



# **SANDY CIVIC CENTER**

Preliminary Design Study - November 17, 2023

# OVERVIEW

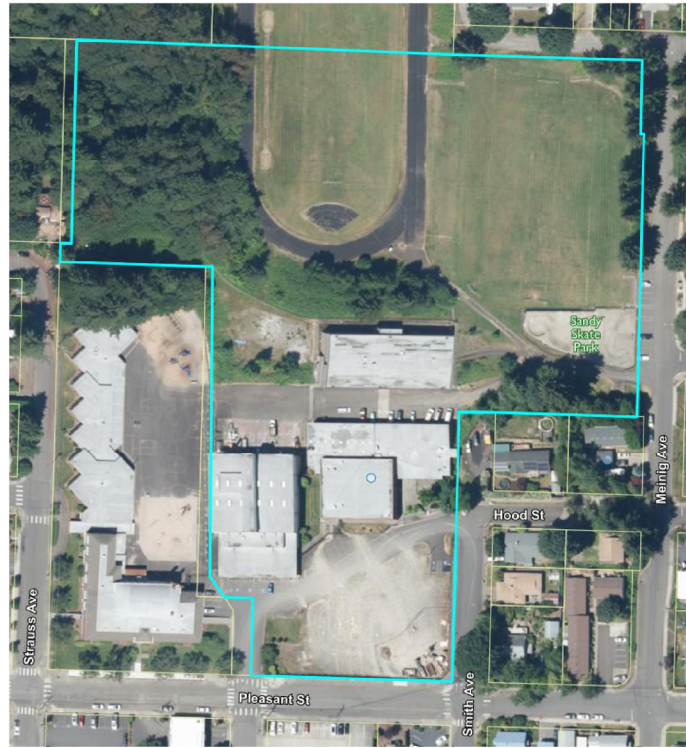
- This document aims to assess the feasibility of renovating and repurposing the existing middle school annex building to better suit the city's needs over the next decade and beyond.
- Three degrees of renovation are presented here. The three options, "Small", "Medium" and "Large" have correspondingly increasing scopes of work. Each are shown here via both floor plans and 3D images.
- The three options build upon each other and are, with small exceptions, additive. Meaning that any features of the Small option will be included in the Medium option, and so forth.
- Following the three options are images of a proposed alternative scope of work for the exterior of the building to bring it fully into compliance with the Sandy Style described in the City zoning code.
- Also included are detailed floorplans showing possible arrangements of typical rooms within the building if they were to be put to various uses.
- All of the options share common assumptions about the scope of work outside of the building in the form of parking, planting and various pedestrian improvements. At this phase of the planning process little differentiates the site work between the three options, though that will change once a path forward is selected. A preliminary master plan is presented towards the end of the document as a basis for discussion.
- A note on cost projections: The cost projections included with each of the options are all works in progress. They are based on recent cost data for similar projects in the area. They have not been reviewed by any contractors or cost estimators and should be expected to evolve as the process moves forward. The working spreadsheet used to create these projections is included at the end of this document.

## MASTER PLAN W/ SITE IMPROVEMNTS \$600k - \$780k

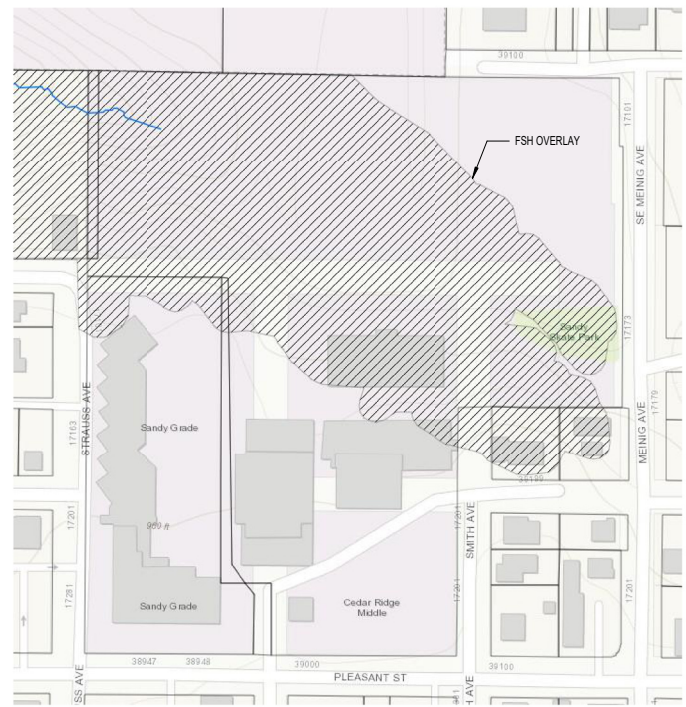
This plan shows the broader site that is home to the middle school annex and addresses the areas immediately adjacent to it via the following:

- Respects the easement at the southwest corner of the property which provides continued access for the school district
- Street trees and plantings along Pleasant Street
- A parking lot with room for 118 vehicles
- A pedestrian walkway through the parking lot with plantings and an arbor
- New development sites along Pleasant Street
- Pedestrian access through the new development sites allowing visitors to the renovated building to navigate the grade change between the current annex building and Pleasant Street
- Proposed access to the new park at both the east and west sides of the annex

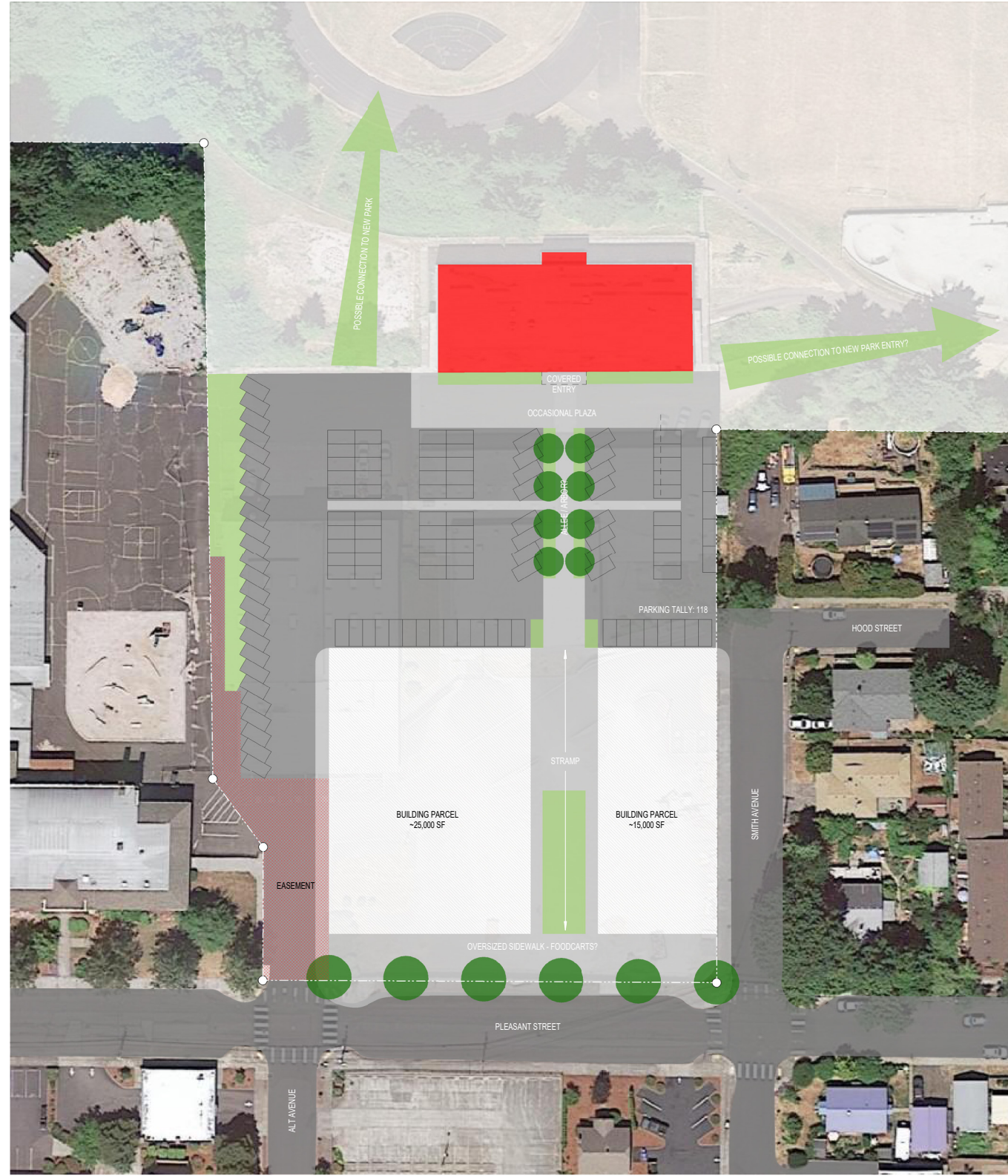




2 Area Map  
N.T.S.



3 FSH Overlay  
N.T.S.



1 Master Plan Concept 01v2  
N.T.S.





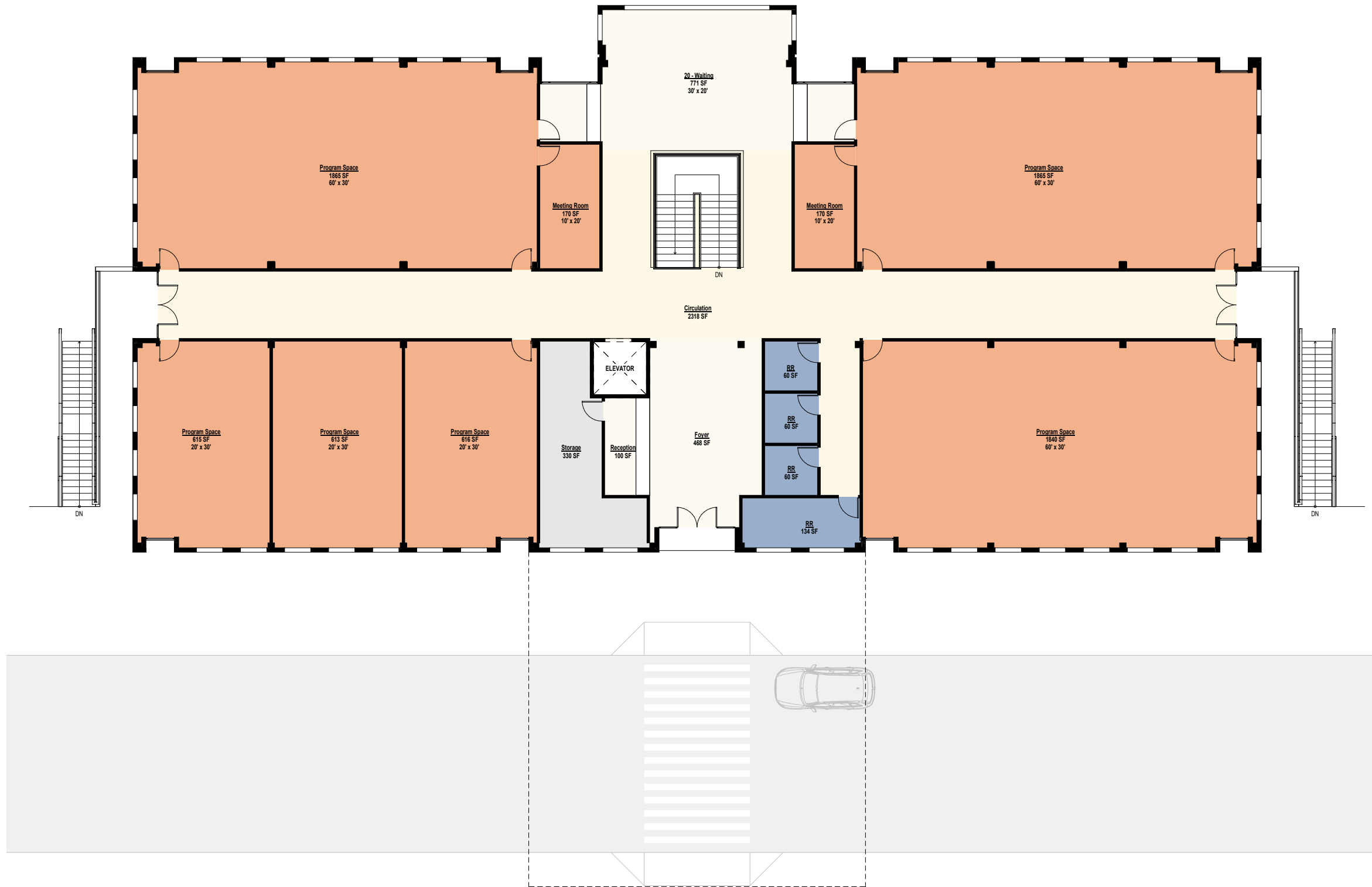
## **SMALL OPTION** \$7.5 - \$9.8M

The Small option includes the following scope of work:

- A gable roof covering the entirety of the existing building
- A covered main entry
- 70 new windows + additional large viewing windows at the south
- Elevator access to the lower floor
- Renovated existing staircase



	7,356 sf		847 sf
	285 sf		3,388 sf

























## MEDIUM OPTION \$8.5 m - \$11.1 m



All of Small Option, plus:

- Port Cochere providing a covered pick up/drop off zone
- Secondary dormers
- New central staircase
- Central atrium enclosing the entry and lobby
- Floor openings at entry to provide daylighting to the basement lobby area

Note: Two basement floor plans are included in this option showing a possible alternate layout with a large program space at the west.

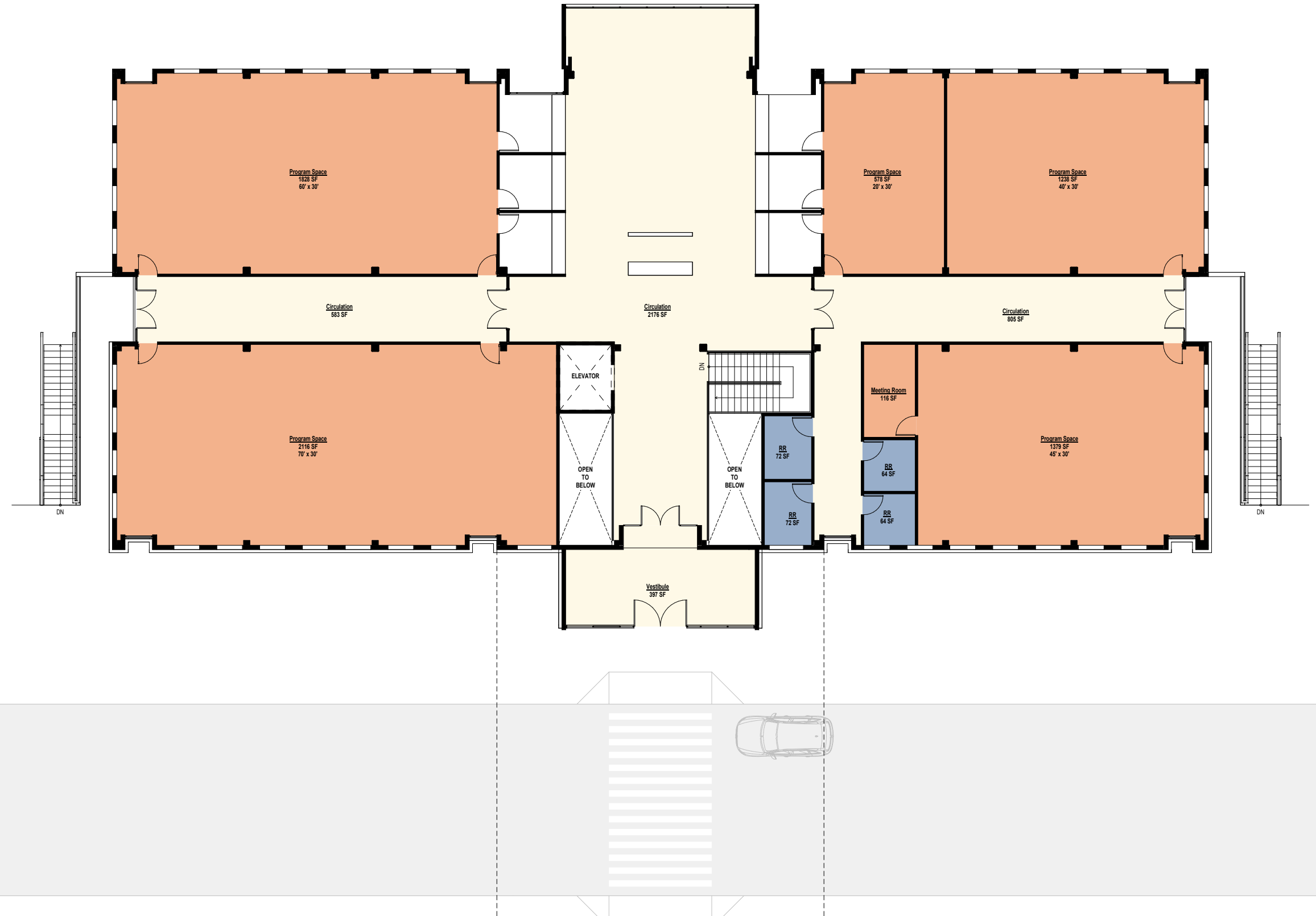




	8,518 sf		709 sf
	301 sf		2,639 sf



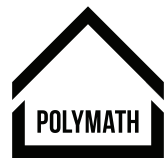












**SANDY CIVIC CENTER**  
November 17, 2023

Medium Option  
Rendered View - Park View















## LARGE OPTION \$12.9 m - \$14.9 m

All of Small and Medium Options, plus:

- Third floor - adding ~12,300 SF of program space
- Triple-height atrium at lobby + entry
- Basement auditorium













	7,656 sf		67 sf
	559 sf		1,300 sf























## RECLAD EXTERIOR \$300k - \$600k

One unique aspect of development within the City of Sandy is the “Sandy Style” required by section 17.90 of the city zoning code.

Each of the three options already presented feature exterior modifications that endeavor to bring the building more into compliance with the principles and prescriptions of the Sandy Style.

The following pages show a standalone alternative which could be applied to each of the three options. This alternative includes a comprehensive re-cladding of the existing building to bring it fully into conformance with the Sandy Style. This is achieved through the application the following Sandy Style features:

- A rusticated stone base
- Exposed heavy timber structure with heavy metal brackets
- Natural wood shingles
- Natural wood siding

While some of these features are utilized within the earlier options, this alternative proposes their application over the entirety of the building.





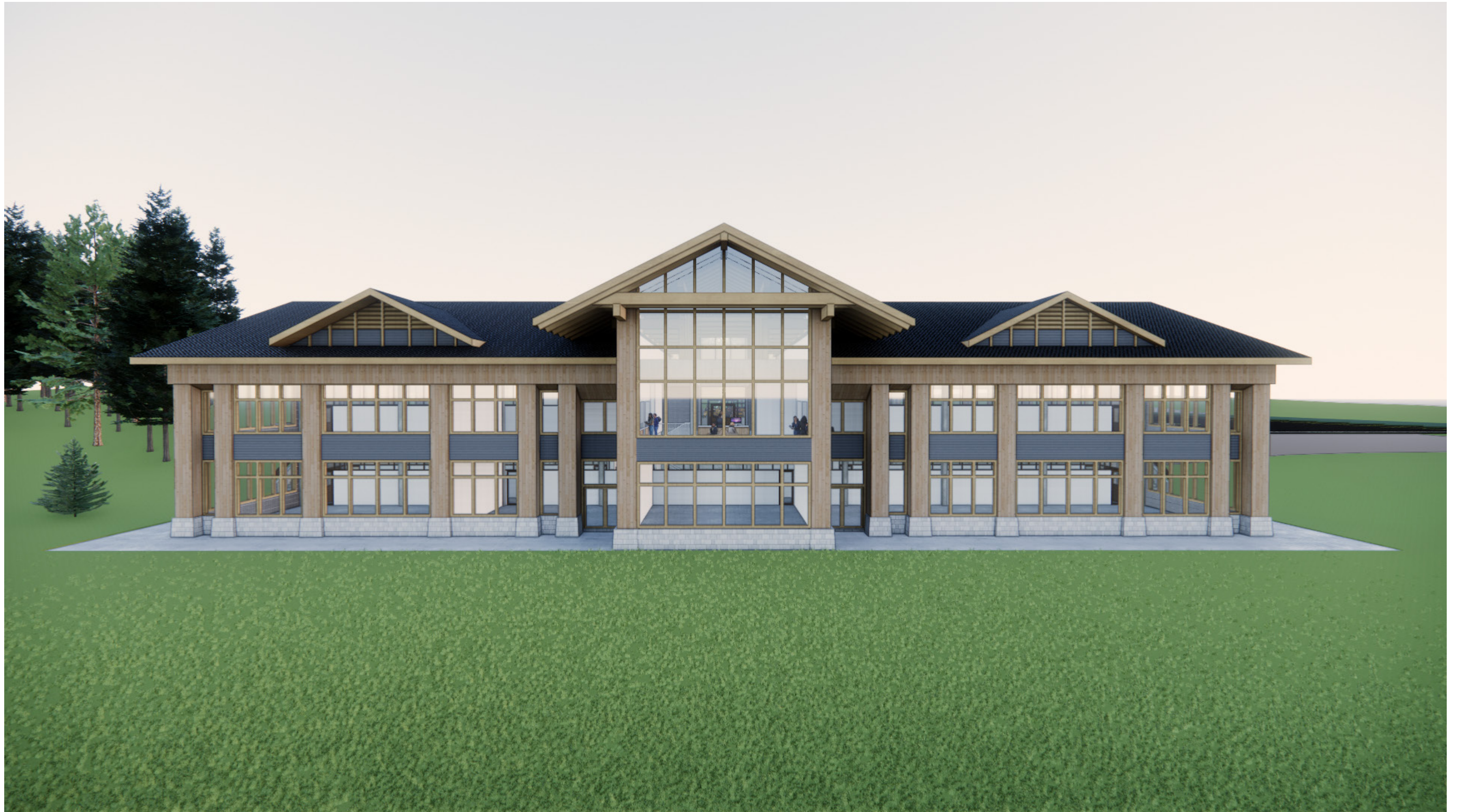






















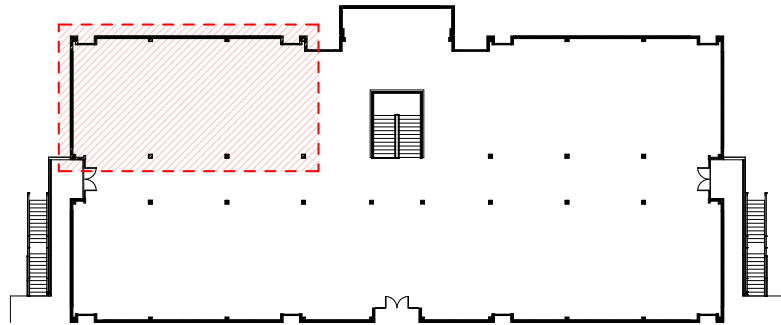
# ROOM LAYOUT OPTIONS

The following are layouts intended to show the flexibility of the annex building to support a wide variety of programs and individual uses. The basic structure of the building is such that it can provide large open areas which are easily subdivided as needed.

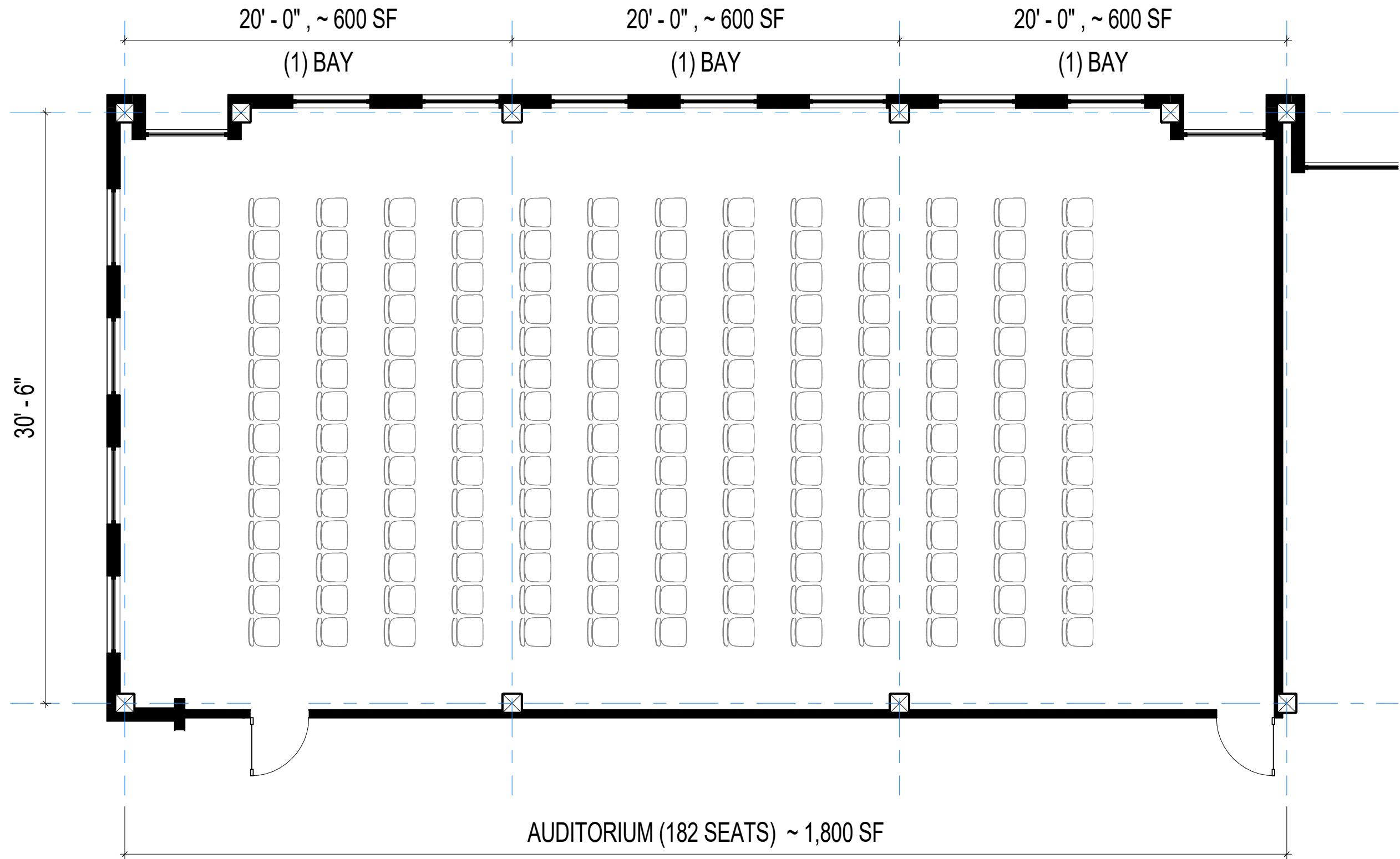
These layouts are focused on one quadrant of the building but could easily be mixed and matched throughout the basement and ground levels of to provide a variety of spaces in terms of size and possible function.

The layouts here are by no means exhaustive, but they do encompass a wide range of possible uses:

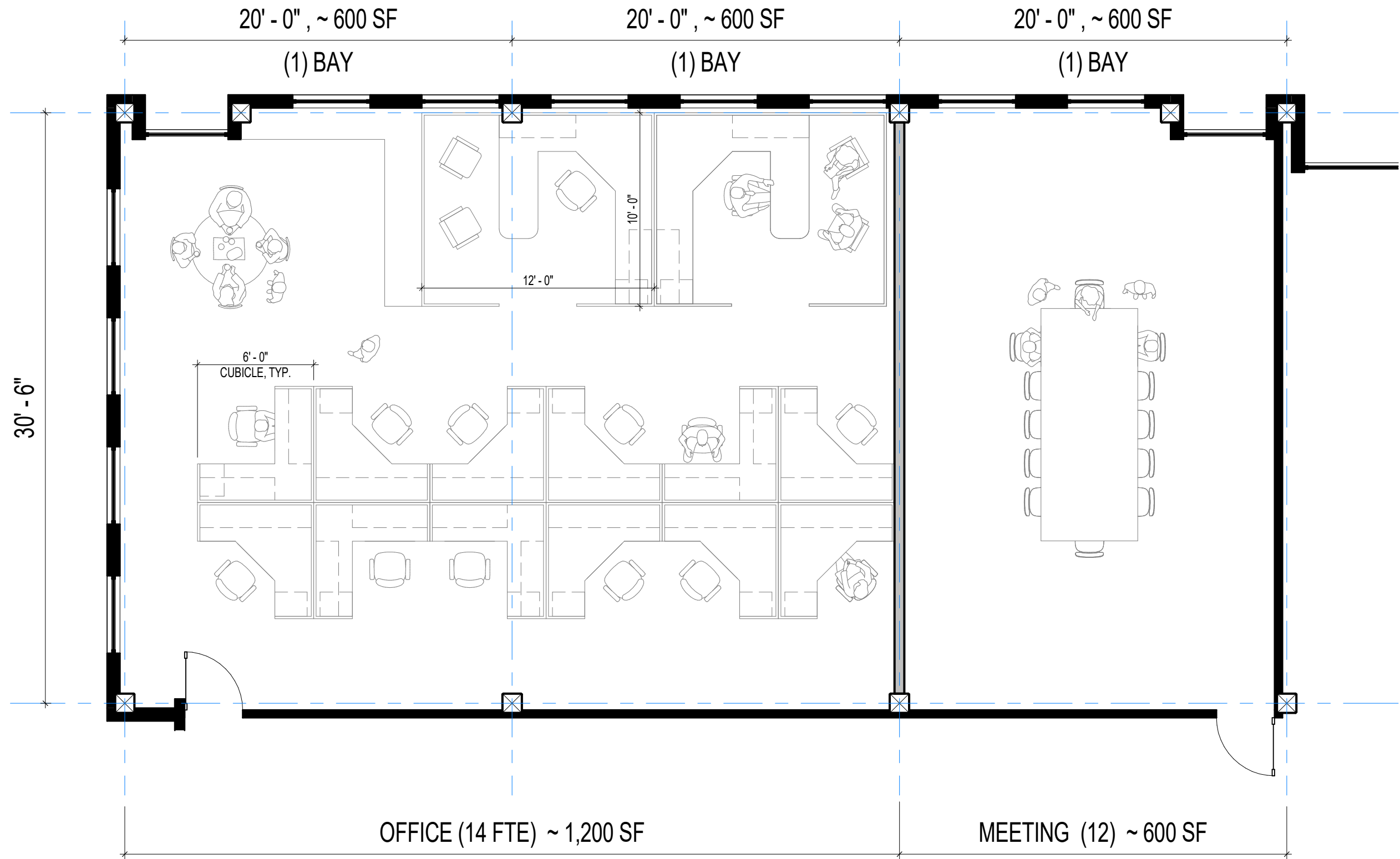
- Individual office
- Communal open office
- Meeting room
- Classrooms - including layouts for lecture, art or exercise classes
- A dining hall
- Food preparation and serving
- City Council Chambers
- Three sizes of auditoriums



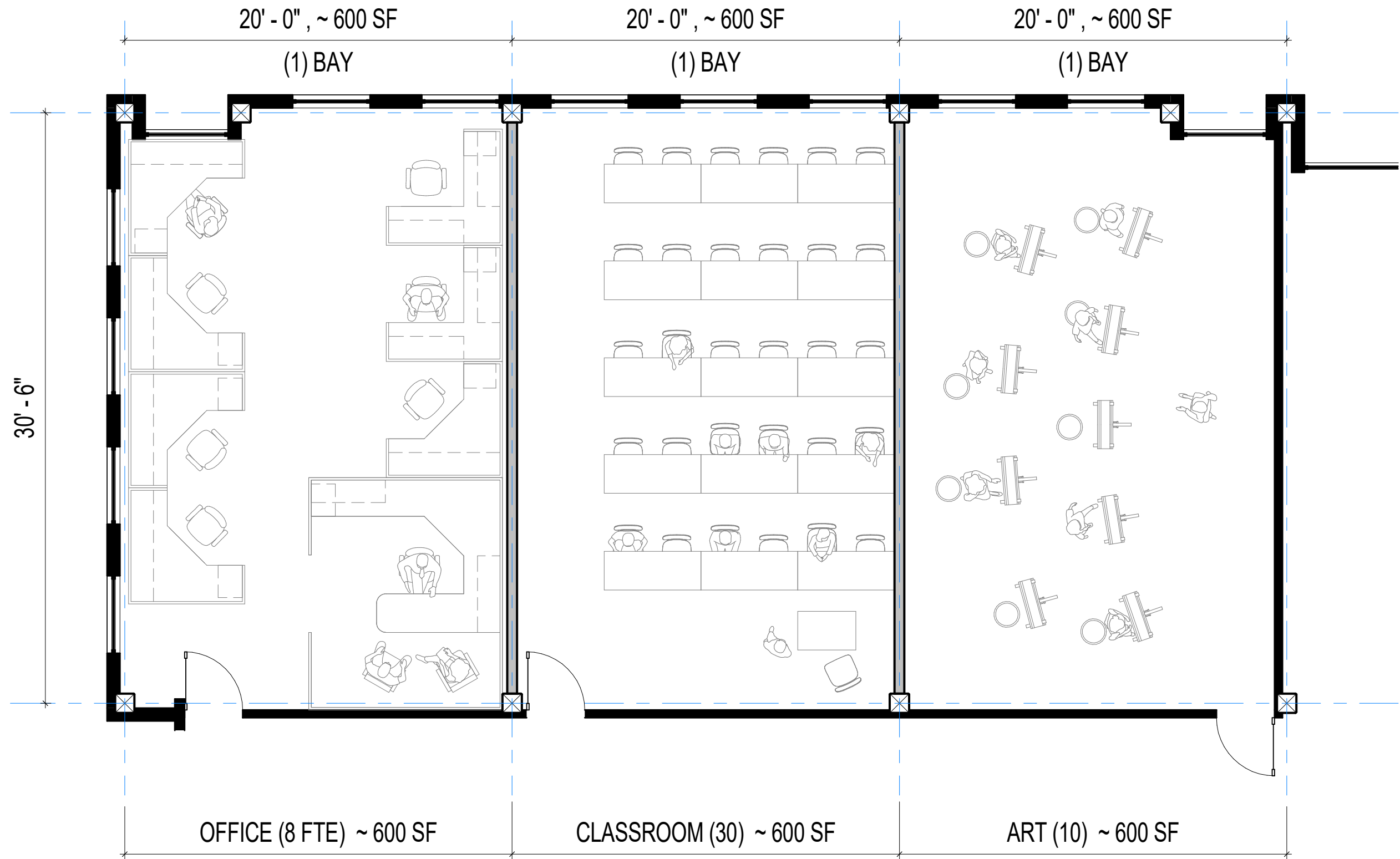




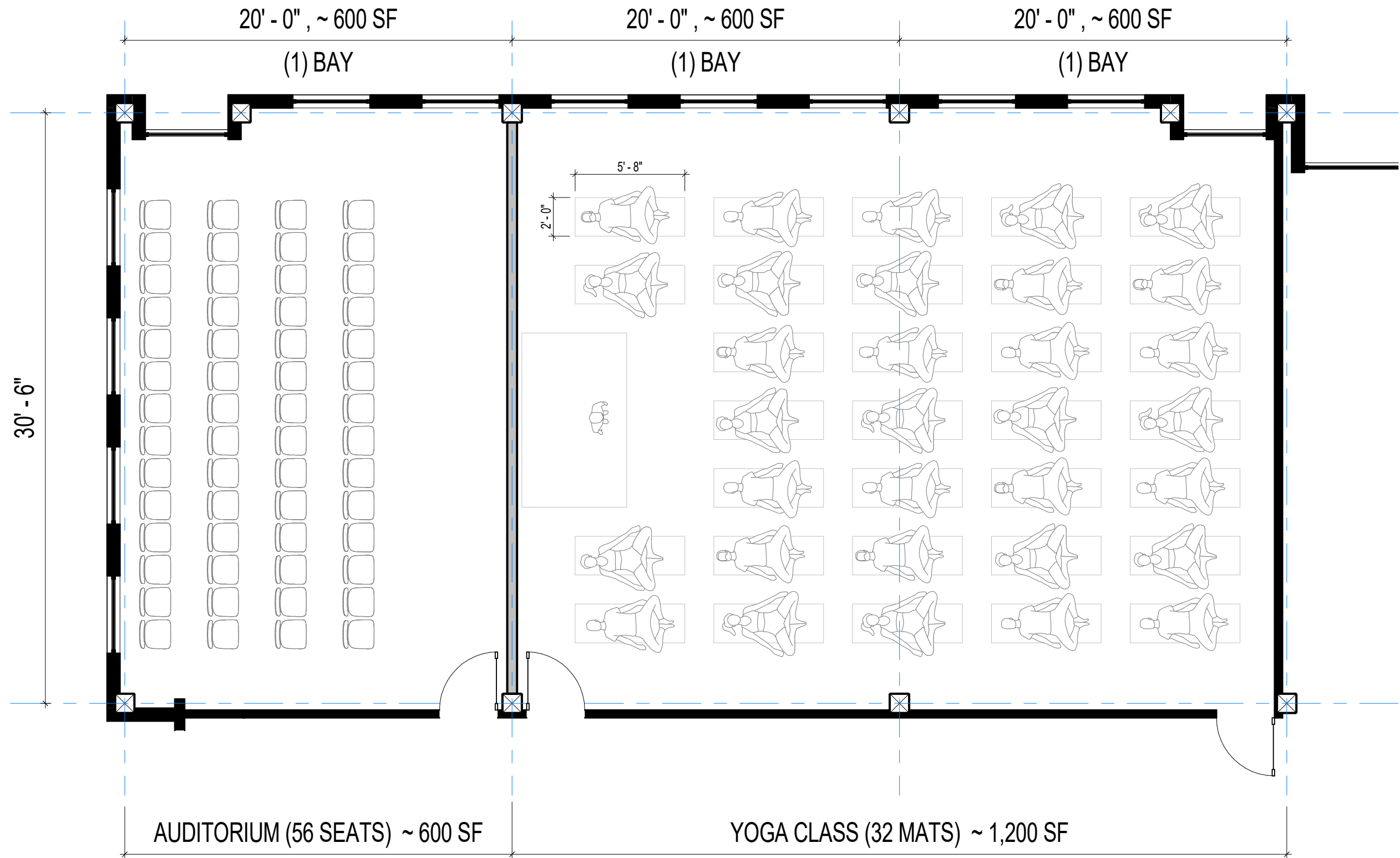




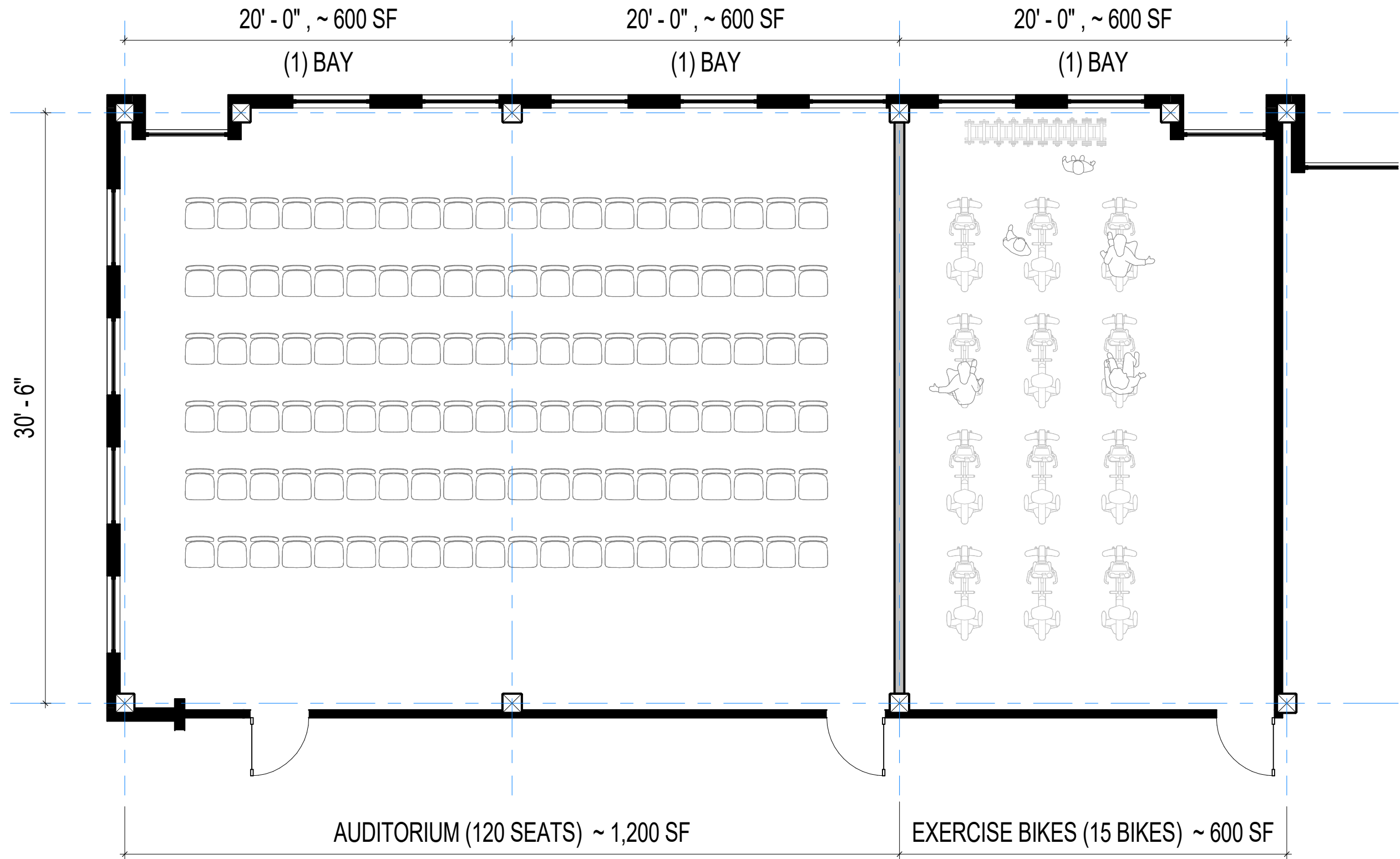




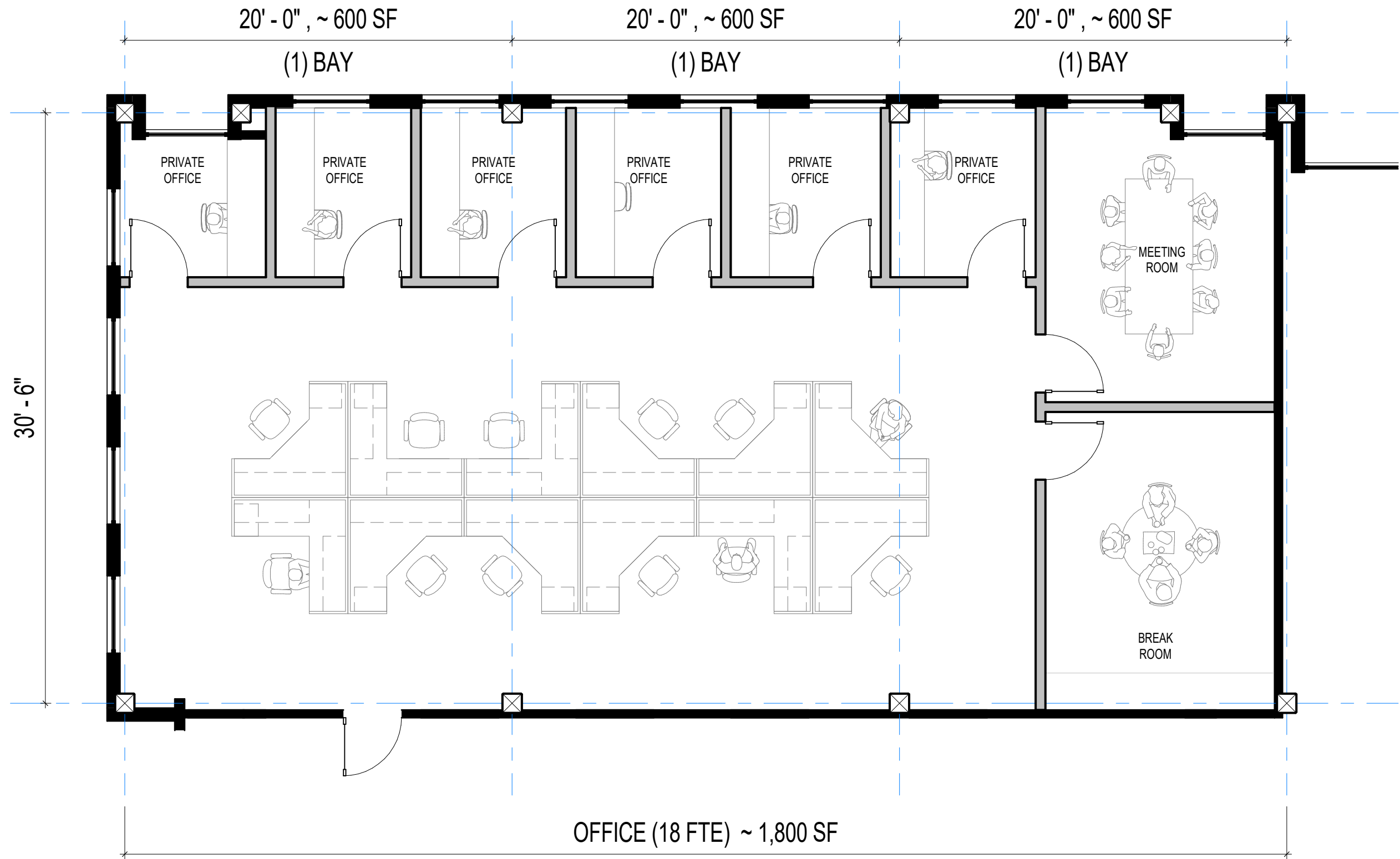




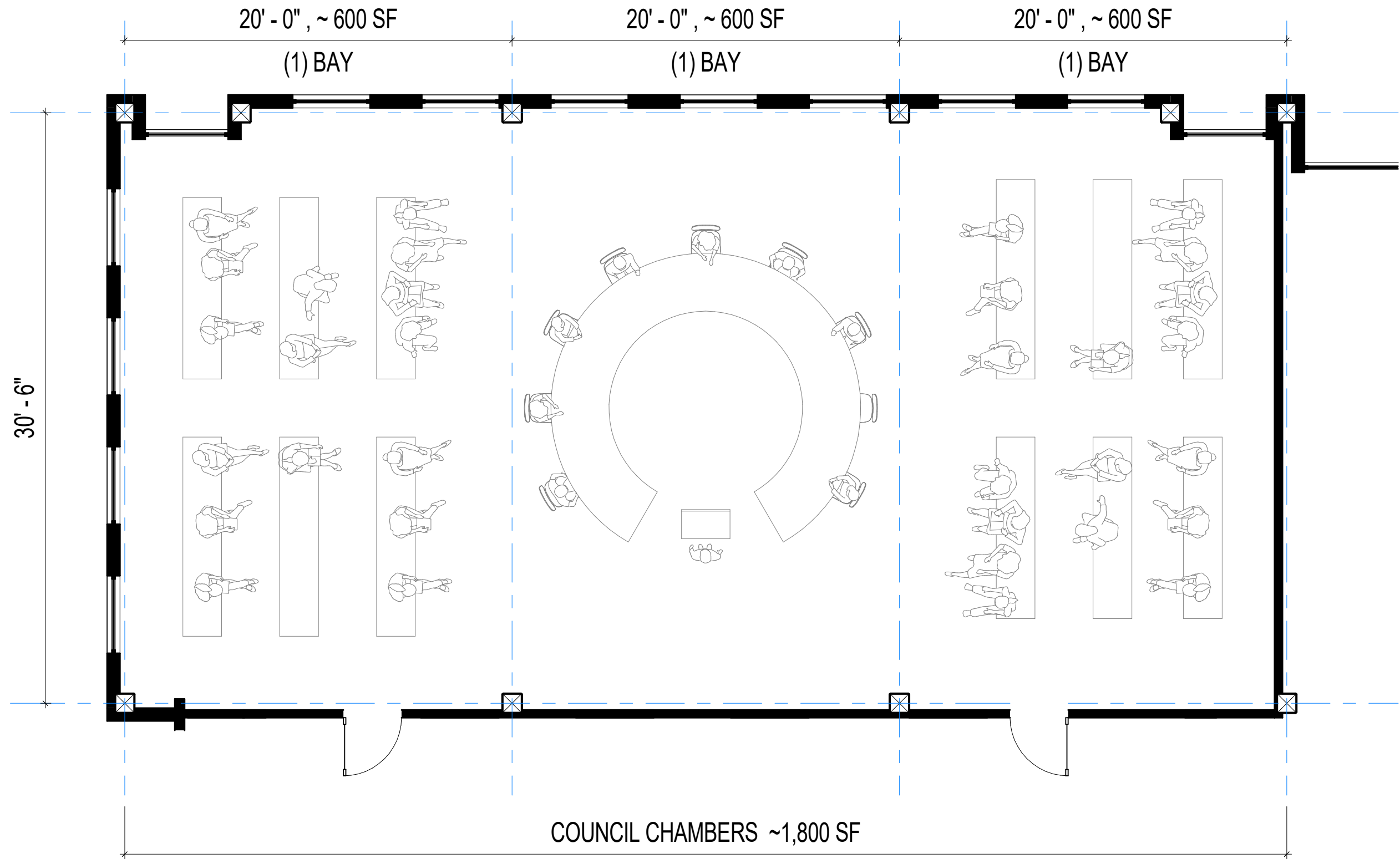




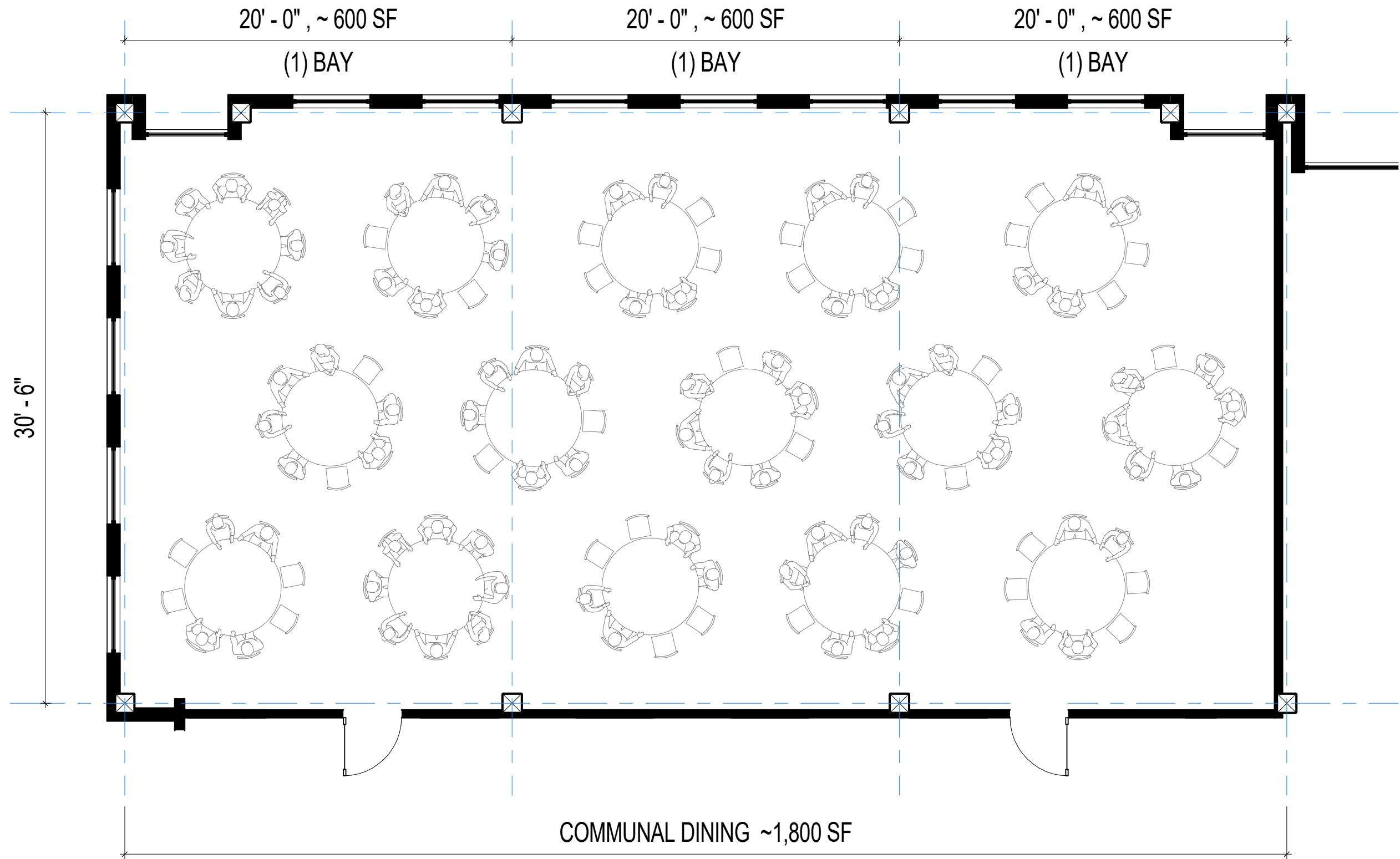




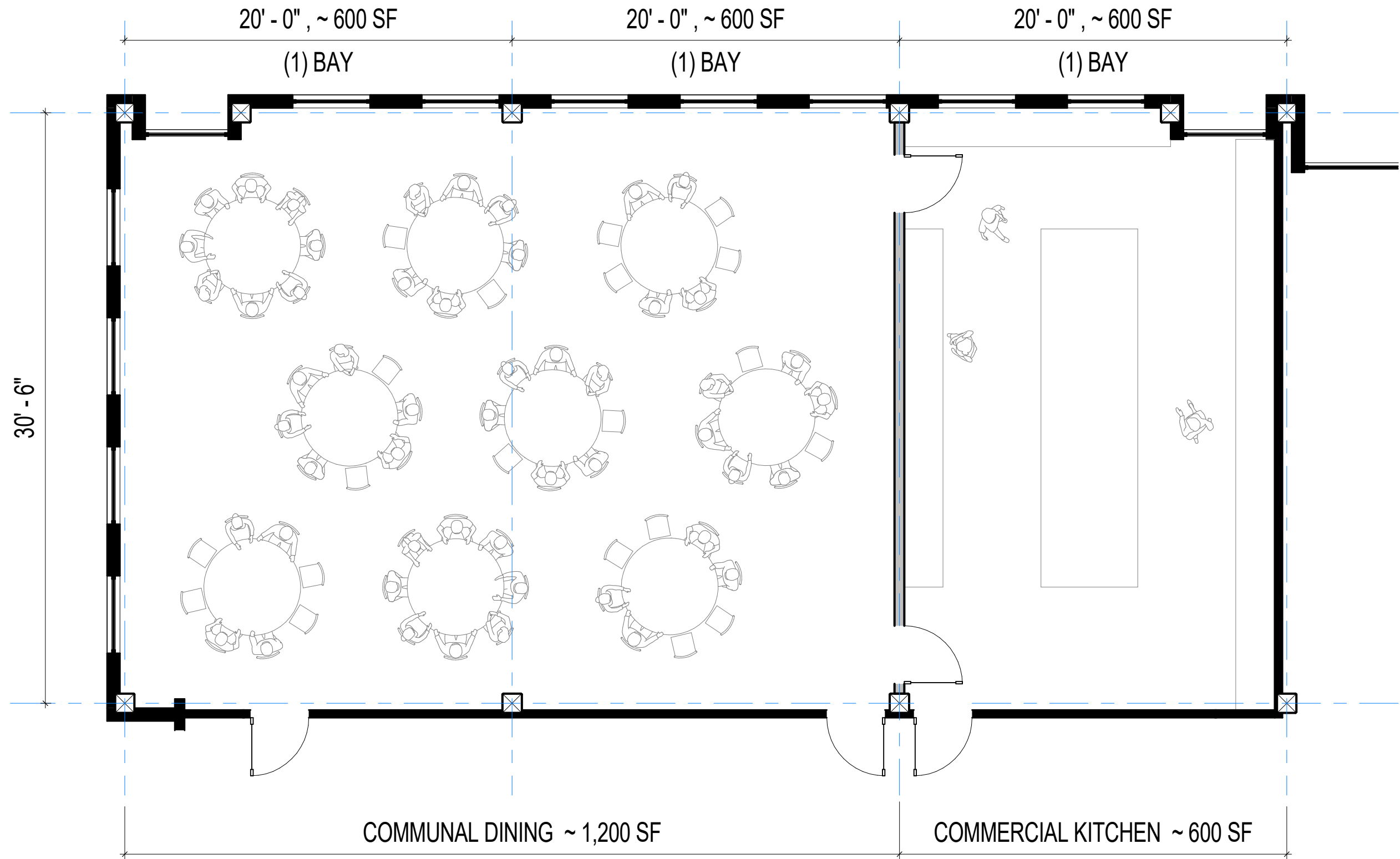














**SANDY BUNKER BUILDING - FEASIBILITY STUDY**

**Project Cost Projections (Working)**

16 November 2023

<b>SMALL option</b>	
<b>Building Area (Light Reno)</b>	7,000 sf
Cost/sf	\$175
	<b>\$1,225,000</b>
<b>Building Area (Med Reno)</b>	18,000 sf
Cost/sf	\$250
	<b>\$4,500,000</b>
<b>Building Area (Heavy Reno)</b>	0 sf
Cost/sf	\$350
	<b>\$0</b>
<b>Building Area (New)</b>	400 sf
Cost/sf	\$500
	<b>\$200,000</b>
<b>Parking Lot / Site</b>	60,000 sf
Cost/sf	\$10
	<b>\$600,000</b>
<b>Construction Costs</b>	<b>\$6,525,000</b>
Soft Costs (15%)	\$978,750
<b>Low Estimate</b>	<b>\$7,503,750</b>
Design Contingency (30%)	\$1,957,500
<b>High Estimate</b>	<b>\$9,754,875</b>

<b>MEDIUM option</b>	
<b>Building Area (Light Reno)</b>	7,000 sf
Cost/sf	\$175
	<b>\$1,225,000</b>
<b>Building Area (Med Reno)</b>	12,000 sf
Cost/sf	\$250
	<b>\$3,000,000</b>
<b>Building Area (Heavy Reno)</b>	6,000 sf
Cost/sf	\$350
	<b>\$2,100,000</b>
<b>Building Area (New)</b>	1,000 sf
Cost/sf	\$500
	<b>\$500,000</b>
<b>Parking Lot / Site</b>	60,000 sf
Cost/sf	\$10
	<b>\$600,000</b>
<b>Construction Costs</b>	<b>\$7,425,000</b>
Soft Costs (15%)	\$1,113,750
<b>Low Estimate</b>	<b>\$8,538,750</b>
Design Contingency (30%)	\$2,227,500
<b>High Estimate</b>	<b>\$11,100,375</b>

<b>LARGE option</b>	
<b>Building Area (Light Reno)</b>	7,000 sf
Cost/sf	\$175
	<b>\$1,225,000</b>
<b>Building Area (Med Reno)</b>	12,000 sf
Cost/sf	\$250
	<b>\$3,000,000</b>
<b>Building Area (Heavy Reno)</b>	6,000 sf
Cost/sf	\$350
	<b>\$2,100,000</b>
<b>Building Area (New)</b>	12,000 sf
Cost/sf	\$500
	<b>\$6,000,000</b>
<b>Parking Lot / Site</b>	60,000 sf
Cost/sf	\$10
	<b>\$600,000</b>
<b>Construction Costs</b>	<b>\$12,925,000</b>
Soft Costs (15%)	\$1,938,750
<b>Low Estimate</b>	<b>\$14,863,750</b>
Design Contingency (30%)	\$3,877,500
<b>High Estimate</b>	<b>\$19,322,875</b>

Extra Sandy Style v1                      **\$300-400k**  
 Extra Sandy Style v2                      **\$500-600k**