

Memo

Date: 7/1/18

Project: Givens Community Center

To: Judy Langford, Langford Community Management Services

From: Kelly J. Kaatz, P.E., P.E. No. 75421

cc: Isaac Turner, City Manager, City of Taylor
Jim Gray, Public Works Director, City of Taylor
Jeff Jenkins, Asst. City Manager, City of Taylor
Jacob Walker, P.E., HDR

Subject: **Givens Community Center Plan**

The Givens Community Center was planned to be improved with funding from a CDBG Grant (\$150,000) that was applied for in FY2016 and construction was originally planned for completion in September 2017. The improvements were planned to include improvements to the structure, electrical system, HVAC systems, bathrooms, and kitchen. However, cost estimates to make improvements to the existing structure have far exceeded the allocated funding and the project has not advanced to construction.

HDR was requested to evaluate the Givens Community Center and assist the City with implementation of the CDBG Grant Project. HDR performed a limited assessment of the facility on May 9, 2018. The building is a wooden structure constructed in 1940 and moved to its current site in 1960. The building foundation is supported by wooden piers and there is evidence of settlement of the foundation, deterioration of the wood and termite damage throughout, structural degradation of the roof support system, and poor site drainage resulting in water ponding under the building which contributes to damage to the foundation system.

Based on a review of the current condition of the building and a review of the past work and cost estimates that were provided, an estimate of the order of magnitude to bring the current building to its desired condition is approximately \$500,000. If the grant allocation funding of \$150,000 were to be implemented at this stage, recommendations would be that the funds be utilized to address basic foundation issues, site grading, and drainage improvements along with structural issues observed with the walls and roof as funding would allow. The site grading and drainage issues need to be addressed in the initial stages as we observed that rainfall/runoff from the area surrounding the building is flowing under the building and contributing to deterioration of the foundation and floor. The structural issues observed with the walls and roof framing also need to be investigated and corrected. The cost to accomplish improvements to the existing structure is influenced by the cost to remove the floor and the interior and exterior skin of the building to gain access to the structural elements of the building in order to repair, replace, and strengthen the components that need to be addressed. If grant funds in addition to the initial \$150,000 can be obtained, we would recommend that the next phase would include



Givens Community Center Building

addressing any remaining structural/foundation issues, basic life safety improvements, and improving the electrical system to meet current code. We do not believe the available grant funds will be able to accomplish any aesthetic improvements to the facility, nor any enhancements to the kitchen area or HVAC system that are needed.

As a relative comparison, a new comparably sized building on a reinforced concrete foundation on a new site would likely cost on the order of \$300,000 to \$350,000. A new structure could include elements inside the building that would make it more flexible for use for various functions. The Givens Community Center has significant historical value to the City of Taylor. Rehabilitation of the existing structure and an option to build a new structure were presented to the group of stakeholders representing the Givens Community Center. Ultimately, it was the stakeholder's group recommendation to pursue implementation of a new structure rather than rehabilitation of the existing structure as it was viewed as an opportunity to provide an enhanced benefit to the community it serves. The groups' recommendation was prefaced with that a new building would need to be designed and constructed to honor the original Givens Community Center's history.

In order to advance the planning, design, and construction of a new structure for the Givens Community Center, additional funding will be required in addition to the existing CDBG funds of \$150,000. A cost estimate for construction a new building for the Givens Community Center is shown in the attachment. The first table represents the cost estimate to construct the building which is shown to be approximately \$350,000. The current facility does not include a parking area or landscaping/irrigation. There also has not been a decision made as to what would be done with the existing building. An estimate for supplementary items including parking, landscaping/irrigation, and demolition/removal of the existing building are also shown. Including these items, the total cost estimate is approximately \$410,000.

**City of Taylor
Givens Community Center**

Cost Estimate

Existing Building Size: \$ 2,040 SF
Proposed New Building Size \$ 2,250 SF

Item	Cost	Cost per SF	% of Total
Site Preparation	\$ 5,000	\$ 2.22	1.8%
Concrete Foundation	\$ 33,750	\$ 15.00	12.0%
Pre-Engineering Metal Building	\$ 78,750	\$ 35.00	28.0%
Plumbing	\$ 15,000	\$ 6.67	5.3%
Electrical	\$ 18,000	\$ 8.00	6.4%
Doors & Windows	\$ 18,000	\$ 8.00	6.4%
Appliances	\$ 7,000	\$ 3.11	2.5%
Light Fixtures	\$ 8,000	\$ 3.56	2.8%
Drywall	\$ 18,000	\$ 8.00	6.4%
Interior Painting	\$ 12,000	\$ 5.33	4.3%
Interior Trim	\$ 5,000	\$ 2.22	1.8%
Insulation	\$ 15,000	\$ 6.67	5.3%
HVAC	\$ 12,500	\$ 5.56	4.4%
Millwork/Cabinets	\$ 7,500	\$ 3.33	2.7%
Plumbing Fixtures	\$ 10,000	\$ 4.44	3.6%
Flooring	\$ 18,000	\$ 8.00	6.4%
Subtotal	\$ 281,500	\$ 125.11	100.0%
Bonds, Insurance, Builder's Risk Insurance	\$ 7,038		3%
Contractor's Fee	\$ 33,780		12%
Professional Services (Architect/Engineer)	\$ 21,113		8%
Geotechnical Investigation	\$ 4,000		
TDLR Fee	\$ 1,500		
Subtotal - Building Cost	\$ 348,930		

Supplementary Items

Item	Cost	Cost per SF	SF
Driveway/Parking Lot Addition	\$ 29,200	\$ 8.00	3,650
Sidewalks/Ramps	\$ 2,000	\$ 8.00	250
Topsoil/Grading	\$ 5,000	\$ 5,000.00	1
Landscaping/Irrigation	\$ 7,000	\$ 7,000.00	1
Demolition/Removal of Existing Building	\$ 18,000	\$ 18,000.00	1
Subtotal - Supplementary Items	\$ 61,200		

Total Cost \$ 410,130

Assumptions:

- Similar space program with larger restrooms and no built-in stage.
- No furniture, fixtures, or equipment except residential stove and refrigerator.
- Concrete slab foundation, Type VB construction.
- Construction will meet applicable City of Taylor Codes (2009 ICC & 2008 NEC).
- Occupancy Type A-3
- No requirements for surveying or platting.
- Does not include costs for utility service connections or any permits.

Assumptions:

- 7 parking spaces and 1 ADA parking space.