market Analysis
 - Demographic Analysis
 - Competitive Content Analysis
- Programing Analysis
 - Determine Activity Demand
 - Determine Activity Space Requirements
 - Identify Optimal Program Mix

Feasibility Study:

- Concept Design Analysis
 - Test Fit Program Options on Existing Site
 - Evaluate Potential Construction Costs
- Financial Analysis
 - Projected Operational Expenses
 - Projected Revenues
 - Net Operating Revenue
 - Financial Impact on RECenter System

SCHEDULE

- Design consultant contract approval ✓
- Consultant Kickoff Meeting ✓
- Site and building investigation ✓
- Draft Report to FCPA ✓
- Finalize Report ✓
- Final Report to FCPA ←
- Feasibility Study June 2015-May 2016
- Repairs Design and Permit June 2015-May 2016
- Repairs Construction TBD based on RECenter access.
- Define Future Project TBD

Questions?