Floyd County North Annex Feasibility Study

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Prepared for:

The Floyd County Board of County Commissioners
New Albany, Indiana

Prepared by:

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DLZ
ENGINEERS • ARCHITECTS • SCIENTISTS
PLANNERS • SURVEYORS

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I. EXECUTIVE SUMMARY

A. Feasibility Study Intent

The Youth Shelter program, located in the North Annex on Grant Line Road in New Albany, Indiana, will relocate from this current location to a newly renovated facility in July of 2012. The Floyd County Commissioners requested DLZ, Indiana, LLC (DLZ) to assist them with determining what to do with the vacated facility. DLZ was requested to investigate three potential options as follows:

1. *Demolition of the existing building for potential redevelopment of the site for another use.*
2. *Sell the building.*
3. *Adaptive reuse of the building by the County.*

The sections of this Feasibility Study focus on addressing these three options.

B. Summary of Visual Review

Visual review of this facility concluded that the building and related systems are generally in marginal to good condition and the adaptive reuse of this facility for other purposes could readily be achieved with varying degrees of investment. Based upon this preliminary visual review of the facility, the following are major items that may need to be addressed:

1. Modification of the grade adjacent to the building and reconfiguration or collection of the downspouts to divert water away from the building.
2. Correction of minor roof leaks.
3. Structural grouting/tuck pointing of mortar joints at the North West new addition wing.
4. Correction of deteriorated soffits and fascia.
5. Improvement of the shell's insulation properties.
6. Modifications required to achieve ADA and code compliance.
7. Upgrade of finishes and other systems.
8. Installation of ADA accessible toilet rooms.
9. Complete the TPO roofing.

C. Summary of Options

It is not the intent of this report to make recommendations related to the options that are the focus of this Feasibility Study. This report does define these potential options in terms of advantages and disadvantages, as well as the probable cost and anticipated project durations. This information was developed to assist the Floyd County Commissioners with making an informed decision related to what option may be the best for the County. Furthermore, this report is based upon a conceptual level of understanding of the facility and the potential options. Consequently, a more detailed study may be necessary to confirm, expand upon or further develop details that may be important to a final decision and possible implementation of the preferred or selected option. Also, it should be noted that the probable costs represented by this summary are conceptual and based upon bidding and demolition and or construction activities starting in the fall of 2012 and do not include soft costs since many aspects of the project delivery system, such as the financing mechanism, are unknown at this time. Typically soft costs related to the demolition and adaptive reuse options can range from 20% to 35% in addition to the costs indicated herein. A summary of the options can be defined as follows:

1. Demolition of the existing building for potential redevelopment of the site for another use.
   a. Probable asbestos mitigation and demolition cost: $335,000.00 hard Demolition Cost.
   b. Anticipated project duration: 2 to 4 months.
   c. Advantages:
      i. *Clean slate for future development.*
      ii. *More immediate elimination of financial and legal liability.*
      iii. *Potential reduction of County operational costs.*
   d. Disadvantages:
      i. *Loss of approximately 31,000 cost effective square feet and related potential current and future opportunities.*
      ii. *Loss of Historic Structure that has meaning within the Community.*
2. Sell the building.
   a. Probable Market Value/Asking Price: $285,000.00
   b. Anticipated "On the Market" duration: Indefinitely/Unknown.
   c. Advantages:
      i. *Potential redevelopment of the property that could generate taxes for the Community.*
      ii. *Potential sell to a service or goods provider to the community.*
   d. Disadvantages:
      i. *Loss of approximately 31,000 cost effective square feet and related potential opportunities.*
      ii. *Potential incompatibility of the purchaser and intended use with adjacent Community Park.*
      iii. *Potential Loss of control over the preservation of the historic building.*
      iv. *Unknown duration of liability for abandoned property during the selling period.*
3. Adaptive reuse of the building by the County.
   a. Probable Cost: Range from $123,000.00 to $1,200,000.00 Hard Construction Cost.
   b. Anticipated project duration: 8 to 18 months.
   c. Advantages:
      i. *Approximately 31,000 cost effective square feet and related potential current and future opportunities.*
      ii. *Opportunity to provide services not currently available to the community, i.e. a Seniors and/or Community Center and possibly an Aquatic Center or other recreational programs compatible with the adjacent Community Park.*
      iii. *Potential future space for other county services or departments.*
      iv. *Potential archive storage space in the basement for County Departments.*
      v. *Preservation of an historic building that contributed to the cultural fabric of the County and Community.*
      vi. *Maintain control of the development around the adjacent Community Park.*

d. Disadvantages:
   i. *Reuse of the property by the County will not generate additional taxes.*
   ii. *Does not eliminate Legal and Financial Liabilities for the property.*
   iii. *Could reduce opportunity of a new goods or service provider in the Community.*
   iv. *Could potentially be the most expensive option.*

II. SUMMARY OF VISUAL REVIEW

The building was originally constructed in the 1870's and served as an asylum from 1878 to approximately 1900. From approximately 1900 to the 1980's the facility served as a poor farm for the County and was repurposed in 1982 to be used as a Shelter Care facility with compatible functions including related support services and Probation Departments. The original asylum building is two stories with a full and partial crawl space basement. The approximate areas of the original 1870's structure and immediate additions can be defined as follows:

1. Basement: 6,844sf
2. First Floor: 7,197sf
3. Second Floor: 6,283sf

Subtotal: 20,324sf

The Additions to the West (North and South West Wings) of the original 1870's structure were constructed in the late 1930's and are one story with a full (South Wing) and partial basement (North Wing) as follows:

1. Basement: 5,056sf
2. First Floor: 5,356sf

Subtotal 10,412sf

The approximate Total square footage of the building can be summarized as follows:

1. Basement: 11,900sf
2. First Floor: 12,553sf
3. Second Floor: 6,283sf

Total: 30,736sf

The configuration of the space in the original 1870's build is consistent with the original intend use as sleeping rooms and support space and is compartmentalized. However, it appears that the double wyth brick walls that are perpendicular to the exterior perimeter north/south walls and interior corridor walls are not load bearing and could potentially be demolished to create larger contiguous spaces. However the interior corridor walls are load bearing and would be more expensive, however not impossible to modify. The 1930's additions appear to have been constructed to free span the interior space and bear only on the exterior perimeter wall.

In general the facility is in marginal to good condition for its age. Structurally there appears to be only minor issues related to cracking of the motor joints, potentially due to settling, at

the North West Wing addition and the visible signs of previous corrective work for the same or similar issues at the South West Wing addition. The major visual observations of the components related to the original 1870's structure and 1930's additions can be summarized as follows:

Original 1870's Structure	1930's Additions to the West
Substructure	
Three wythe load bearing brick foundations walls with unknown footer construction.	Cast-in-Place concrete foundation walls with strip/spread footers
Shell	
Floor Construction:	
2"x 9 ½" wood joists at 16" O.C. bearing from exterior walls to interior corridor walls with ¾" x 5 ½" T&G diagonal subfloor.	Reinforced, cast-in-place concrete first floor slab
Interior Partitions:	
Double wythe brick bearing at the basement level. Furring and drywall at the corridor walls.	West Wing Additions: non-load bearing combination of wood stud/Drywall and masonry on the first floor, no partitions in the basement.
Doors and Windows:	
Combination of wood, steel and aluminum and generally in poor to marginal condition.	Combination of wood, steel and aluminum and generally in poor to marginal condition.
Insulation System:	
The perimeter walls do not appear to be insulated. The ceiling space was concealed and insulation at the roof surface could not be verified.	The perimeter walls do not appear to be insulated. The ceiling space was concealed and insulation at the surface3 could not be verified.
Roof:	
Wood rafters slopping from the east to the west bearing at the corridor walls with decking and TPO roofing. Approximately 90% of the roof has been recently replaced and is in good condition.	Unknown structural system slopping from North and south to interior court yard with decking and TPO roofing.
Fascia and Soffits:	
Wood and generally in poor condition.	Wood and generally in poor condition.
Downspouts and Gutters:	
Generally in poor condition, non specific discharge and discharge often slopes back towards the building.	Generally in poor condition, non specific discharge and discharge often slopes back towards the building.

Interiors	
Interior Partitions:	
Double wythe brick bearing at the basement level. Furring and drywall at the corridor walls. Exposed brick at the perimeter walls.	West Wing Additions: non-load bearing combination of wood stud/Drywall and masonry on the first floor, no partitions in the basement.
Doors and frames	
Steel frames with wood doors and are generally in good condition.	Steel frames with wood doors and are generally in good condition.
Fittings	
Toilet rooms are not ADA/Code compliant.	Toilet rooms are not ADA/Code Compliant
Stairs	
Steel stringers and pans with concrete treads. Stairs and handrails are not ADA or Code compliant but could be exempted from code compliance by a Chapter 34 review. At least one accessible route would be required.	Steel stringers and pans with concrete treads. Stairs are not ADA or Code compliant but could be exempted from code compliance by Chapter 34 review.
Floors	
Basement	
Concrete slab and unexcavated/soil.	Concrete slab and unexcavated/soil (partial North West Wing)
First	
Variety of flooring types generally in marginal to poor condition	Variety of flooring types generally in marginal to poor condition
Second	
Primarily Carpet.	N/A
Walls	
Paint on Drywall or brick.	Painted glazed tiles, Drywall and CMU.
Ceilings	
Basement	
Exposed to wood floor joists.	Exposed Concrete slab.
First	
Suspended acoustical.	Finished Concrete slab or drywall.
Second	
Suspended acoustical.	N/A
Services	
Conveying	
No elevator.	No elevator.
Plumbing	
Toilet rooms are not ADA/Code Compliant.	Toilet rooms are not ADA/Code Compliant.

HVAC	
The previous boiler system was replaced approximately 20 years ago with approximately 13 split, forced air residential style furnaces located in the basement. These furnaces currently have a SEER rating ranging from 10 to 13 (industry average is 13 to 14). The condition of the units is fair to good.	The previous boiler system was replaced approximately 20 years ago with approximately 13 split, forced air residential style furnaces located in the basement. These furnaces currently have a SEER rating ranging from 10 to 13 (industry average is 13 to 14). The condition of the units is fair to good.
Fire Protection	
Currently there is no fire suppression system, however there appears to be a fire alarm system.	Currently there is no fire suppression system, however there appears to be a fire alarm system.
Electrical	
The electrical appears to generally be in fair to good condition with some code violations observed.	The electrical appears to generally be in fair to good condition with some code violations observed.
Site	
There are non-compliant ADA accessibility issues. The primary problem is that, in many locations, grade adjacent to the building slopes back towards the building and this condition coupled with the lack of gutter discharge management is contributing to the water in the basement.	There are non-compliant ADA accessibility issues. The primary problem is that, in many locations, grade adjacent to the building slopes back towards the building and this condition coupled with the lack of gutter discharge management is contributing to the water in the basement.

III. SUMMARY OF OPTIONS

DLZ was requested to explore three options for this building as follows:

1. *Demolition of the existing building for potential redevelopment of the site for another use.*
2. *Sell the building.*
3. *Adaptive reuse the building by the County.*

Below is a summary of the options including a brief description, a conceptual statement of probable cost and anticipated project schedule including deign, bidding and construction durations. Also included is a brief discussion of potential advantages and disadvantages related to each option. This information was developed to assist the Floyd County Commissioners with making an informed decision related to what option may be the best for the County. Furthermore, this report is based upon a conceptual level of understanding of the facility and the potential options. Consequently, a more detailed study may be necessary to confirm, expand upon or further develop details that may be important to the final decision and possible implementation of the preferred or selected option. Also, it should be noted that the probable costs represented by this summary are conceptual and based upon bidding and demolition and or construction activities starting in the fall of 2012 and do not include soft costs since many aspects of the project delivery

system, such as the financing mechanism, are unknown at this time. Typically soft costs related to the Demolition and Repurposing options can range from 20% to 35% in addition to the costs indicated herein. A summary of the options can be defined as follows:

1. Demolition of the existing building for potential redevelopment of the site for another use.
   a. Probable asbestos mitigation, demolition and back fill cost: $335,000.00 hard
   b. Anticipated project duration: 2 to 4 months.

   c. Advantages:
      i. *Clean slate for future development.*
      ii. *More immediate elimination of financial and legal liability.*
      iii. *Potential reduction of County operational costs.*
   d. Disadvantages:
      i. *Loss of approximately 31,000 cost effective square feet and related potential current and future opportunities.*
      ii. *Loss of Historic Structure that has meaning within the Community.*
2. Sell the building.
   a. Probable Market Value/Asking Price: $285,000.00
   b. Anticipated "On the Market" duration: Indefinitely/Unknown.
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   d. Disadvantages:
      i. *Loss of approximately 31,000 cost effective square feet and related potential opportunities.*
      ii. *Potential incompatibility of the purchaser and intended use with adjacent Community Park.*
      iii. *Potential Loss of control over the preservation of the historic building.*
      iv. *Unknown duration of liability for abandoned property during the selling period.*
3. Adaptive reuse of the building by the County.
   The existing building and its proximity to the adjacent Community Park has tremendous possibilities to provide Senior Citizen and Community Center programs, as well as additional storage and future office space for the County. Past experience with development of combined Senior and Community Centers has realized an asset that has become an invaluable part of the Community. The diversity of spaces in the existing building could provide Senior and Community Center program opportunities as follows:
   - *Variety of conference and meeting rooms ranging from 10 people to 120.*
   - *Wedding and other types of receptions.*
   - *Banquets.*
   - *Fitness, aerobic and wellness activities.*
   - *Kitchen and catering facilities.*
   - *Art and Crafts, photography and other similar instructional and learning spaces.*

- *Computer resource center.*
- *Work One retraining and video conferencing spaces.*
- *Classrooms and other educational spaces.*
- *Quilting, sewing, scrap booking and other group activity spaces.*
- *Home theater.*
- *Lounge and casual conversation spaces.*
- *Departmental or County file and archive storage in the basement.*
- *Possible future aquatic center with bath houses and toilets in the building.*
- *Possible future County Office Space.*

a. Probable Cost: Range from $123,000.00 to $1,200,000.00 Hard Construction Cost. The range of probable cost represents a range of potential improvements that could be implemented at once or over time in phases. If this is the selected or preferred option by the County, a more detailed study and understanding of the facility, desired programs, use and level of financial commitment would be required in order to refine the scope of work, related costs and potential phases. The major anticipated components represented by this range of conceptual probable cost can be summarized as follows:

i. $123,000.00
   - *Install ADA accessible toilet rooms.*
   - *Address ADA and code deficiencies as required for the new occupancy classification.*
   - *Correct deteriorated soffit and fascia.*
   - *Tuck-point and or structural grouting of brick at North West Wing addition.*
   - *Modification of the grade adjacent to the building and reconfiguration or collection of the downspouts to divert water away from the building.*
   - *Complete TPO roofing and correct roof leaks.*

ii. $1,200,000.00
   - *Install new finishes throughout first and second level.*
   - *Selective demolition of interior walls.*
   - *Install perimeter wall stud framing, insulation and drywall to improve shell energy performance.*
   - *Replace windows with thermally broken insulated glazing type.*
   - *Replace exterior doors.*
   - *Up-grade the mechanical system with more efficient type.*
   - *Install insulation at the underside of the roof.*
   - *Upgrade electrical system and lighting.*
   - *Demolish 30% of the perpendicular walls to increase the size of the contiguous interior space.*

b. Anticipated project duration: 8 to 18 months dependent upon selected scope of work.

c. Advantages:

i. Approximately 31,000 cost effective square feet and related potential opportunities.

ii. *Opportunity to provide services not currently available to the community, i.e. a Seniors and/or Community Center and possibly an Aquatic Center or other recreational programs compatible with the adjacent Community Park.*

iii. *Potential future space for other county services or departments.*

iv. *Potential archive storage space in the basement for County Departments.*

v. *Preservation of an historic building that contributed to the cultural fabric of the County and Community.*

vi. *Maintain control of the development around the adjacent Community Park.*

d. Disadvantages:

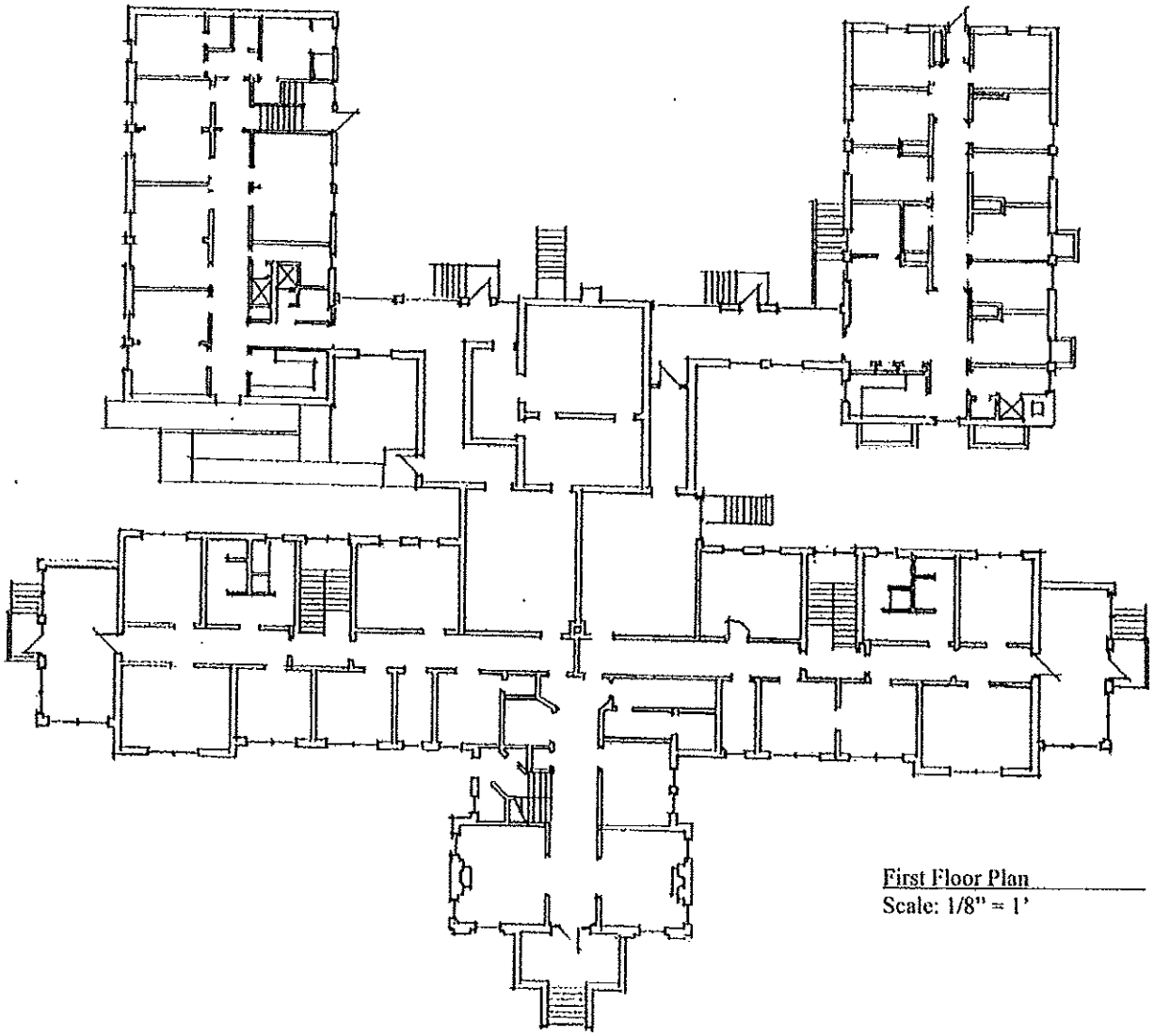
i. *Reuse of the property by the County will not generate additional taxes.*

ii. *Does not eliminate Legal and Financial Liabilities for the property.*

iii. *Could reduce opportunity of a new goods or service provider in the Community.*

iv. *Could potentially be the most expensive option.*

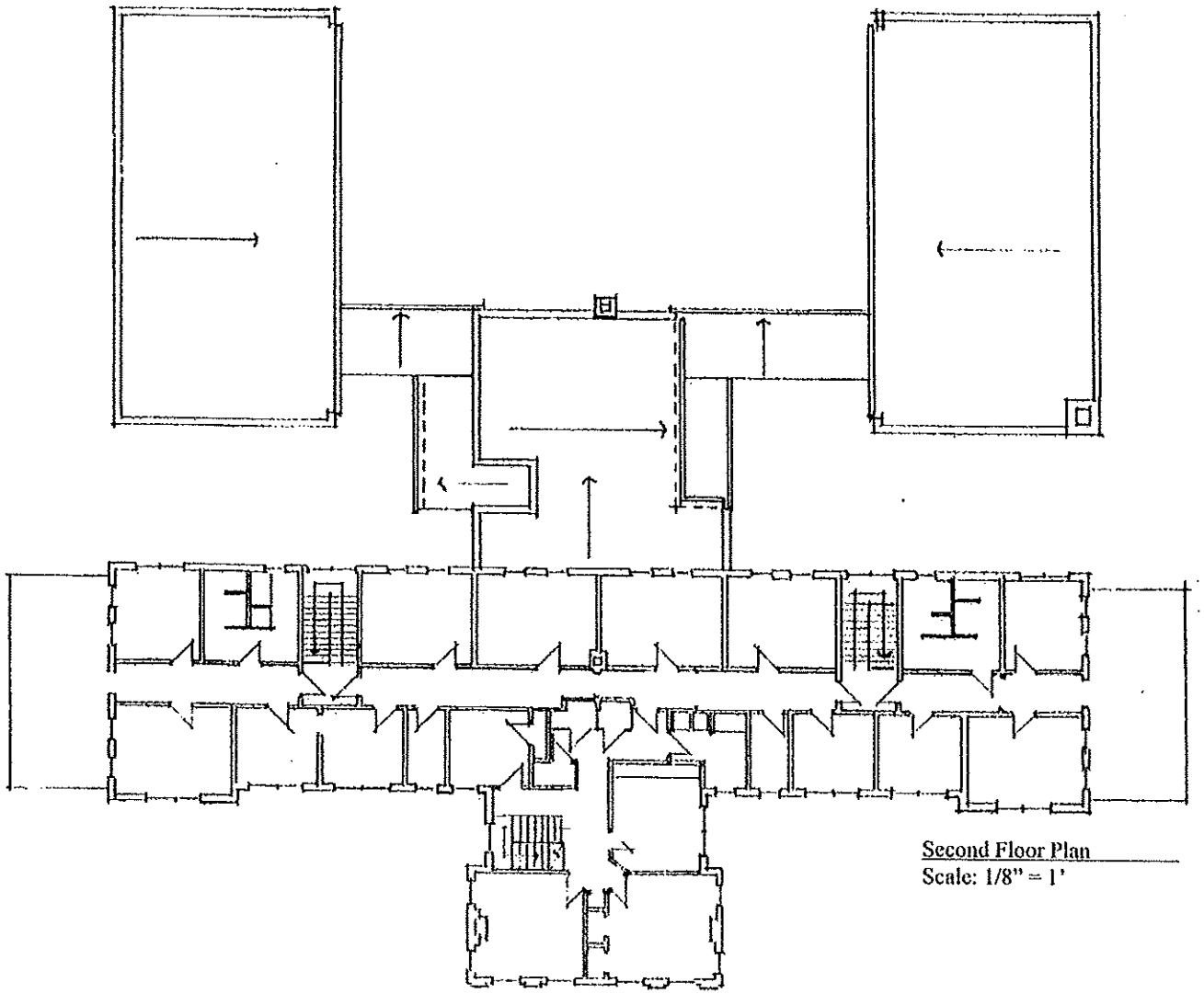
Appendix A: Existing Areal Site Graphics



First Floor Plan
Scale: 1/8" = 1'

Floyd County North Annex Feasibility Study

New Albany, Indiana

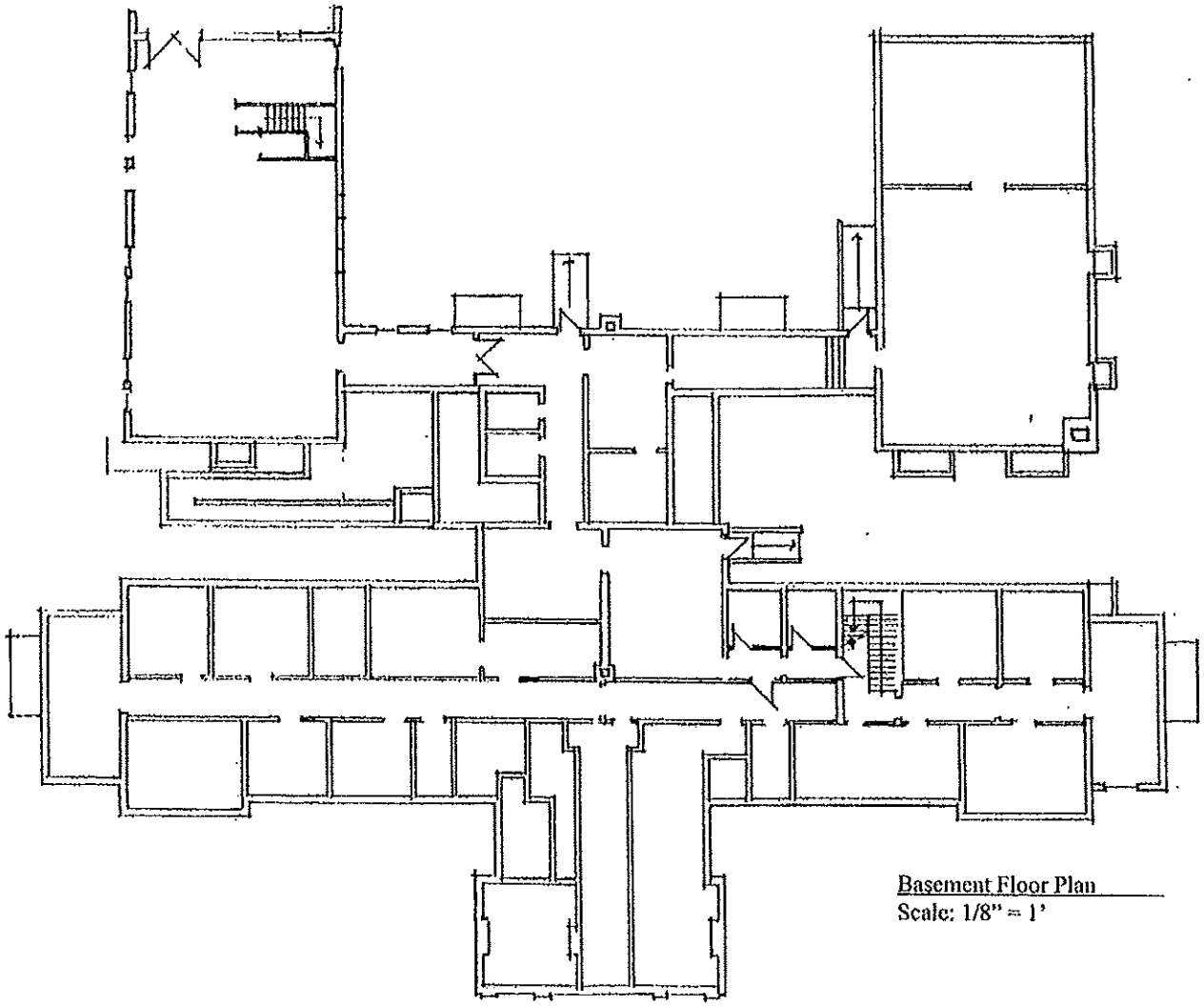


Second Floor Plan
Scale: 1/8" = 1'

Floyd County North Annex Feasibility Study

New Albany, Indiana

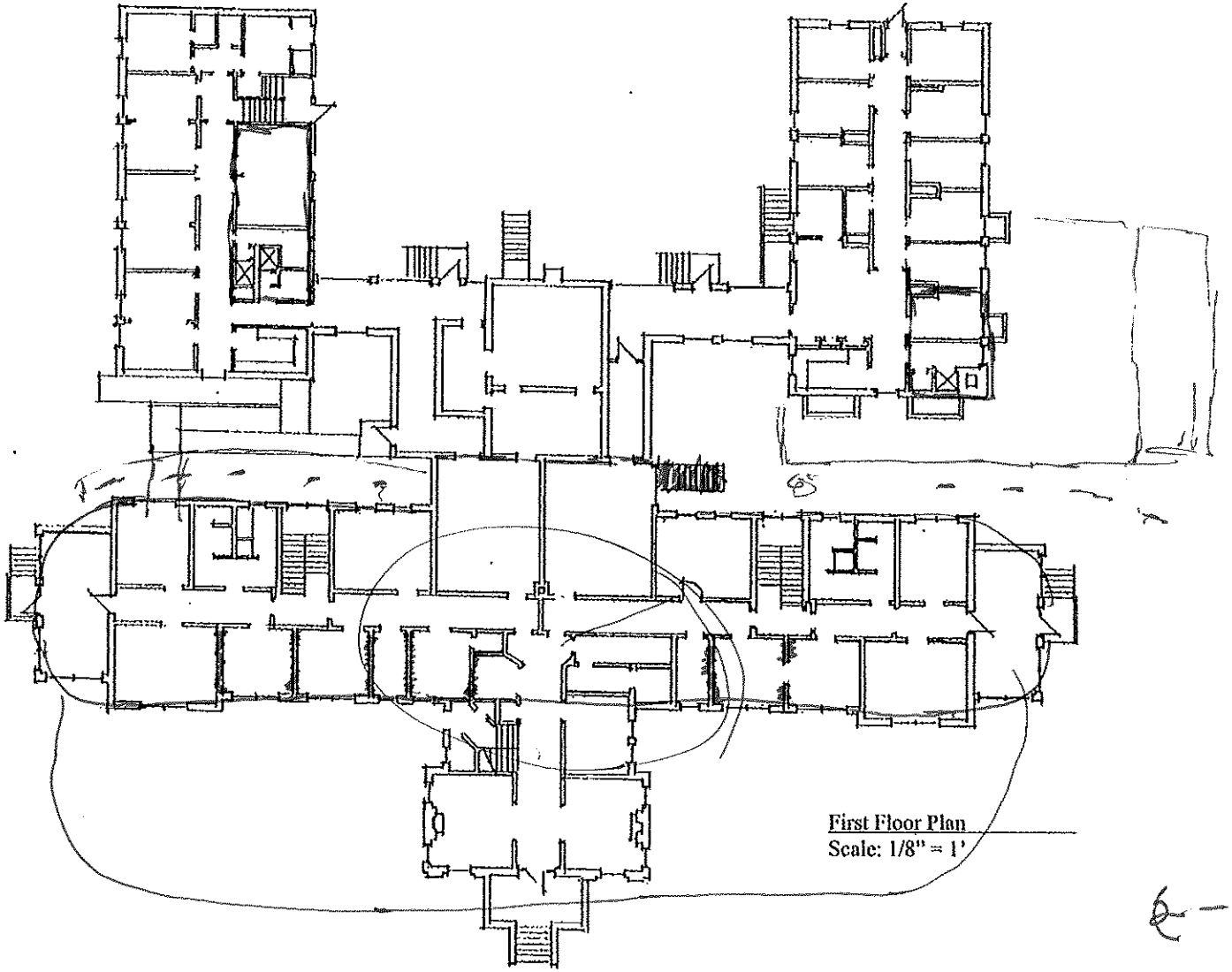
Appendix B: Existing Plan Graphics



Basement Floor Plan
Scale: 1/8" = 1'

Floyd County North Annex Feasibility Study

New Albany, Indiana



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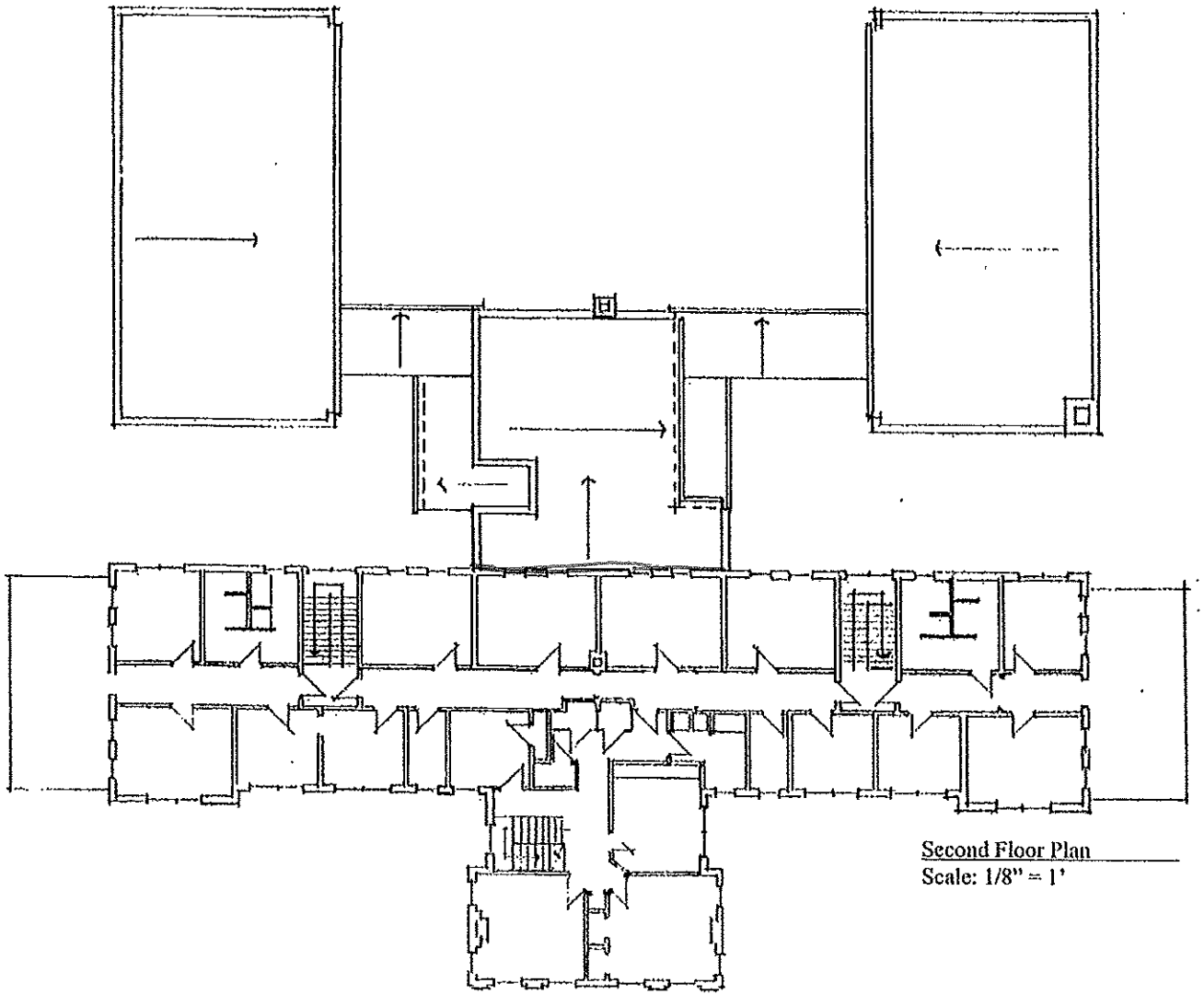
New Albany, Indiana

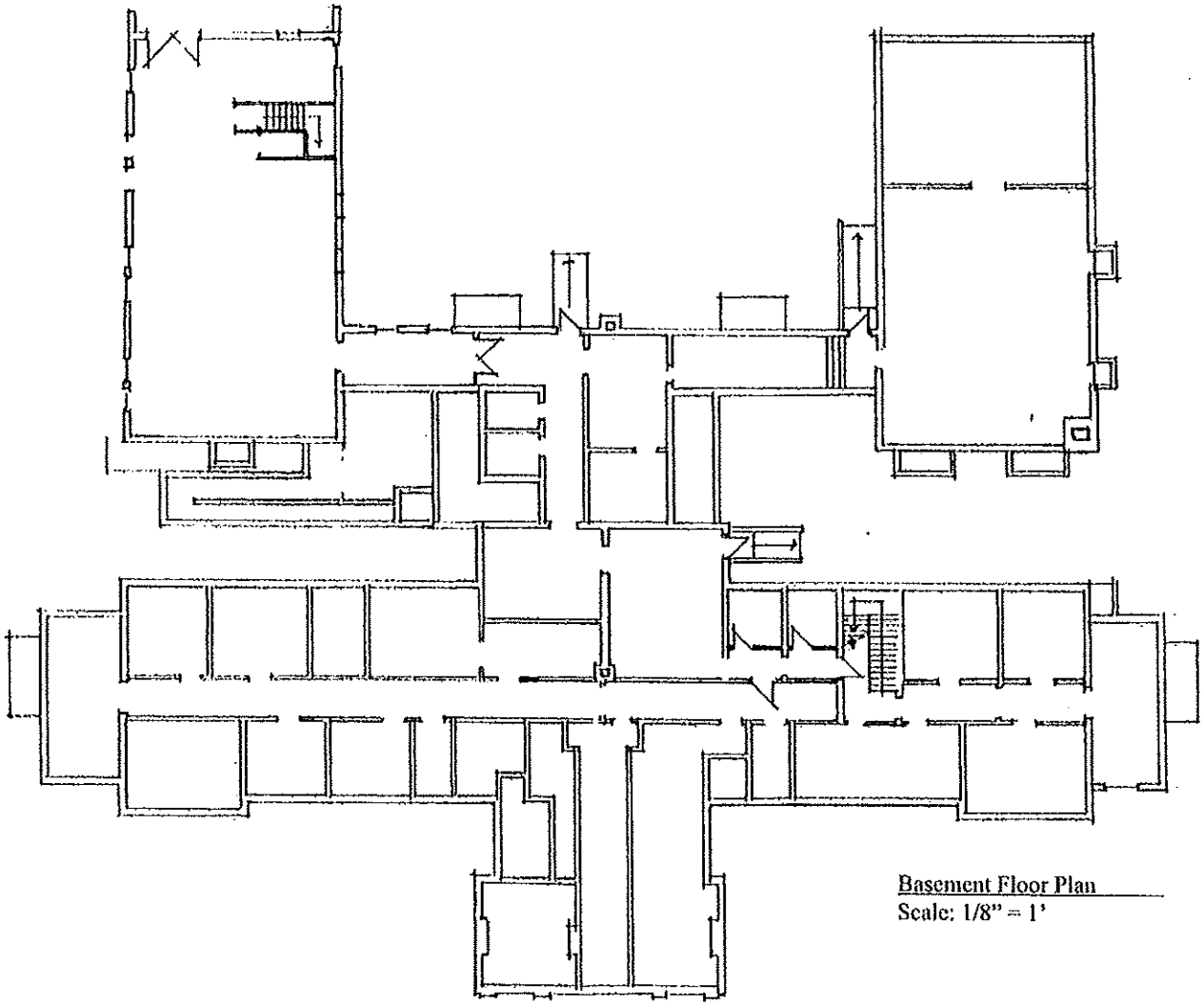


Second Floor Plan
Scale: 1/8" = 1'

Floyd County North Annex Feasibility Study

New Albany, Indiana

Appendix B: Existing Plan Graphics



Basement Floor Plan
Scale: 1/8" = 1'

Floyd County North Annex Feasibility Study

New Albany, Indiana