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CITY OF DURHAM

# Wheels Fun Skating Center Assessment

Presentation to City Council | October 17, 2022

# Summary

- Code Analysis Assessment Overview and Findings
- Deficiency Categories
- Preliminary Project Timeline
- Cost Model – Probable Opinion of Cost by Deficiency Category



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# Code Analysis Assessment Overview and Findings

RATIO



CITY OF DURHAM + DURHAM OUTDOOR AQUATICS STUDY

## **WHEELS FUN PARK RINK - CODE ANALYSIS**

RATIO's Team performed a thorough review of the Former Wheels Skating Center, analyzing all building systems for code and ADA deficiencies, including:

- Mechanical Systems
- Electrical Systems
- Plumbing Systems
- Structure, including Access and Egress



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# Code Analysis Assessment Overview and Findings



Assessment scope emphasized identification of Code, Life Safety and Accessibility deficiencies that would limit operations as a public recreation center.

Scope did not include identification of deferred maintenance and/or interior finishes upgrades.



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# Deficiencies

Code Analysis Report and associated Cost Model were broken down into 4 Deficiency Categories for consideration:

Priority #1.1 – ADA Accessibility

Priority #1.2 – Code, Life Safety and Risk Mitigation

Priority #2 – Maintenance

Priority #3 – Operations (Kitchen Upgrades)



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# Deficiencies

## Priority #1.1 – ADA Accessibility

ADA Deficiencies Include:

- Non-compliant Door Clearances (*requires 18" on pull side of door*)
- Non-compliant Door and Plumbing Hardware (*requires lever-style hardware instead of knobs on doors and sinks*)
- Non-compliant counter heights (*at ticket counter, restrooms, concession service counter, kitchen sinks*)
- Non-compliant accessible parking
- No accessible path to skating rink



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# Deficiencies

## Priority #1.2 – Code, Life Safety and Risk Mitigation



Code, Life Safety and Risk Deficiencies Include:

- Non-compliant egress pathways and means of egress
- Insufficient fire alarm notification (strobes/ alarms)
- Backflow preventer missing on domestic water
- Water heater function verification and/or replacement



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# Deficiencies

## Priority #2 – Maintenance



### Maintenance Deficiencies Include:

- 3 HVAC units at end of service life and could fail at any time
- Light switches and receptacle replacement throughout facility
- Install pipe insulation as required
- Service electrical equipment



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# Deficiencies

## Priority #3 – Operations (Kitchen Upgrades)



Kitchen Deficiencies Include:

- General cleaning/ updates
- Specific equipment/ kitchen design depends on concessionaire/ operator



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# Preliminary Project Timeline

## Design, Document, Permit

- Design RFQ Public Advertisement (NC State Statute)-**1 month**
- Equal Business Opportunity (EBOP) Compliance, select firm, receive proposal, negotiate contract -**1 week**
- City Council Approval Process (Contracts over \$50K)-**1 month**
- OnBase approval Design Contract-**1 week**
- Construction Drawings and Specifications-**4 months**
- Site Plan and Inspections review and approval-**2 months**



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# Preliminary Project Timeline

## Construction

- Public Bid for Construction (NC State Statute)-**1 month**
- EBOP compliance and draft contract with GC-**1 week**
- City Council Approval Process (construction over \$300K)-**1 month**
- OnBase approval Construction Contract-**1 week**
- Construction-**4 months**

**Total Duration – 15 months**



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# Opinion of Probable Cost

Deficiency Category	Cost Model \$	With 20% Design Fees
# 1.1 - ADA	\$237,000	\$284,400
#1.2 - Code/ Life Safety/ Risk	\$370,000	\$481,000
#2 - Maintenance	\$706,000	\$917,800
#3 - Operations	\$71,000	\$85,200
<b>Total</b>	<b>\$1,384,000</b>	<b>\$1,768,400</b>

