



STAFF REPORT

Meeting Type: City Council Work Session
Meeting Date: November 20, 2023
From: Rochelle Anderholm-Parsch, Parks and Recreation Director
Subject: Feasibility Study Update for the Community Campus Annex Building

PURPOSE / OBJECTIVE:

To deliver an update and gather feedback on the feasibility study conducted by Polymath Studio Architecture, LLC. This update incorporates 3-D renderings depicting small, medium, and large renovation options for the Annex Building (formerly known as the 'bunker building') to improve clarity and delves into rough order of magnitudes (ROM), or very high-level, cost estimates for each of the design options.

BACKGROUND / CONTEXT:

A feasibility study for the Annex Building by Polymath and preliminary visioning by the Community Campus Subcommittee (CCS) are ongoing. Since the last Council [work session on October 2, 2023](#), notable developments include:

1. **Visioning Progress:** CCS continues to meet to address access, use, and renovation goals, integral to the feasibility study.
2. **3-D Renderings:** Polymath has created 3-D renderings to enhance the visual representation of the project so the council and the CCS can provide input on small, medium, and large concepts.
3. **Very Preliminary Cost Estimates:** Initial cost estimates have been developed for each design option.
4. **Evaluation of Funding Constraints and Opportunities:** Initial consideration has been given to how the project fits within the Sandy Urban Renewal Budget, as well as potential sources of funding.

The ongoing visioning and feasibility study aim to align these goals and considerations to shape the future of the Annex Building and its potential as a civic center.

KEY CONSIDERATIONS / ANALYSIS:

Since the commencement of the feasibility study and preliminary visioning, several considerations have been discussed:

1. **Facility Assessment:** The [2020 facility assessment](#) has been reviewed and incorporated into the visioning process, serving as a foundational document for space needs analysis.

2. **Financing:** Analyzing financing options for Annex Building renovations is crucial, incorporating information from the [November 6, 2023 SURA](#) meeting and associated budget opportunities and constraints.
3. **Timeline:** The feasibility study remains on track, with concept designs, cost analysis, and a summary report expected to be delivered as scheduled by January 2024. The preliminary visioning work by the CCS continues to parallel this timeline.
4. **Utilization and Space Analysis:** There are ongoing efforts to determine the optimal use of the available square footage. Staff is actively evaluating potential uses for the Annex Building, taking into account input from staff, the Community Campus Subcommittee (CCS), and the evolving needs of the community. Furthermore, the CCS and staff will persist in addressing the question regarding the purpose and utilization of existing buildings should functions and businesses be relocated to the Annex or consolidated.

NEXT STEPS:

At its retreat on December 2nd, the Sandy Urban Renewal Board will discuss the strategic direction of the Agency and will discuss priorities for the Agency's remaining bonding capacity. Renovation of the Annex Building is a significant potential recipient of SURA funds.

BUDGET IMPACT:

The Annex Building feasibility study contract with Polymath Studio Architecture totaled \$22,000.

RECOMMENDATION:

No specific action is requested at this time. Council and the CCS's feedback on goals, scope, and budget refinement is vital for the project, and staff will continue to engage the CCS and council in this process.

LIST OF ATTACHMENTS / EXHIBITS:

Renderings illustrating small, medium, and large renovation alternatives for the Annex Building. *(Will be added to the packet after initial packet publication; anticipated on 11/17/2023. Input from the 11/16/2023 CCS meeting must be incorporated first).*