



**City of Burlington**  
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Date: October 13, 2015  
To: Mayor, Miro Weinberger  
City Council  
From: Martha Keenan, CPM  
Capital Improvement Program Manager  
Department of Public Works

Subject: Memorial Auditorium

Since my memo of September 21<sup>st</sup>, a structural engineer from Stantec has visited Memorial and done a visual inspection. He was a part of the team that provided the building assessment in 2008. In his email October 6, 2015 he states that the recommendations made in 2008 remains the same. The masonry needs to be removed from around all of the structural steel members (approximately 10+/- feet from the top), the steel beams and pylons all tested, evaluated by a structural engineer and recommendations for repairs made. This is a large undertaking with a cost of approximately \$826,000 just to remove the masonry.

The structural engineer recommends to remove the brick, inspect and test the steel, evaluate by a structural engineer, determine cost of repairs and repair the structural members, then replace the masonry prior to replacing the roof. With winter fast approaching, there is not time to do the needed work in this order. Our first priority must be to minimize further deterioration over the coming winter. By replacing the roof now to stop the water from running down the interior of the masonry both upon the steel infrastructure and the interior walls, it allows the City time to post to RFP for a reuse of the building, property and potentially the parking lot on the corner of South Winooski and Main Street.

The FY16 Capital budget includes \$260,000 in anticipation of addressing the most urgent maintenance needs this year while working toward the larger needed redevelopment in FY17/FY18. The contract with A.C. Hathorne for the replacement work on the roof of Memorial Auditorium approved by the Board of Finance and the City Council on September 21 should be completed this fall to minimize continuing deterioration to the masonry and structural components. To stabilize and minimize any liability to the City, the sistering of the beams and minimal asbestos abatement should also be completed.

Next steps:

- 1) Roof replacement, sealing the building from leaks into the building or along the masonry walls. – fall 2015 (\$153,524)
- 2) Masonry repair to address the life safety issues on exterior of building – in process fall 2015 (\$18,000)
- 3) Sistering of the wooden roof beams to stabilize the cracking that has occurred over the last short time period. The majority of cracks have occurred at knots on the bottom of the beam.(specifications & repair) – fall 2015 (\$10,000)
- 4) Asbestos abatement of the tiles on the ceiling of the auditorium where they touch the wooden beams being repaired. – fall 2015 (\$10,000)
- 5) Short term solutions to the heating plant should the existing boilers fail within the coming year. – fall 2015 (\$50,000)
- 6) Setup of monitoring system to log and alert the City to any changes to the building structure
- 7) RFP released for proposals on Memorial and parking lot at corner of Main Street & South Winooski Avenue – fall 2015
- 8) Minimize events, no added events over the winter
- 9) Relocate employees from the 3<sup>rd</sup> floor to other accommodations, relocate custodians to the Library

Spring 2016

If no approved plan by March 2016 to comprehensively rehabilitate or transfer ownership of the building then:

- 1) The immediate needs of the building will require extensive work for the property to not be a liability to the City

| Memorial Estimated Repairs      |                   |
|---------------------------------|-------------------|
| <b>Spring FY16</b>              |                   |
| Wall construction costs         | \$ 700,000        |
| Construction Inspection         | \$ 30,000         |
| Structural engineer to evaluate | \$ 70,000         |
| Contingency                     | \$ 140,000        |
| Repair foundation               | \$ 50,000         |
| 8 months work                   |                   |
| <b>Total</b>                    | <b>\$ 990,000</b> |

2)

ESTIMATES FROM STANTEC ENGINEERING

This total is in addition to the \$260,000 already spent

In FY 17 there would be the additional needs that would be required just to keep the building running as it is. Even with these repairs the building will continue to run a significant deficit. Previously this was projected at \$200,000 annually but with emergent repair work and these issues the number will continue to climb closer to \$300,000.

| Memorial Estimated Repairs            |                     |
|---------------------------------------|---------------------|
| <b>FY17</b>                           |                     |
| Replace heating system                | \$ 500,000          |
| ADA improvements - 20% rule           | \$ 602,300          |
| Replace fire alarm                    | \$ 350,000          |
| Replace all handrails and railings    | \$ 120,000          |
| Replace lighting systems - electrical | \$ 450,000          |
| Replace windows                       | \$ 690,000          |
| Removed metal fire escapes            | \$ 50,000           |
| Replace concrete steps and stairwells | \$ 150,000          |
| <b>Total</b>                          | <b>\$ 2,912,300</b> |

THESE ARE BEST ESTIMATES

If the City were to spend the approximately \$4M+ in FY 16 and FY 17 the only change in the building that will be noticed by the public is the new elevator. In other words, the \$4M+ is only to get the building to a point where it can safely support the types of activities currently conducted. Significant additional spending will be needed to reconfigure the building for other uses.

At this time, the proposal is to complete the necessary repairs to minimize deterioration over the winter, relocate some of the staff from the upper floors within the facility, put in place a means of measuring changes to the building to track the status of the structure through the winter, and post the RFP for the adaptive reuse of the building.

The proposed actions allows time for evaluating the RFP response and having the public discussion necessary to determine the best path forward for the facility.

The results of the site visit by Stantec and their recommendations are extensive and impossible to complete prior to winter even if the expense was approved by City Council. Should City Council desire the renovations to be done, other projects would need to be postponed. The large dollar items that could cover this work would be the bike path rehabilitation and the additional street and sidewalk work that was proposed and postponed for determination of the General Fund FY15 surplus.

If you have any questions, please feel free to contact me at [mkeenan@burlingtonvt.gov](mailto:mkeenan@burlingtonvt.gov) or 802-540-0701.

Martha Keenan