



Memorandum

To: Mayor, Town Council
From: History Center Committee
Date: September 15, 2021
Re: **Springdale History Center Building: Requested Direction for Alternative Construction Plan**

Overview

Over the past several weeks demolition has been taking place at the building that was to become the Springdale History Center. Originally the plan was to get the building down to studs, replace some of the lumber, shore up the foundation, and restore the building so that it closely resembled the old check-in building at the Canyon Ranch motor court. CRSA, the architect on the project, engineered the design for the project based on this plan of action. Recent discoveries necessitate adjusting the original development. Staff requests direction from the Council on how to proceed with the project based on these new circumstances.

Background

Recently, our contractor Mike Brooks discovered extensive termite damage and issues with the foundation of the building that were only visible after demoing the building down to the studs. These issues were not (and could not have been) identified during the extensive due diligence prior to the Town acquiring the building. The structure had to be largely deconstructed before these issues became evident. With this new information, Mike gave us three options on how he felt we could proceed with the project.

The first option is to repair or work around the termite and foundation damage and continue forward as best we could with the original plan from CRSA. This would result in a finished product that doesn't adequately address the issues at hand and, quite frankly, is a poor finished product. The foundation would continue to crack and settle, and the termite damage would not be adequately corrected. No matter how we try to work around the safety concerns it would be difficult or impossible to remedy them to the point of making the building safe. Mike indicated this is not what he would recommend.

The second option involves saving the second story of the existing structure (which is in relatively good condition) while replacing the entire first floor. This would include the demolition of footings and reframing the first floor. In Mike's opinion, this option is rather unsafe for his crew. He also indicated that because of the way the building was constructed originally, it would be extremely difficult to make the connection between the newly constructed first floor and the existing second floor structurally sound. We would also need engineering approval before Mike would feel comfortable moving forward, resulting in significant added costs.

The third option, which is the option that Mike recommends, involves the complete demolition of the existing structure and reconstructing the same building on the same footprint, using CRSA's plans. In Mike's opinion, this is the safest and cheapest option, and results in the best finished product.

Analysis

The History Center Committee has considered all three of these options. The first option is not workable because it will result in an unsafe finished product. Both options two and three are problematic from a code compliance perspective—they both violate the allowances for “ordinary maintenance and repair” of non-complying structures.¹

Because these three options appear to be non-workable, the History Center Committee has developed a fourth option which we feel would work best for our current situation. It involves complete demolition of the existing structure and the construction of a new structure that conforms to all the necessary requirements in the Town Code, including requirements for setbacks.

This new structure would not be placed in the same footprint as the existing structure.

The Town Engineer has produced an early and preliminary concept sketch showing how a building with a 1,000 square foot footprint could be developed on the property while meeting setback requirements. For comparison, the existing structure has just under 900 square foot of area in its footprint. Of course, final design and footprint will be determined at a later point, but this concept sketch demonstrates that a slightly larger building than exists now could be placed on the property while meeting all required setbacks.

This option has a number of advantages:

- It ensures development on the lot will be fully compliant with all land use standards (no need to rely on non-complying structure allowances).
- It eliminates problematic issues with the existing building that will be expensive and technically difficult to remedy (cracked foundation, termite damage, etc.).
- It will give the Town a brand-new building, with all new construction. This will ensure a longer life to the structure and will avoid increased maintenance and repair costs associated with an older building.
- It will allow the Town to design the structure to meet the specific needs of a history and visitors center. While the history center team has done a great job of making the existing building work effectively as a history and visitors center, a new building designed specifically for this use will allow the Town to utilize the limited building space more efficiently.
- According to Mike Brooks, building a new structure from the ground up will be more cost effective to construct than rehabilitating an existing structure. Thus, the Town will get a better product for the money in the budget.

¹ The existing building does not comply with the required side setback. The building is a legal non-complying structure. As such it is allowed to remain in its current non-complying configuration as long as no new non-complying aspects are added. However, if the building is removed all new development on the lot must comply with current land use standards (see section 10-21-3). While a non-complying building may receive “*ordinary maintenance and repair*” (defined in section 10-21-9(A)) staff finds that both removing significant portions of the building (option two) and removing the entire buildings then reconstructing it (option three) violate the Town’s non-complying structure standards.

- A large amount of area on the property is currently planned to be devoted to access ramps into the structure, since the floor elevation is several feet higher than existing ground. A new structure can be placed at grade level, negating the need for an access ramp and allowing more efficient use of the limited property area.

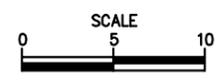
Of course, the rebuild option also has some negatives:

- The Town will incur additional design and engineering costs associated with a new structure.
- The development timeline will be extended. The Town will need to produce a new design, obtain appropriate approvals, etc. before construction can proceed. This will add several months, at a minimum, to the development timeline.
- The historic nature of the existing structure will be lost. (Note that the Town intends to preserve as much of the useable lumber from the existing structure as possible to highlight in the reconstruction. And the structure will be designed consistent with the historic nature of the existing building.)

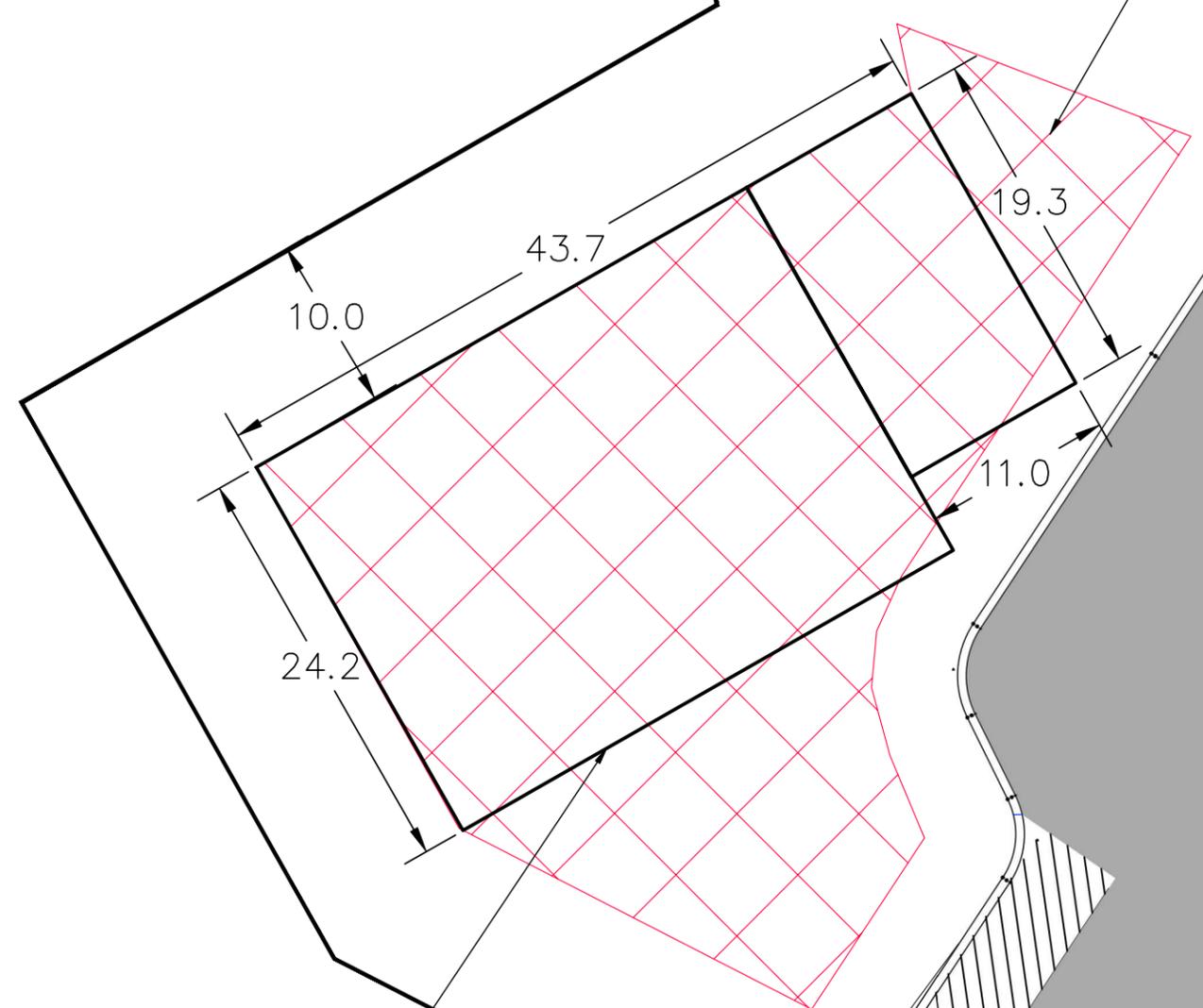
Recommendation

Staff and the History Center Committee have tried diligently to rehabilitate and restore the existing structure on the property into a history and visitors center. This original plan had many advantages. It preserved an important piece of Springdale's history. It preserved an existing building, and the character associated with it. It demonstrated the ability to reuse and adapt existing structures into new uses. However, due to factors which were unknowable at the outset of the project this original plan now appears to be impossible, or at least extremely difficult, to accomplish.

Staff and the History Center Committee have adapted to this new information and set of circumstances by developing a "rebuild" concept for the property. Staff recommends the Council authorize staff to continue working toward this option. Staff recommends the Council to direct the contractor to proceed with demolition of the existing historic structure, and direct staff to start the planning and design process for a new replacement structure on the property that meets all land use standards.

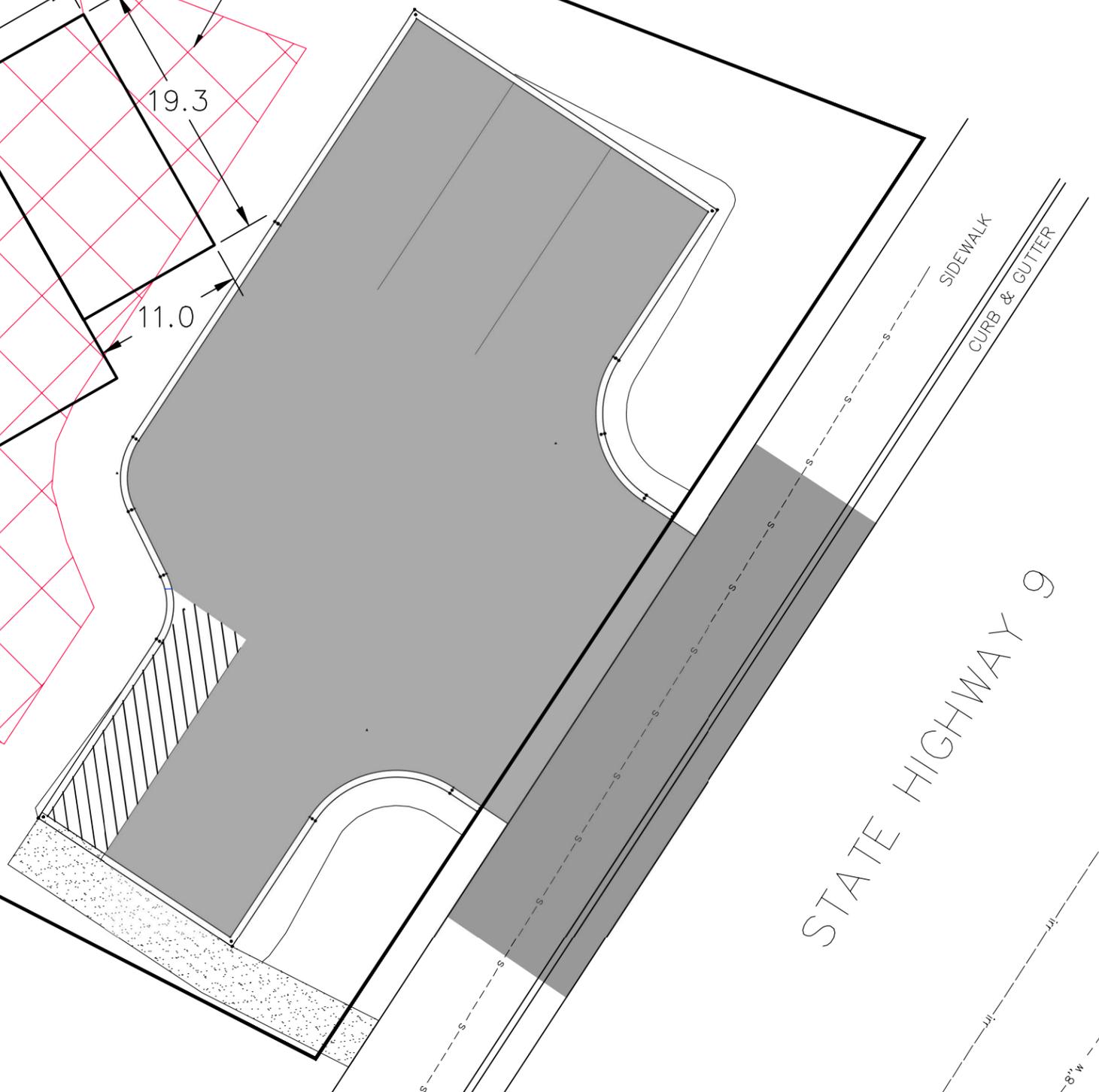


BUILDABLE AREA (1,452.7 SF)



POTENTIAL BUILDING FOOTPRINT
(1,000 SF)

PROPERTY BOUNDARY



STATE HIGHWAY 9

REV. NO.	COMMENT	DATE

FOR REVIEW ONLY
 NOT
 FOR CONSTRUCTION



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TOWN OF SPRINGDALE
MUSEUM BUILDING
 OPTION 1
 SITE PLAN

SEI NO.	DESIGNED	DRAWN	CHECKED	SHEET NO.	
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