

## MEMORANDUM

To: Members of the City Commission

From: Lisa Agnor, City Manager

Date: March 18, 2016

Subject: Report regarding estimated costs for the renovation of various City facilities

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This item has been placed on the agenda at the request of Commissioner Calhoun. Information regarding this item is attached.

A power-point presentation regarding this item will also be presented at the meeting next Thursday.

March 18, 2016

To: Lisa Agnor, City Manager

From: Jack Redmon, Director of Support Services

Re: Estimated renovation costs for various City facilities

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The City of Marshall has four facilities available for rental by the public:

1. Marshall Convention Center
2. Visual Art Center
3. Smith Park Community Center
4. Lions Park Community Center

Each of these facilities is rented out continuously throughout the year. The constant use over the years has caused a considerable amount of wear on the facilities, and they are all in need of some type of repair/renovation, outside of general upkeep. The information below is a breakdown for each facility, and the estimated cost.

### **Marshall Convention Center**

We have had problems with the roof above the auditorium leaking for several years now. Repairs have been made several times to minimize the leaking to avoid damage to the auditorium. At this time the roof is not leaking over the stage area; however, this roof is in need of replacement. We would like to address this during the upcoming budget process.

Estimated cost of roof replacement: \$250,000.00

### **Visual Art Center**

The Visual Art Center is located in the former City Laundry building, which was built in the 1920's. Almost all of the windows in this facility are the original steel sash windows. While they do have a nostalgic appearance, their upkeep has become cost prohibitive. We recommend replacing them with non-opening, commercial windows with aluminum framing. We also recommend that the brick exterior of the building be power-washed. The roof of this facility has also been a problem for several years, and needs to be replaced.

Estimated cost of repairs/renovation: \$150,000.00

### **Smith Park Community Center**

The Smith Park Community Center was built in the 1940's. The steel sash windows are original to the building, and in need of replacement. We recommend replacing them with non-opening, commercial windows with aluminum framing. The building is also in need of the following repairs: interior and exterior painting; repairs to fascia boards; flooring; doors; and ceiling grid.

Estimated cost of repairs/renovation: \$65,000.00

### **Lion's Park Community Center**

The Lion's Park Community Center was built in the 1940's. The steel sash windows are original to the building, and in need of replacement. We recommend replacing them with non-opening, commercial windows with aluminum framing. The building is also in need of the following repairs: interior and exterior painting; repairs to fascia boards; flooring, doors; HVAC enclosures; new heating system; and ceiling grid.

Estimated cost of repairs/renovation: \$75,000.00