

KRH ARCHITECTS

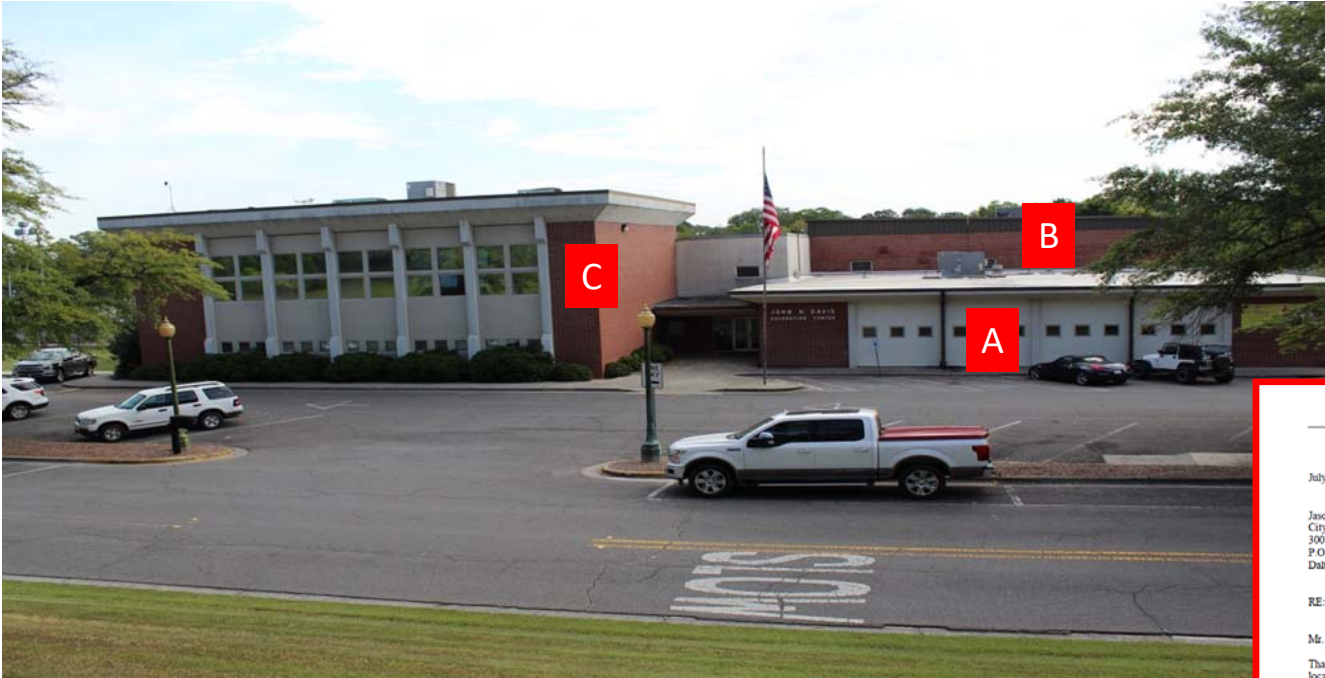


... It starts in the Parks

Recommendations

- Approve Contract with KRH Architects for New John Davis Recreation Center
 - Feasibility Study for Aquatic Center (Aquatic Consultant, LLC)

	<u>PROPOSED TIMELINE (New Rec Center)</u>
Nov 18, 2019	Request approval of Mayor and Council for Contract for Services with Architect
December 2019	Completion of Construction Documents to City
Dec 2019	Issue Requests for Proposals to build new facility
Jan 20, 2020	Award Contract for Construction
Feb 28, 2020	Construction Commencement
May 31, 2021	Substantial Completion
Jun 30, 2021	Final Completion



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July 12, 2019

Jason Parker
City Administrator - City of Dalton
300 W. Wauhatchee Street
P.O. Box 1205
Dalton, GA 30722

RE: John Davis Recreation Center: Architectural, Structural, Electrical & HVAC Report

Mr. Parker,

Thank you for the opportunity to assist you in the evaluation of the John Davis Recreation Center located at 904 Civic Drive in Dalton Georgia. It is our understanding that the City wishes to expand the program space that is currently housed in the facility. The purpose of this report is to share our observations and offer recommendations for the best solution to provide these additional spaces on the existing property known as the James Brown Park. This report includes those observations and recommendations along with reports from Structural, Mechanical and Electrical Engineers.

Attached to this document, please find the reports from the Structural, Mechanical and Electrical Engineers along with their observations and recommendations. The evaluation of the existing building structure has been provided by William J. Peltier of William J. Peltier and Associates, the mechanical and plumbing report has been provided by Jim Matheson of Matheson-Ball and Associates, and the evaluation of the electrical systems has been prepared by Paul Tankersley of Tankersley Jackson and Associates Inc.

A summary of the budget estimates is included at the end of this section.

Purpose:

The following observations were made to determine the long-term usefulness of the existing building to satisfy the current program needs. The observations and recommendation contained in this section cover the Architectural items such as the building envelope, life safety, ADA accessibility, square footage and other building codes as adopted by the State of Georgia and the City of Dalton for complete building renovations.

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1986



STORAGE ROOM #1

STORAGE ROOM #2

1963

1957

EXTENTS OF PARTIAL SECOND-FLOOR LEVEL



- Building A
- Building B
- Building C

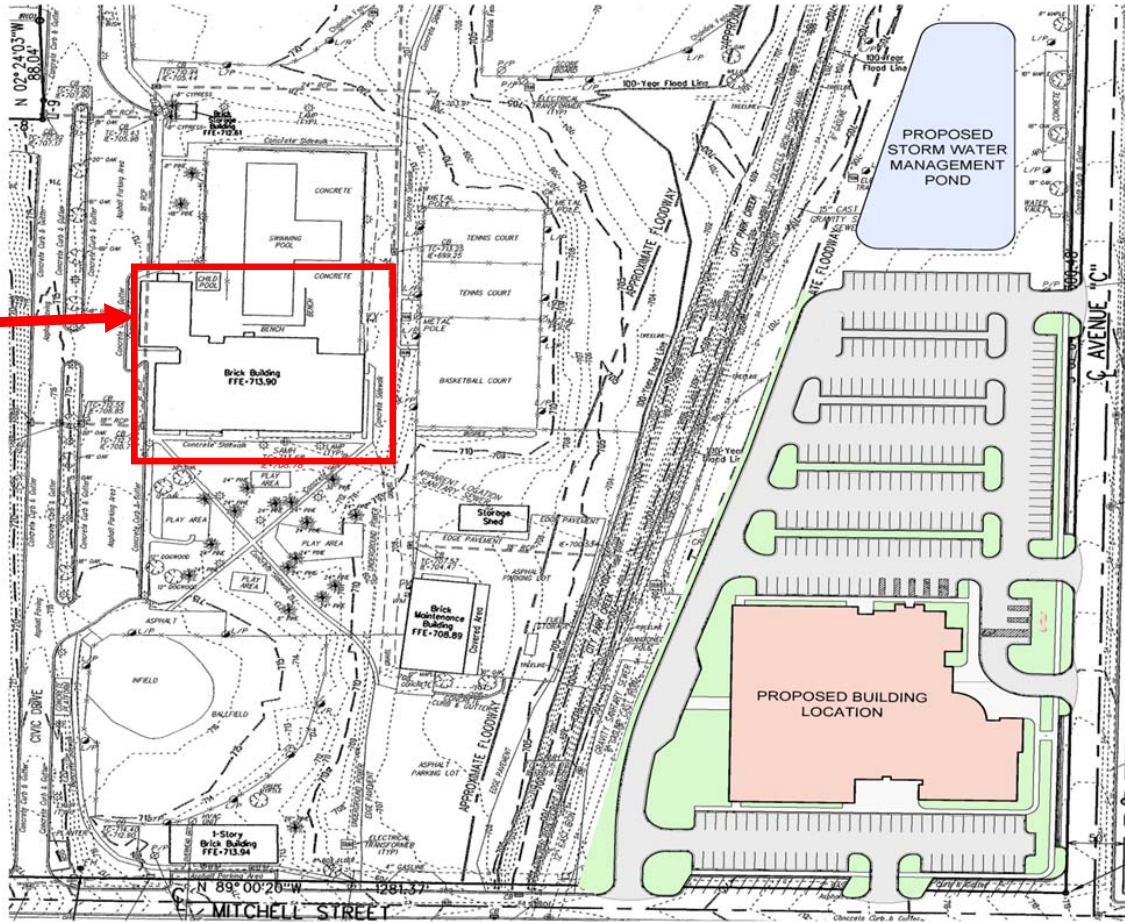
Summary of Assessment:

* Budget Study 1:	
* Demolition of Buildings built in 1957 and 1963	\$105,000
* Renovations of Building built in 1986 contingency	\$850,000 *plus
* Replacement of Playground	\$500,000
* New Construction	\$6,475,000
* Total for Building	\$7,930,000
* Additional Parking / Site work	<u>\$850,000</u>
* Construction Total	\$8,780,000
* Budget Study 2: New freestanding Recreation Center within James Brown Park.	
* Budget summary: Demolition of Buildings A, B&C	\$125,000
* New Construction	\$7,525,000
* Total for Building	\$7,650,000
* Additional Parking / Site work	<u>\$850,000</u>
* Construction Total	\$8,500,000

Recommend Construction of New Facility

- Administration Office Space
- Multi-purpose meeting area with movable walls
- Public Restrooms
- 2 stand alone program rooms
- Cardio, Weights, and Aerobic areas
- 2 Multi-use Gyms with seating for 500+ each side
- Concessions
- Storage
- Foot Print of 46,000 square feet

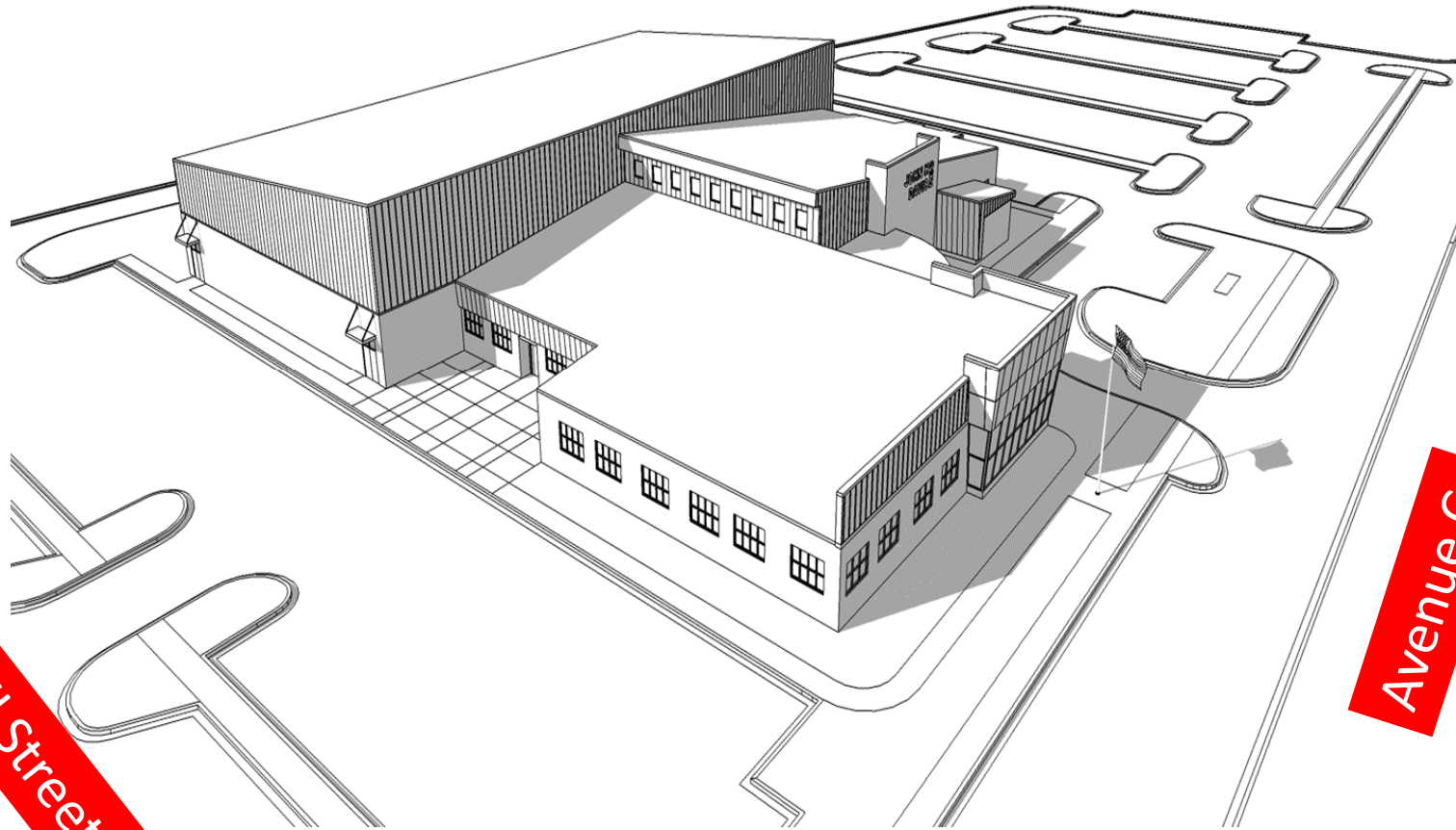
Existing Facility



Avenue C

Mitchell Street

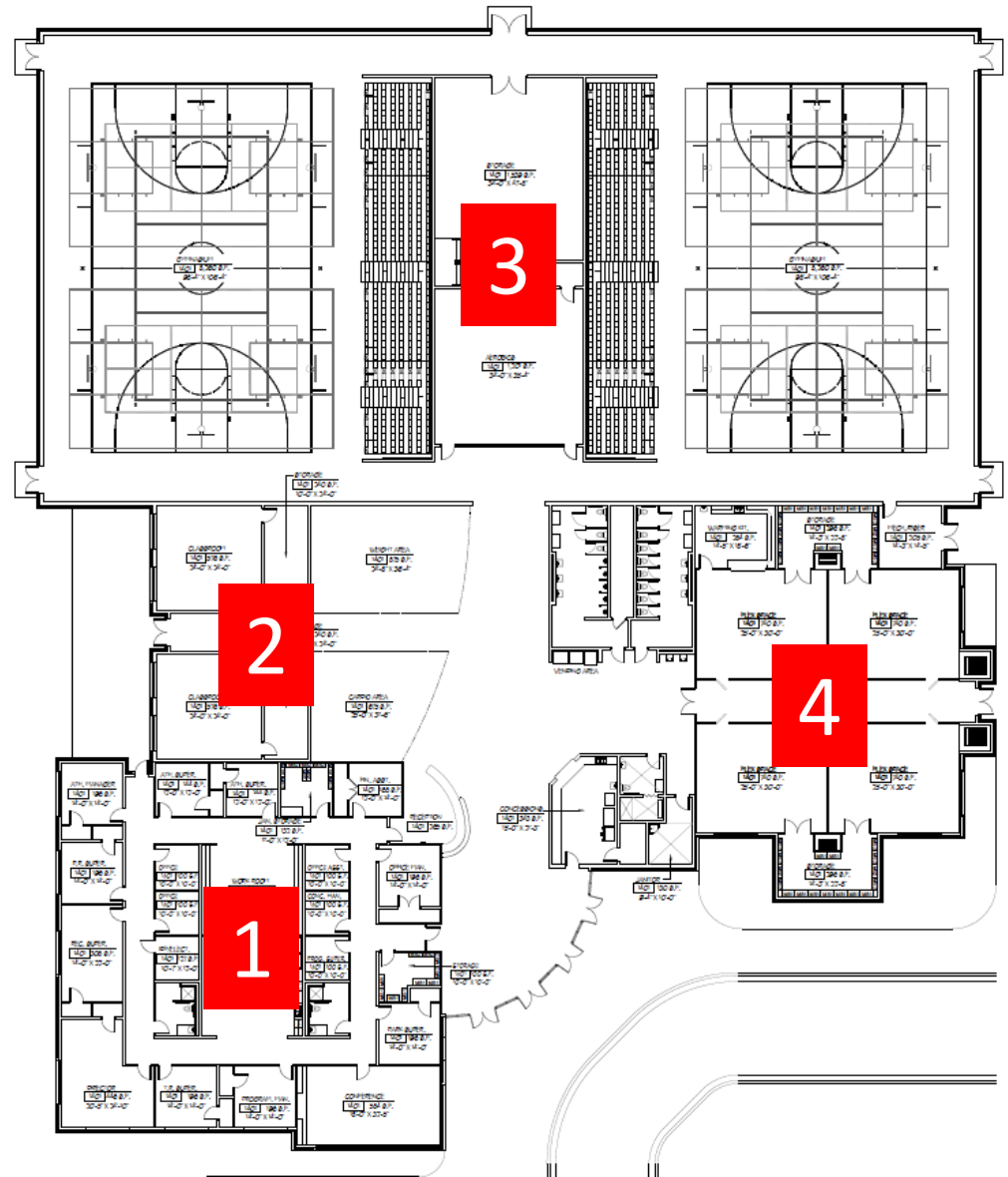
Mitchell Street



Avenue C

A New 46,000 sq. ft. Recreation Center

- Two gymnasiums; two classrooms
- One large meeting space with movable partitions
- Spaces for weight lifting, cardio, aerobics
- Administration area and supporting spaces
- One-story design promotes ease of ADA use; less expensive than 2nd story; no elevator needed
- 300-plus parking spaces allow parking near building

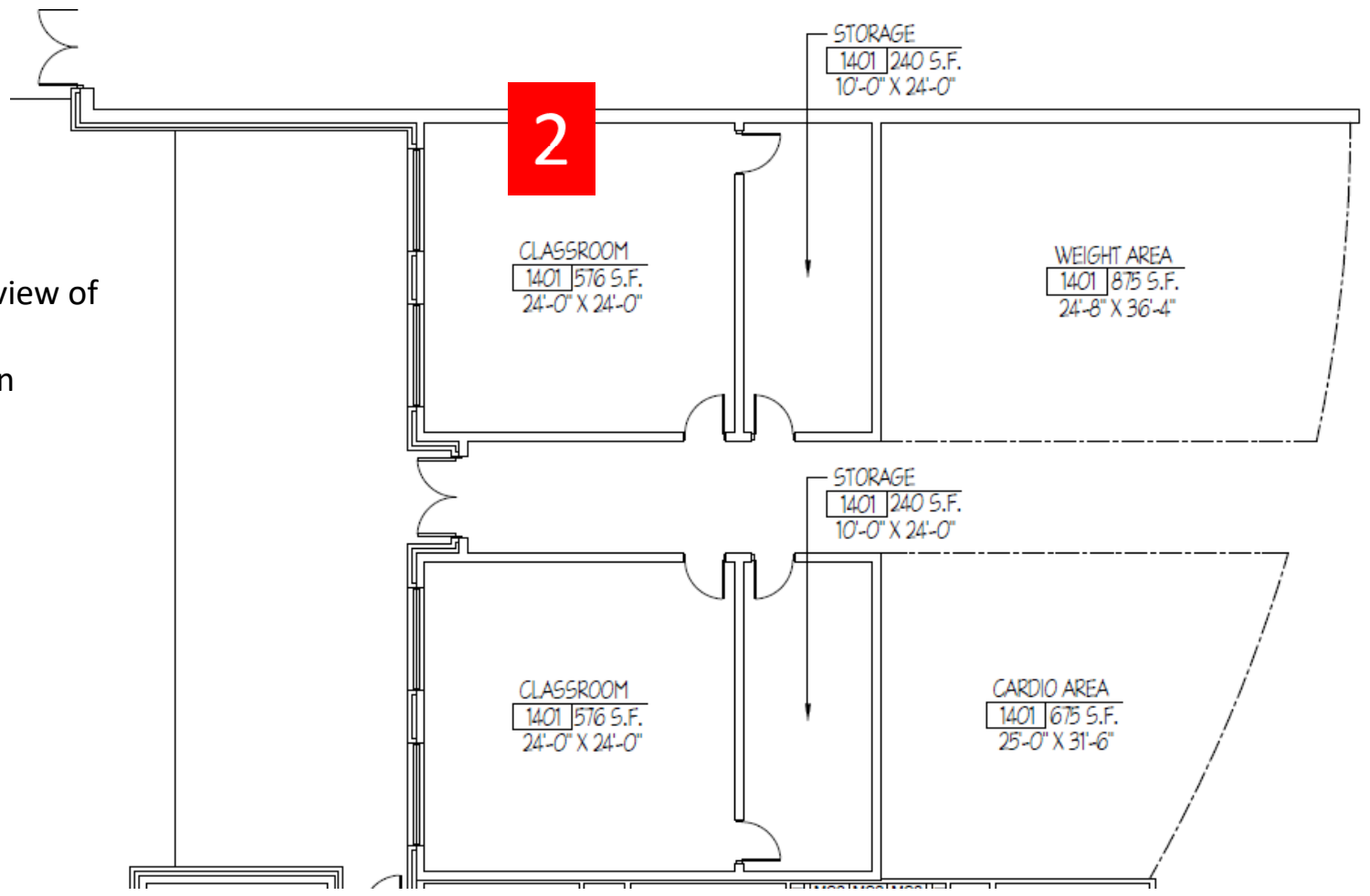


Area 1

- Administrative Offices
- Reception Area/Front Desk
- Central Location



CON
1401
15-C

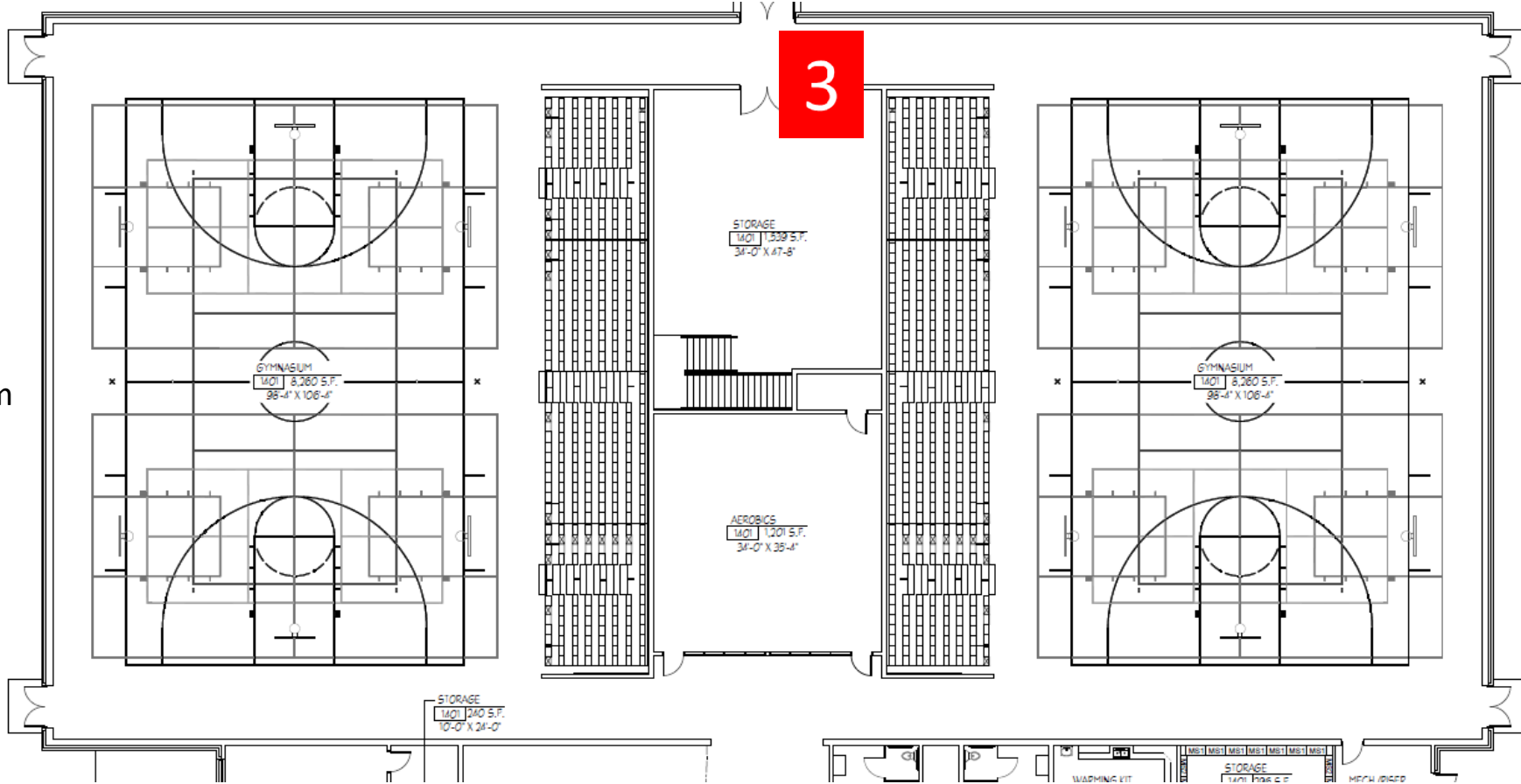


Area 2

- Classrooms
- Cardio and Weight Area in view of staff
- Storage areas for staff use in classrooms

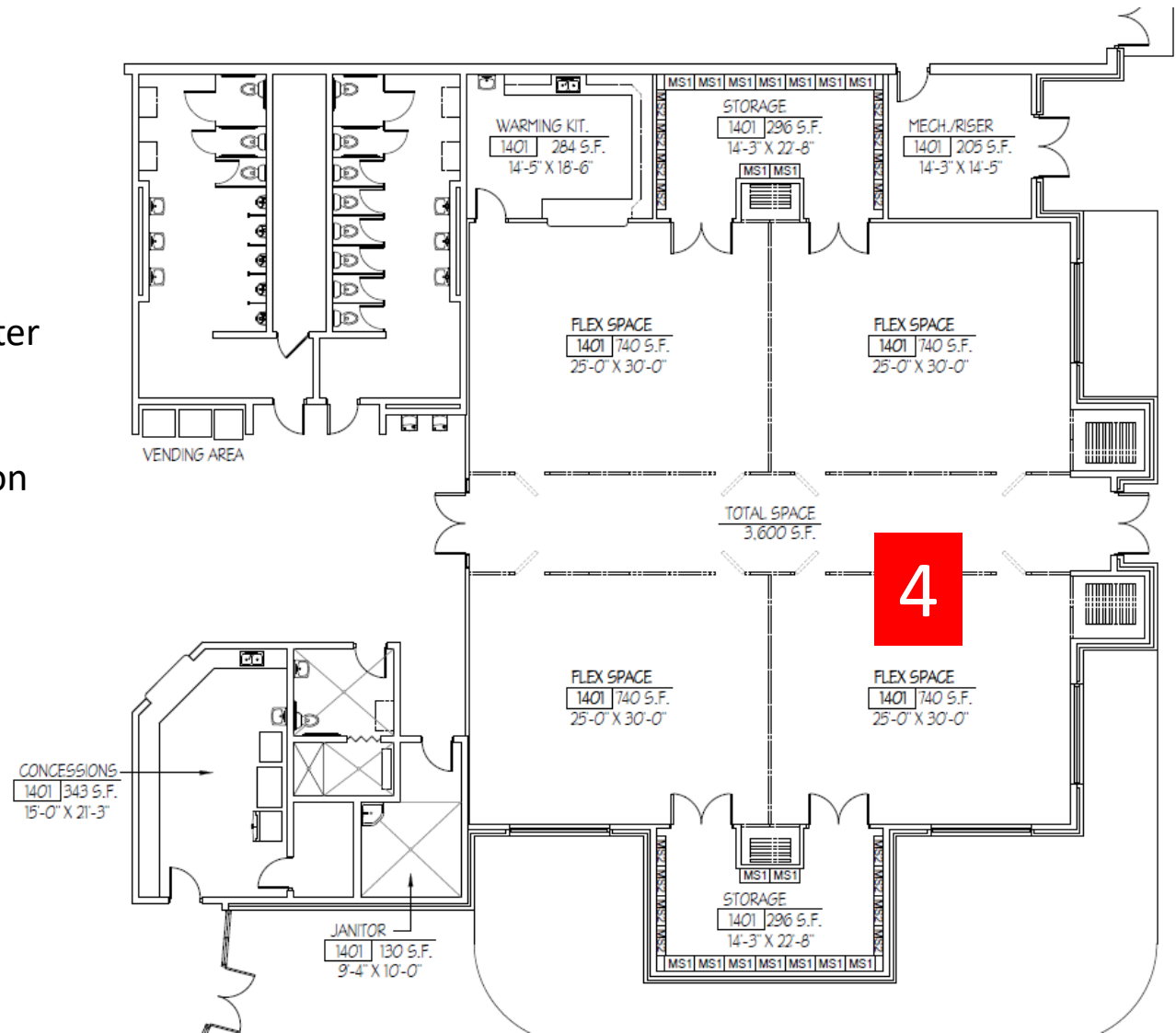
Area 3

- 2 Gyms
- Fixed Seating
- Storage
- Mechanical Room
- Walking track around gym area



Area 4

- Flexible Meeting Space
- Very similar to Mack Gaston Center
- Rental income
- Storage for meeting space
- Warming kitchen similar to Gaston Center



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