



TOWN OF WICKENBURG

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MEMORANDUM

TO: Mayor and Council

THRU: Andy Granger, Interim Town Manager

FROM: Todd Wallace, Project Manager *TW*

DATE: August 22, 2024

SUBJECT: Wickenburg Community Center Estimates

Town staff requested estimates from two contractors to either remodel or build the Community Center. Remodeling the Community Center would involve bringing the 54 year old facility up to current building and safety codes. This would include adding ADA restrooms, a fire alarm and fire sprinkler system, upgraded HVAC, electrical and plumbing equipment, as well as minor cosmetic repairs. The same two contractors also provided estimates for building an entirely new and redesigned Community Center. For estimating purposes, the new construction was based on the 11,000 sqft conceptual Community Center plan found on the Town of Wickenburg website at:

<https://www.wickenburgaz.gov/1475/Wickenburg-Community-Center>

The rough estimates to remodel the existing facility range from \$5.6 million to \$7.5 million and the estimates to build an entirely new Community Center range from \$8.1 million to \$10.5 million.

	Willmeng		Caliente	
	Low	High	Low	High
Remodel - 12,000 sqft				
Construction	\$ 6,002,538	\$ 6,909,215	\$ 5,092,880	\$ 6,749,600
Design Services	\$ 534,355	\$ 650,902	\$ 574,000	\$ 709,000
Total	\$ 6,536,893	\$ 7,560,117	\$ 5,666,880	\$ 7,458,600
Average Cost	<u>\$7,048,505</u>		<u>\$6,562,740</u>	
Build New - 11,000 sqft				
Construction	\$ 7,252,538	\$ 8,159,215	\$ 7,645,400	\$ 9,829,800
Design Services	\$ 884,355	\$ 1,000,902	\$ 641,000	\$ 743,000
Total	\$ 8,136,893	\$ 9,160,117	\$ 8,286,400	\$ 10,572,800
Average Cost	<u>\$8,648,505</u>		<u>\$9,429,600</u>	

Based on the above estimates, the cost to build an entirely new Community Center would require an additional \$2.5 million to \$3 million versus the cost to remodel the existing building. However, this additional investment would provide a custom-built facility, tailored to meet the current and future needs of our growing community.

Recently, Town staff engaged an engineering firm to review the structural integrity of the trusses and roof system of the Community Center. The engineer identified a number of deficiencies as well as the fact that the truss system does not meet current building code requirements (see below).

Observations and Conclusions

- Visible large deflections and water damage to ceiling and roof truss members, particularly in the area over the stage on the east side of the assembly room (Photos 4-5,7). This may be due to overstressed truss members, water damaged roof framing, and/or wood shrinking overtime causing loose connections.
- Ponding and clogged drains were observed on the roof (Photos 9-10).
- Inaccessible 2x10 purlin members above the trusses where there is evidence of water intrusion might be damaged and require additional investigation.
- Based on our analysis using the assumptions listed in the executive summary, we determined that multiple web members require strengthening. This analysis did not include any of the strengthening recommendations listed by GHD (as they have not been implemented).
- Multiple web members of the truss system are overstressed by the loads in the as-built condition and do not meet current building code requirements.

Town staff requested a rough estimate from Caliente Construction to remedy the deficiencies identified by Kimley Horn. Using the engineer's long-term recommendations (see below), their high-level estimate came in at \$512,462.

Wickenburg Community Center

Structural Condition Assessment



Recommendations

In order to restore the roof system to a safe condition, Kimley-Horn recommends the following:

Immediate Recommendations:

- Remove debris from roof drains and maintain regularly (+/- one per month).

Long-term Recommendations:

- Re-slope the roof to provide proper drainage.
- Replace the roof membrane.
- Replace roof plywood that has water damage.
- Replace roof purlins that have water damage.
- Reinforce existing truss overstressed members.
- Provide permanent roof access and maintain the roof drains regularly.

It is important to note that Caliente's estimate only includes the section of roof above the main hall and stage area. Also, the costs associated with remedying the deficiencies identified by the engineer are in addition to the base remodel estimate that Caliente provided. The estimate does not include any items that would be included in a potential future remodel, such as a fire sprinkler system, new lighting and sound system.

If you have any questions, comments or concerns, please do not hesitate to contact me at 928-232-2634 or twallace@wickenburgaz.gov.

Thank you.