

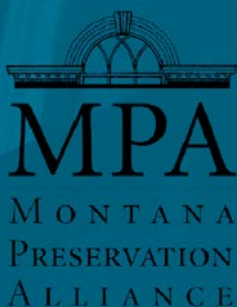
THE 7th AVENUE GYMNASIUM

Preliminary Architectural Report

Prepared for **Helena Public Schools**

March 2019

SMA | ARCHITECTS





Thank you.

Thank you to Helena Public Schools and the Helena Public Schools Board of Trustees for their commitment to seeing the 7th Avenue Gym preserved and put to use for the benefit of the community.

Special thanks to the Big Sky Economic Development Trust Fund (MT Department of Commerce) for providing the grant funding that helps make this project possible.

And deep gratitude is owed to Montana Business Assistance Connection for their meaningful partnership throughout this project, sponsoring the grant, their commitment to the Helena community, and their relentless work to realize the vision of a vital and vibrant downtown for Helena, Montana.



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(follows Appendix D, Community Development Block Grant Program Preliminary Architectural Report Requirements (PAR) for Public Facilities Application Guidelines, October 2013). Appendix W guidelines have also been followed for future flexibility.

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Executive Summary

The process of finding a path to redeveloping the 7th Avenue Gym is challenging and unusual in a number of ways that require a true community effort that reaches across many boundaries for help from a broad group of partners. Likewise, it is unusual to create a Preliminary Architectural Report (PAR) for an organization that does not intend to be the ultimate user of the building. Despite the inherent challenges and complexity, the challenge posed to the design team by Helena Public Schools (HPS) was clear: first determine if the building is technically and financially viable for reuse, find uses for the building that are compatible with its location on a school site and are beneficial to the community, then engage partners that are willing to take ownership and develop the building. A variety of community partners have also added their needs and requirements to be addressed through this report and the revitalized building.

Lighting the path to redevelopment aligns with the typical PAR process. It is based on the accumulation of concrete information, public outreach, determining viable solutions (“alternates”) for the building, refining the preferred alternative, then vetting the solution with technical and financial information. In contrast to a typical PAR, three rounds of alternates are presented: Building Use Alternates, Construction Scope Alternates, and Ownership Alternates. Building Use Alternates looks at the potential uses of the building, potential partners, potential revenue and funding, along with pros and cons. The Construction Scope Alternates are based on the selected Building Use Alternate, and they examine a variety of options for articulating that use in reference to what type of programming the building can support, scope of work performed, redevelopment costs, and revenue generation. And the Ownership Alternates describe possible paths for HPS to address ownership, liability, potential revenue, and property transfer. All of the alternates presented are viable options for HPS to pursue and will be further refined (or even combined) when a partner is brought on board.

Defining and selecting the alternates was based on the required PAR due diligence information and detailed professional architectural and engineering analysis. The selected courses of action led to information that allowed a generalized financial analysis that provided an understanding of what it would take to both realize the project and to operate the facility in a sustainable manner. The team was happy to arrive at the following conclusions:

- The Gym is structurally sound, in generally good condition, and can be reasonably redeveloped.**
- A variety of uses can be appropriate to put the building back into service, help revitalize downtown Helena, and be compatible next to Central Elementary School.**
- Redevelopment construction is financially feasible with an appropriate mixture of uses and financial incentives.**
- Long term financial sustainability is reasonably achievable with the appropriate mixture of partners, program-related funding sources, and events revenue.**
- HPS has a variety of viable options for recruiting and vetting partners and/or developers, and for ownership.**
- The redevelopment of 7th Avenue Gym is possible and should be pursued with all deliberate haste.**

Reading the Report

The contents of this report align with the contents outlined in CDBG Appendix D. Each sheet references these line items and contains a description of what is required in the section. For reference, the section number is included in the top corner of every page. As the ultimate user and funding sources are not fully defined at the time of this report, supplemental reference information is provided in the top corner of every sheet to reference both the CDBG Economic Development PAR. Please note that the content meets the requirements USDA PAR contents and references to those sections can be provided if the user is seeking USDA funding. The intent is to qualify this project for the widest array of possible funding sources in order to provide the most opportunities for the ultimate developer.





Problem Definition

Describe and document the need for the project and the problems to be solved

The Need For Redeveloping The 7th Avenue Gym

The need to redevelop the 7th Avenue Gym does not come because the structure itself is dangerous or unstable, but from the collective desire of HPS and community stakeholders to capitalize on the good will and momentum from building the new Central School, to restore this important historic building, and to support a challenged historic downtown district.

For HPS, finding a responsible and compatible use/user is balanced by the urgency to minimize maintenance and operations costs of a building they don't use, along with decreasing the potential liability of owning a vacant building. For stakeholder organizations there is urgency to see a completed catalyst project in downtown Helena. This stems from the needs expressed in recent planning efforts (Downtown Helena Master Plan, Marlow Market study, etc.), and the need to demonstrate a successful redevelopment project that will spark further development. Expert analysis and community input have described an immediate need downtown for the types of spaces this building can offer, and the identification of the 7th Avenue Gym as a priority property in downtown Helena.

Likewise, support and interest from a wide variety of potential partner organizations has steadily grown from the inception of this project. Each stakeholder group represents a specific need in the community, as well as representing components of the project that will make it possible to redevelop and operate in a realistic and sustainable manner. Some of the direct stakeholders have clear and tangible desires for the project, while others are more philosophical. Consideration of the needs of the neighborhood, the downtown community, and community at large are also considered heavily in the analysis and recommendations of this report. Likewise, the goals of the funders of this grant are integrated throughout the thinking and execution of this project.

Together, these voices speak to the need for redevelopment of the Gym itself and the need for redevelopment in our downtown. These voices also tell you what this building is to them: an opportunity to create an exciting identity for our town, an opportunity to benefit our community in a variety of ways, an opportunity to create jobs, a current maintenance and liability burden, a safety concern, an empty building, a beautiful building that shouts that it is from Helena, a way to connect our future to our past, an opportunity to heal divisions in our community, an opportunity to inspire, and an opportunity to solve a problem that effects many downtowns across our State.

The need for this project is complex as it comes from both very localized and 'big-picture' places at the same time. On the local level, the need for redeveloping the Gym has been expressed as important by neighbors, the neighborhood, the downtown business community, regional economic development interests, the arts community, and the preservation community. On a macro level, redevelopment of historic downtowns is prioritized by the planning efforts of the City of Helena, the funding provided by the MT Department of Commerce through BSTF and Montana Main Street, our regional economic development corporation (MBAC), the preservation community (including Federal and State Tax Credits), State level tourism and heritage tourism efforts, and many others. It is a group of needs that dovetails nicely at small and large scales and addresses needs related to this building ultimately being a good neighbor, helping disadvantaged people in our community, growing our community while maintaining our past, growing our economy in a smart and creative way, bringing people together, and catalyzing more positive activity.

With these broad stakeholder needs in mind, the consulting team also set out to achieve the main challenge established at the inception of this project: **Find a path to reusing this building that is technically feasible, financially feasible, financially viable in the long-term, compatible on the school site, and compatible with the bigger goals of downtown revitalization... Then find and recruit the people who can make it happen.**



Front Elevation on 7th Ave



Elevated View of 7th Ave Gym from Last Chance Gulch



Gymnasium Interior

HEALTH AND SAFETY

Describe concerns and deficiencies, compliance issues, and relevant regulations such as the International Building Code, (and other codes as listed in "Special Requirements Concerning Code and Standards Enforcement"), asbestos, lead-based paint, handicapped accessibility, zoning ordinances, and other federal, state, local, or tribal requirements concerning the existing facility(ies).

While the 7th Avenue Gym is in generally good and usable condition, a number of health and safety issues must be addressed for the buildings to be reasonable for long-term public use. A full International Existing Building Code analysis is included in the Appendices of this report. The approach of the proposed design is to find a balance between upgrading the building to meet a new use with life-safety and accessibility improvements, while minimizing the required construction scope. It is appropriate to improve life-safety in the Gym as it will host large groups of people and it sits within the campus of a grade school.

Accessibility improvements are also welcomed as they will better serve the needs of the community members along with providing dignified access to all activities and offerings. The Gym lacks accessible parking, an accessible route to a public entrance, accessible vertical circulation, and accessible restrooms. In terms of life-safety, the Gym does not meet current Code requirements for the structural system of the building, vertical circulation, fire-safety, and emergency egress. Seismic improvements are required, as are improvements to put the condemned running track back into service. A large smokestack on the side of the building is a signature historic feature, it is also in need of structural stabilization to provide an appropriate degree of safety for the Gym and adjacent school grounds. The degree of the life-safety improvements is partially determined by the proposed scope of work and new use(s) as defined in the International Existing Building Code.

Additional health hazards exist throughout the building. Due to the age of the building, hazardous materials (ACM's and LBP) are present and must be addressed where new work is conducted. A pigeon infestation is evident along the eaves around the building. And remnants of a variety of hazardous, or unhealthy, materials are present in the old boiler rooms that once served the entire school campus.

Health, life-safety, and accessibility improvements represent a significant portion of the improvements needed to put the building back into a safe and viable use for the community.



Access/accessibility issues and smoke stack



Boiler room



Bird damage and mitigation

FACILITY OPERATION & MAINTENANCE (O&M)

CDBG

i.A.2

Describe O&M concerns regarding the existing facility(ies) with an emphasis on those with the greatest financial and operational impact. If the high cost of maintaining the existing facility(ies) is related to a proposal to modify or replace the existing facility, describe and document these concerns and potential cost savings.

The 7th Avenue Gym currently sits vacant, and a variety of O/M issues are required to be addressed for it to become appropriate for long-term community use and to keep the aging structure safe and viable. The O/M concerns are intricately linked to required health and safety improvements, as well as the facility's ability to house programming and generate revenue. Required work has both immediate and long-term effects to organizational finances and what can be offered to the public.

While the historic brick building is safe and in generally good condition, it is in need of significant deferred maintenance for issues typical to a building of its age. Some repointing and repair of the brick masonry and stone foundation are required throughout the building envelope. Particularly at the bottom 24" of the wall where moisture from the ground, snow and irrigation have deteriorated the mortar. This is exacerbated by negative drainage around parts of the building. The deterioration is limited and can be appropriately addressed as maintenance, rather than a major restoration effort. The funds required to maintain it at the appropriate time (now) are a fraction of what will be required if it allowed to 'turn the corner' where damage increases rapidly.

Similarly, the roof, windows, and exterior wood work are in fair condition, but due for maintenance or upgrades to prevent significant deterioration. Deterioration that is imminent and that will hasten if the building is not maintained and actively used. Interior finishes on the Gym and Track levels are generally "tired" and in need of paint and minor repairs, while finishes on the lower level are generally past their serviceable life.

Accessibility improvements are also a major O/M concern. Accessibility has been improved over time with specific small projects that address particular conditions, rather than addressing the issue comprehensively. As part of a major capital investment, it is appropriate to bring the facilities and site into compliance. This will save money long-term as there are savings in having work done in one large mobilization rather than many small projects, and construction costs are rising so it will never be more affordable. These improvements will also help improve the experience and allow 7th Avenue Gym to serve the community better.

The mechanical and electrical systems can be used in part, but upgrades are required for safety, modern needs, and reduction of long-term energy costs/usage. Inadequate HVAC systems and lighting not only cause consternation and discomfort for users, but also cause financial harm to the building's owners. This harm comes from mounting repair and maintenance costs, activities being canceled, etc. This uncomfortable and unpleasant environment effects public perception and return business. It also results in significant recurring costs that do not add value to the facilities or improve the experience for its users. Ultimately this effects the amount of good the facility can do.

The building has been maintained well and is in a position to be restored and put to use in a reasonably achievable fashion. However, maintenance, repairs, and selective replacement are required throughout the building to modernize it, make it safe, and allow the building to be put back to use before conditions deteriorate to the point of being too costly to pursue. Addressing deferred maintenance, accessibility, and life-safety issues in a comprehensive manner will bring the building back into a normal capital investment cycle similar to that of a new building. This will avoid the common notion that old buildings are more expensive to maintain. If deferred maintenance is fully addressed, future maintenance can be more effectively planned.

Detailed documentation of these conditions, and others, is included later in this report.

Describe the facility's capacity to meet projected growth needs from the completion of construction through the anticipated useful life of the building. Discuss any potential for future expansion, if applicable, or any consideration given to designing for phased construction or incremental expansion of the facility in the future. Provide both the number of current users served by the facility(ies) and the projected number of users to be served by the proposed project upon completion.

The 7th Avenue Gym does not meet the current needs or goals of Helena Public Schools. An in-depth district-wide master plan was conducted in 2013, it identified a strategy for facility needs and use of district assets. The Gym is ill-suited to the needs and uses identified and remains mothballed and in need of another user.

However, redevelopment of the Gym will address broader community growth needs and contribute to downtown revitalization. Redevelopment of the 7th Avenue Gym has the ability to be a project that addresses many of the overarching goals of the Downtown Helena Master Plan, be a project that furthers all five planks for implementation, and executes many of the specific recommendations.¹

Revitalizing this distinct building in a prominent downtown location will directly implement the plan through further developing the downtown brand, adding activity and a unique facility to create a dynamic downtown environment, capitalize on an important historic asset, make efficient use of existing infrastructure, and provide an opportunity to connect downtown with the new amenities on this site. In terms of specific recommendations, redevelopment of the Gym holds the potential to address many of the prioritized improvements and could reasonably include: reimagining a portion of Cruse Avenue; improving street appeal with new sidewalks, trees, and street lighting; promoting a business incubator and startups to support and sustain downtown; promote redevelopment of an underperforming property; creating a pedestrian and bicycle connection to downtown; fostering the aesthetic character of downtown Helena; and activating an important corridor from Last Chance Gulch to the new Central School and the Historic Cathedral.¹

Analysis of this building has shown that the facility is adaptable to a number of different types of organizations/users. Also, there is the ability to add onto the structure to provide modern amenities, accessibility, and meet specific program needs. There is also potential with the edge of the Central School site along Cruse Avenue that could also house potential growth.

With a meaningful (but feasible) investment, the Gym have a decades-long useful life. There are distinct advantages to conducting the investment/renovations in one phase, immediately. However, the generally good condition of the building allows for a variety of phasing options. The best option will be determined by the final uses/users. These options could include refurbishing parts of the building in phases, renovation then addition, etc. in order to meet the needs and available funding.

Currently the building does not serve the community nor any individuals. Putting it back into use will benefit those at the adjacent grade school, neighbors, the community organizations using the building, visitors to Helena, and the downtown community. Detailed numbers of those helped will be finalized when a user commits to the building. However, the building will feasibly hold four small community organizations on the lower floor, and the gymnasium is intended to hold community events for several hundred people. 2 to 4 small community events and 1 large event every week will positively effect approximately 150 people per week. As the Gym gains popularity and programs grow, this number and the impact will increase.

In short, the 7th Avenue Gym is a blank canvas for community growth that will help in a variety of ways. Its highest and best use as a multi-purpose events space will allow it to continue its historic function of bringing the people of Helena together.

¹ 2016 Downtown Helena Master Plan. Portions of the text are directly from that document, and all graphics on these two pages are from the Master Plan.



I.B Problem Definition

Identify the planning area and existing or potential location of the facility.

Synopsis

The 7th Avenue Gym sits at an important location that links the historic Last Chance Gulch commercial district with the adjacent historic neighborhood. Increasing activity at this location has the potential to positively effect both districts. It is an important feature along the skyline within the viewshed of Helena's Cathedral and within the historic context of downtown Helena.

The surroundings are conducive to accepting a fairly high level of activity compatible with both downtown and the adjacent school. Projected growth and community planning suggest that it is located in an area that will sustain significant growth and investment in the near future, and for a sustained period. The physical characteristics of the site do not suggest any major risks or negative impacts linked to redeveloping the building.



Elevated View from Last Chance Gulch

LOCATION

Indicate legal and natural boundaries, major obstacles, environmental constraints, etc. using maps, photographs, and sketches of the planning area or alternative sites, as applicable.

CDBG
i.B.1

Existing Conditions Assessment - Surroundings

Building Address

357 Cruse Avenue
Helena, MT 59601
402 N Warren St
Helena, MT 59601

Legal Description

HELENA TOWNSITE 1869, S30, T10 N, R03 W,
CENTRAL SCHOOL BLOCK 1 PER COS #3173575



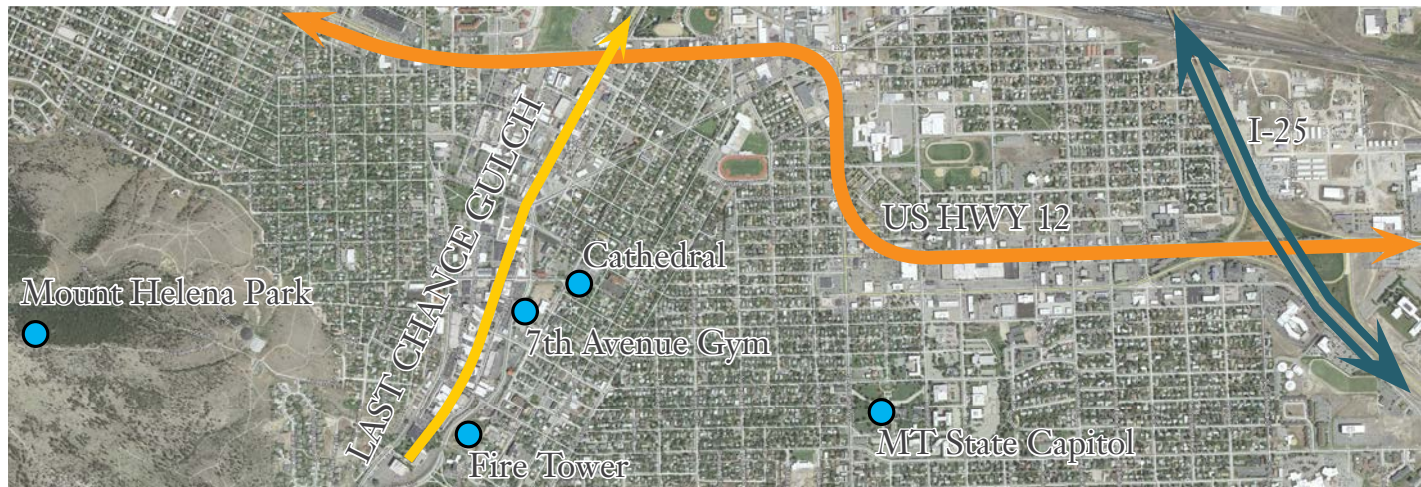
View Up Lawrence Street from Last Chance Gulch



View to South Along Cruse Avenue



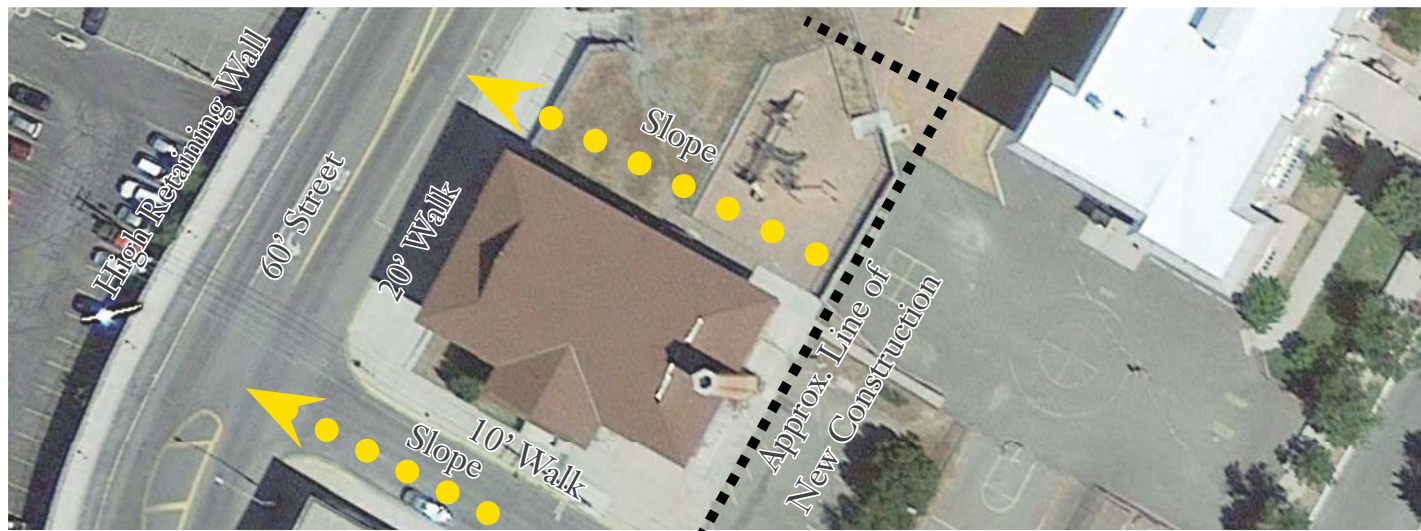
View Down 7th Avenue from Neighborhood



Vicinity Map



Immediate Site Surroundings



Project Site

LOCATION

Indicate legal and natural boundaries, major obstacles, environmental constraints, etc. using maps, photographs, and sketches of the planning area or alternative sites, as applicable.

CDBG

i.B.1

General Information

Site Area

Central School Site Area = 3.5 acres (approx.)

7th Avenue Gym Potential Site Area = 13,000sf (approx.)

Note: final site to be determined through design and negotiation with Helena Public Schools. Site is intended/recommended to be the minimum size to address the new use/expansion of the building, meet Building Code requirements, and meet City Ordinances.

Existing Conditions Assessment - General Site Conditions

Site Location & Surroundings

The project site is within an historic district with the downtown commercial district to its west, and a residential area to the east. It is bordered to the north and east by the site/building of Central School, which is currently under construction and slated to open in 2019. Directly to the north, along Cruse Avenue below the school/playground, is a narrow and steeply sloped strip of untended land. To the south is a currently vacant commercial building and an apartment building.

Immediate Surroundings

7th Avenue Gym sits essentially on its own at the corner of 7th Avenue and Cruse Avenue. The proximity of the new school improvements, and the related requirement to maximize the use of the site will effect the amount of land available for the Gym, and what can be done with that ground. The school parking lot is situated adjacent to the Gym, uphill on 7th Ave. No immediately adjacent buildings pose issues in terms of solar access. No trees or existing landscaping pose significant considerations.

Site Access

Site access is provided along Cruse Avenue (an arterial street planned to be changed to a neighborhood street) and 7th Avenue (a neighborhood street). Cruse has parallel parking on both sides of the street (starting around the middle of the building on the Gym side), and has a 20'+ deep concrete sidewalk on the Gym side. 7th is narrower with unmarked parallel parking and a 10' wide concrete sidewalk. No on-site parking is existing and opportunities for on-site parking are limited if extant. Pedestrian and bicycle access is easy from the neighborhood side, but limited from the downtown side as east/west routes exist 1+ blocks away to the north on Lawrence St, and 1 block to the south on 6th Avenue. A tall retaining wall separates Cruse (across from the Gym) from a downhill/downtown parking lot, with the first point of access being just north of the Kain Building.

Site Considerations (infrastructure, topography, etc.)

Access to existing utilities in Cruse Ave. and 7th Ave. pose no problems to development. Landscaping and site paving are likely to be minimal and uncomplicated due to limited area of site. The site slopes steeply from east to west, as the Main Level sits at grade on the uphill side and the Lower Level daylights and steps down to the walk on Cruse at the downhill side. This significant slope must be considered in terms of site drainage, building access, and accessibility. Free access and function for the new school's access drive, parking lot, and playground should also be considered, along with coordination with the school's plans.

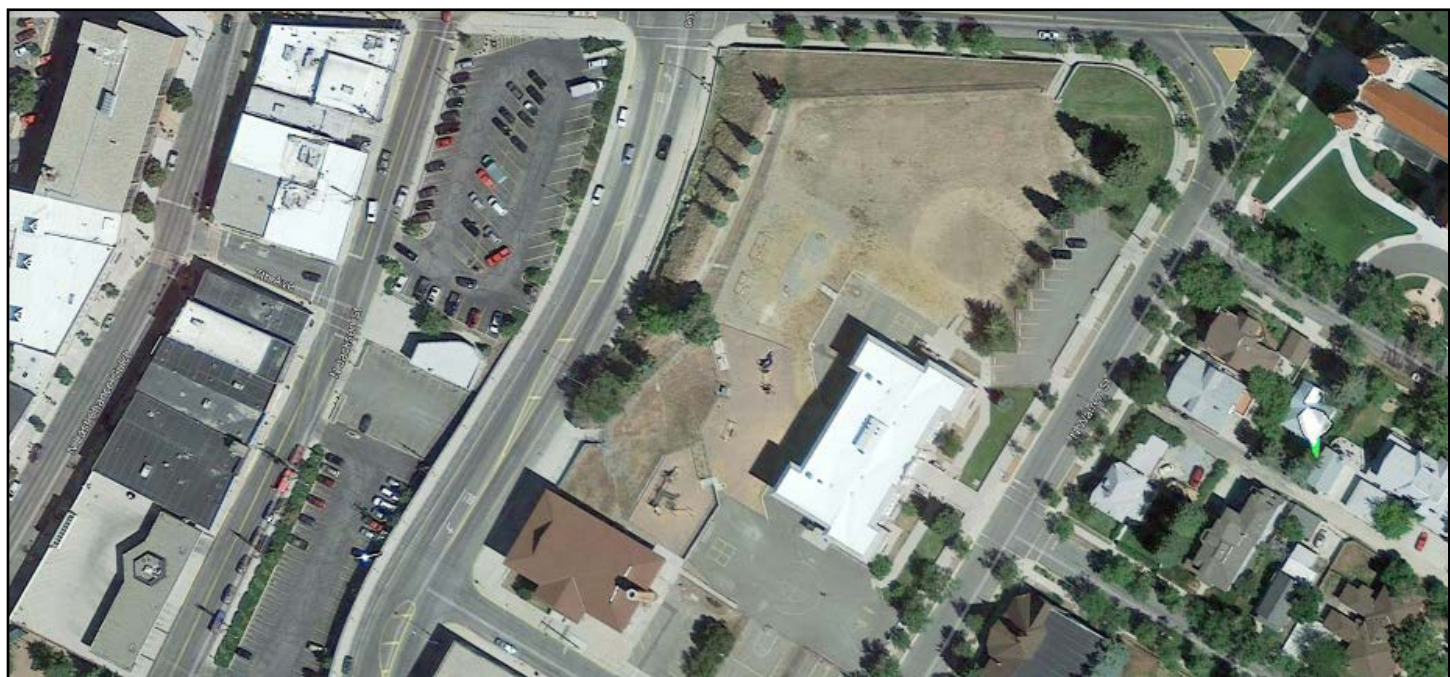
ENVIRONMENTAL RESOURCES PRESENT

Environmental Resources Present - Provide information on the location and significance of important land resources (farmland, range land, forestland, wetlands, and 100 year floodplains, including stream crossings), historic sites, endangered species or critical habitats, etc., using maps, photographs, studies and narrative, as applicable.

Fortunately, there are no environmental resources on this downtown site that are problematic for development. In terms of land resources, it is on a previously developed site (not farmland, range land, forest, wetlands, or streams), and its elevated position is well out of the floodplain. The building and site are historic and listed on the National Register of Historic Places. Care during excavation should be exercised, and appropriate experts called if anything is unearthed, but no special permits or limits on development exist due to historic significance. As a developed school site, almost wholly occupied by this building, no habitat or endangered species will be disturbed by redeveloping this building.



Floodplain Map



Aerial Map

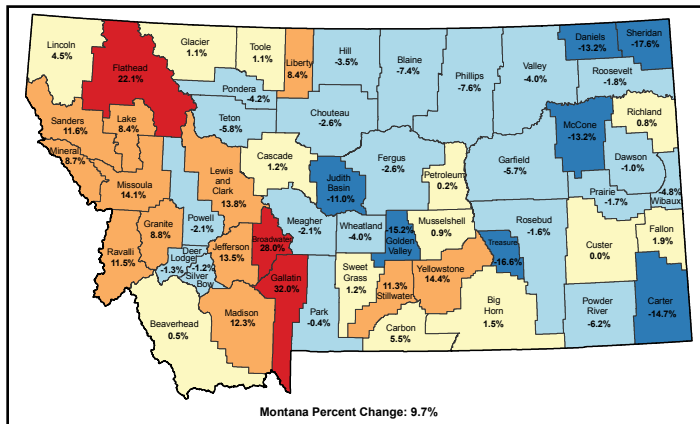
GROWTH AREAS & PROJECTED POPULATION TRENDS

CDBG

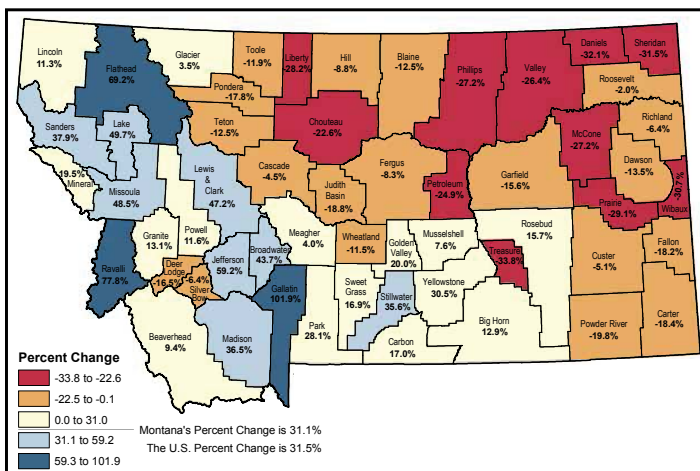
i.B.2

Identify specific areas of concentrated growth. Provide population projections for the project planning area and concentrated growth areas for the project design period. Base population projections on historical records, or economic projections, citing recognized sources.

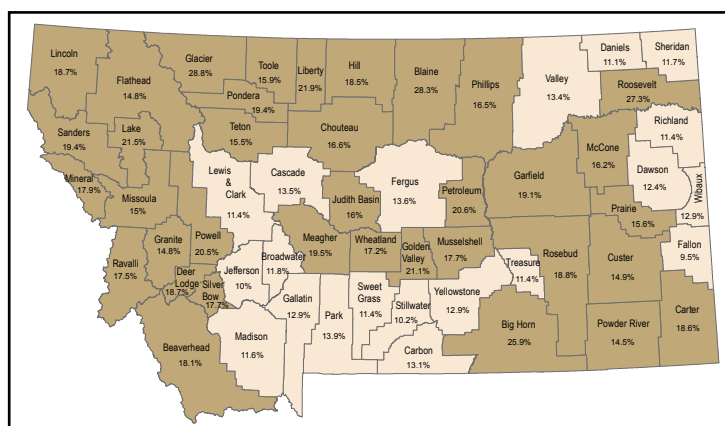
Lewis and Clark County's population is projected to have steady population and economic growth. The University of Montana projects significant growth in both non-resident and resident tourism. Downtown Helena is a planned center of growth and investment for businesses, housing, affordable housing, social services, and tourism development per the recent Master Plan.



Percentage of Population Change (2000-2010)

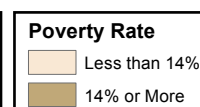
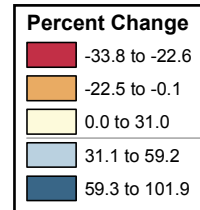
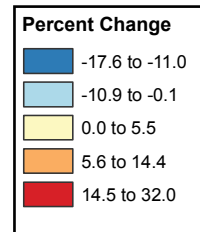


Median Income

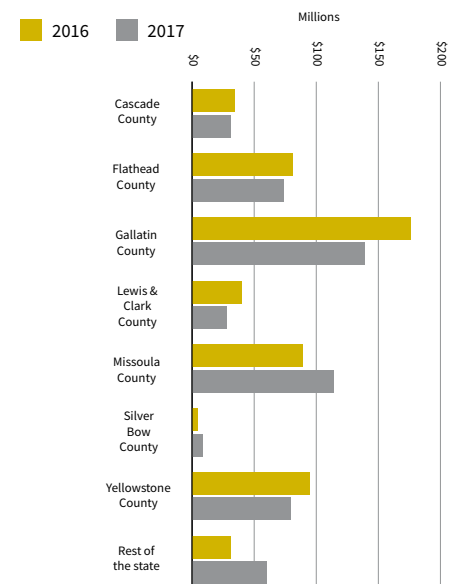


Level of Poverty

Data Source: US Census Bureau, Census 2010



"Slower growth in the Helena economy was a godsend when the rest of the state suffered through the Great Recession. But eight years later the continued lower trajectory of economic growth – wages grew by 1.8 percent in 2016 – has been less welcome. Visible success stories in manufacturing, including the Boeing facility, have more than offset downturns, such as the Drumlummon mine closure in the recent past. Most of the area's more important industries – with the most important by far being state and federal government – saw growth in line with the overall average in 2017. The exception was construction, which grew more slowly."



Source: University of Montana Bureau of Business and Economic Research "2018 Montana Economic Report"

Wage Growth



Problem Definition

Evaluate the condition of existing facility(ies).

Synopsis

The 7th Avenue Gym is in good condition, and if properly maintained it has decades of life of service to the Helena community remaining. It has been well maintained by Helena Public Schools and is in condition to be readily adapted to a new use. Renovations required for life safety (structural, seismic, egress, etc.) are reasonably achieved without undue expense or complexity. Its historic character can be maintained through renovations, will remain part of its charm and presence, and contribute to the financial viability of the redevelopment.

Year Built

1907-1908

Building Height & Area

Building Footprint Area = 6,500sf (approx.)

Total Building Area = 15,800sf (approx.)

Building Height = 2-stories + walkout

Building Systems

Foundation unreinforced uncoursed stone masonry

Exterior Walls unreinforced multi-wythe brick masonry

Floor Framing wood joists and beams with mixed column supports below

Mezzanine wood joists and beams suspended by steel rods

Roof Framing steel trusses with wood purlins and rafters

Mechanical boiler



South Elevation

Existing Conditions Assessment - Overview of Building



West Elevation



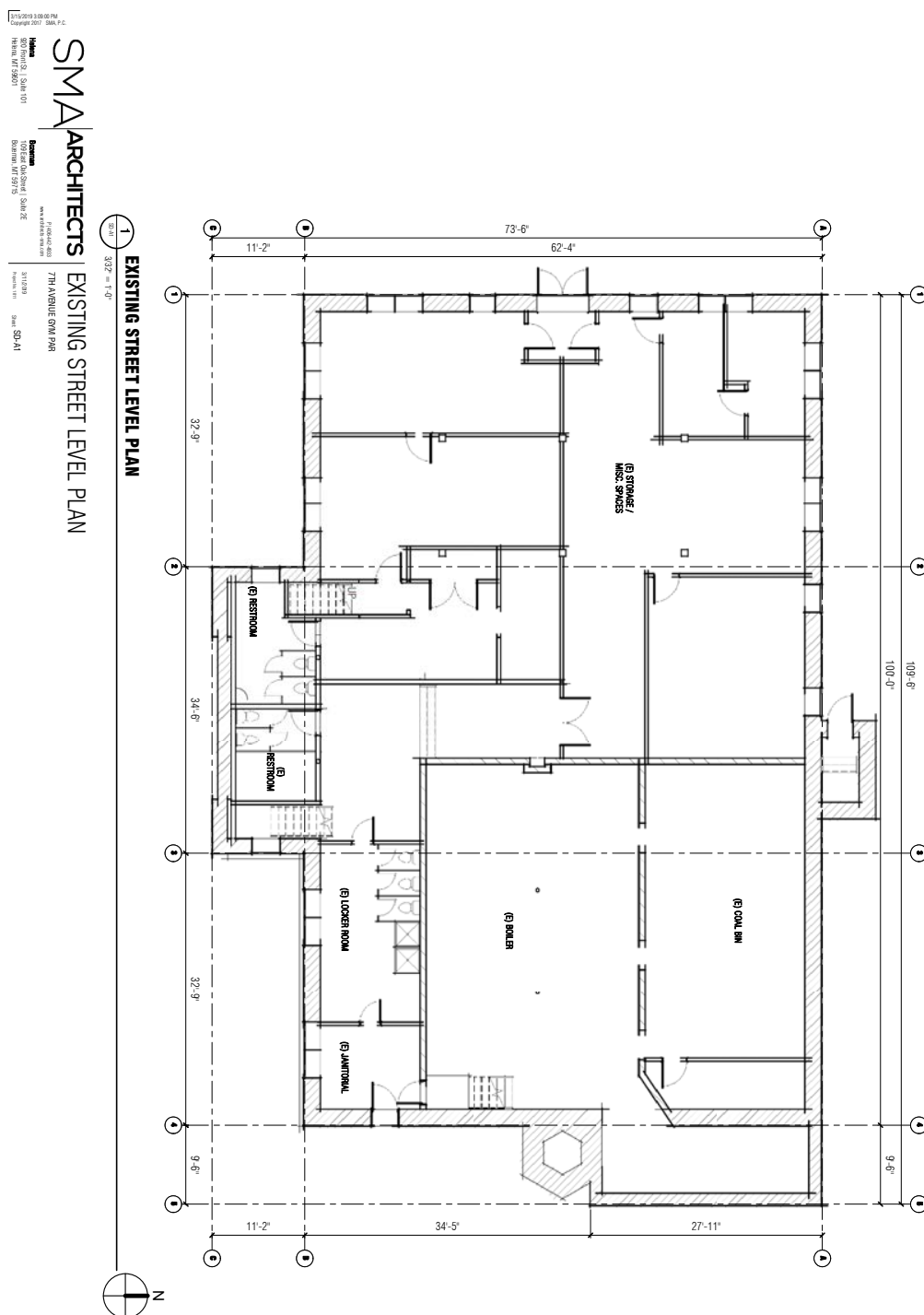
East Elevation



North Elevation

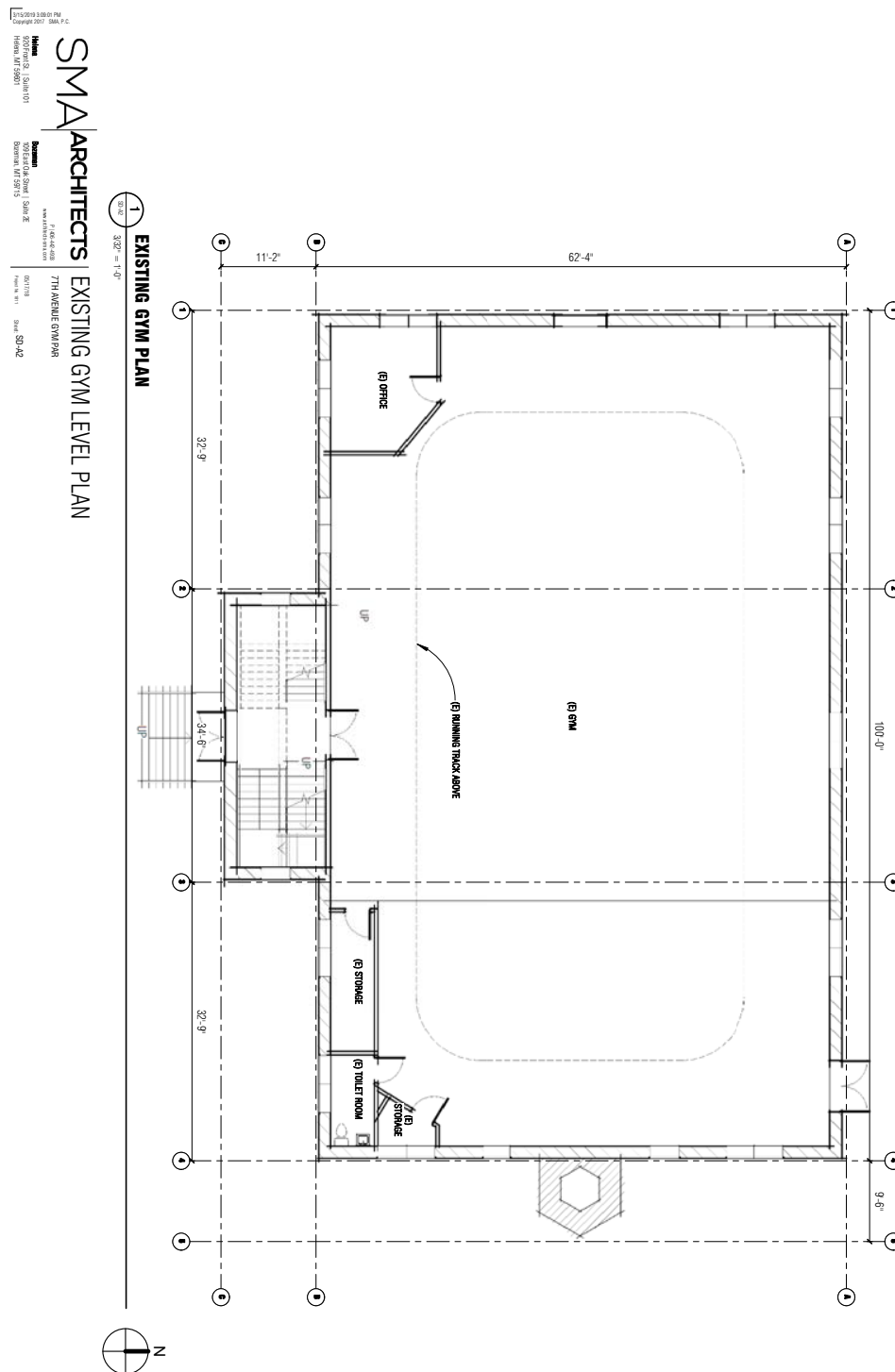
LAYOUT OF THE EXISTING FACILITY(IES)

Provide a floor plan for the existing structure(s). Illustrate current space occupied and proposed space requirements.



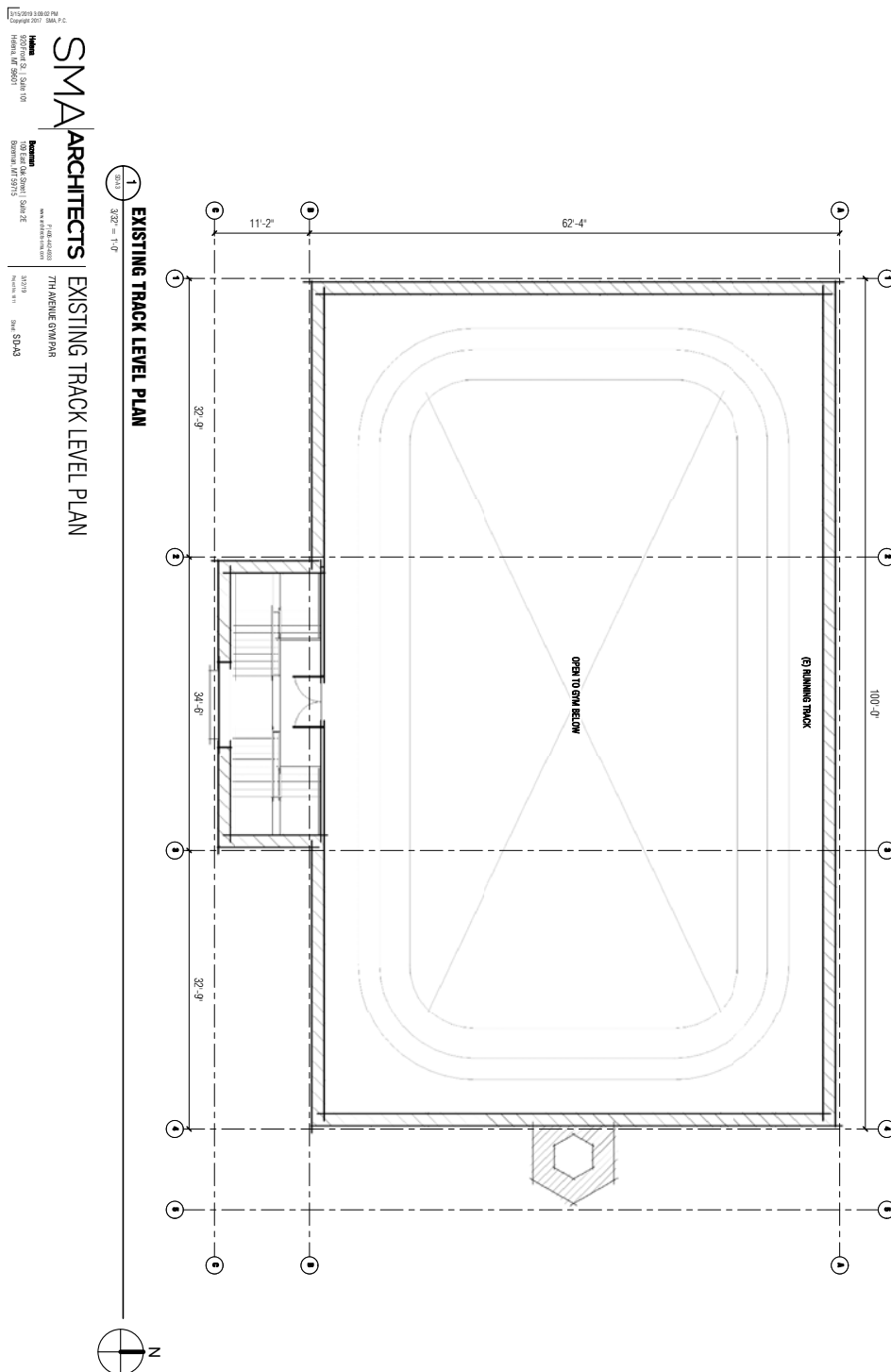
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Provide a floor plan for the existing structure(s). Illustrate current space occupied and proposed space requirements.



LAYOUT OF THE EXISTING FACILITY(IES)

Provide a floor plan for the existing structure(s). Illustrate current space occupied and proposed space requirements.



HISTORY

Provide a brief history of the facility (ies), including when the structure was constructed, major improvements and any past problems.

CDBG

i.C.1

Historic Districts

The National Park Service administers the National Register of Historic Places, which includes districts, sites, buildings, structures and objects significant in American history, architecture, archeology, engineering and culture. Buildings must be at least 50 years old at the time of their nomination to be eligible for listing on the National Register. Being on the Register entitles property owners to consideration for Federal assistance, State and Federal tax credits, and grant funding sources. The 2012 International Building Code describes 'historic buildings' as "buildings that are listed or eligible for listing in the National Register of Historic Places, or designated as historic under an appropriate state or local law. Listing on the National Register does not put any restrictions on the structure, it is an honorary title that is also a prerequisite for benefits.

A structure that is listed as 'contributing' to a historic district has the same significance and is entitled to the same benefits as an individually listed structure. Districts and 'contributing structures' are the bureaucratic mechanism for listing multiple structures together. Should enough listed structures in a District be altered or demolished, the District and all contributing structures stand to lose their listing and associated benefits. This occurred in Helena with the Historic District survey in the 1990's, in which several whole blocks lost their listing due to the loss of structures to urban development and the course of time.

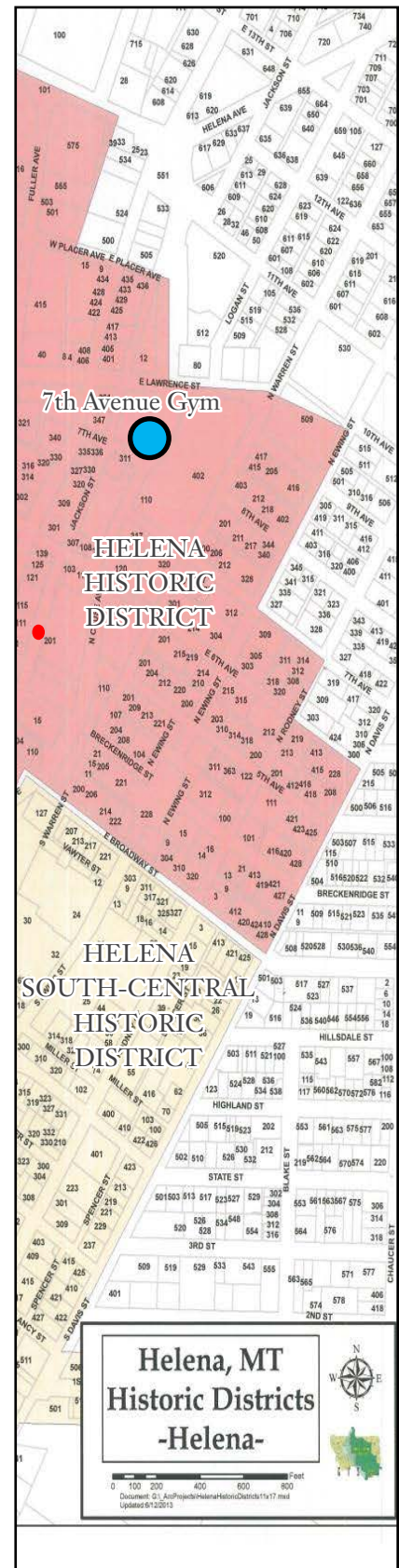
The Helena Historic District

The Helena Historic District was listed on the National Register of Historical Places in 1972 and amended in 1986 to reflect changes that had occurred and was divided into two separate districts.

The District contains small scale vernacular buildings from the territorial mining camp days of the 1860's, as well as many strong examples of Western Commercial style buildings, and a few good examples of the flamboyant architecture of the 1880's and 1890's. These multi-story business blocks along the steep slopes of Last Chance Gulch give the District a unique character.

Other structures in the District range from modest homes, homes of City founders, schools, churches, and some from the early and mid-1900's. Several older buildings in the District are excellent examples of the work of noteworthy local architects, builders, and craftsmen. Several eras important to the development and growth of Helena are represented and include buildings from the frontier days and its civic expansion through the 1880's, residences from the period of slow growth around the turn of the 20th Century, and from the reconstruction period following the 1935 earthquakes. The District is also of note for representing the significant social and ethnic diversity of the Helena community.

*Information sourced from the National Register of Historic Places Nomination form 6/2/72 by Jacobson and Shope Architects. And the National Park Service National Register website www.nps.gov/nr



Existing Conditions Assessment - Relevant History

"Bounded by North Warren Street to the east, Seventh Avenue to the south, Cruse Avenue (originally Allen Street) to the west, and East Lawrence Street to the north, Central School and the Seventh Avenue Gymnasium occupy an oversized block historically used for educational purposes. In addition to the Central School and the Seventh Avenue Gymnasium, the lots originally hosted the Helena High School immediately north of Central School, an auditorium and public library just south of the school and east of the gymnasium, and a domestic science/administration building located north of the gymnasium."

...

"...Seventh Avenue Gymnasium [is] eligible for listing in the National Register at a local level as contributing resources of the Helena Historic District under criteria A and C. The period of significance, 1908 to 1948, encapsulates the time from the opening of the Seventh Avenue Gymnasium in 1908... and terminates in 1948, as defined in the earlier National Register nominations for the district... Seventh Avenue Gymnasium serve[s] as a lasting symbol of the growth of city of Helena. Under Criterion A, the construction of the gymnasium and school continued the community's educational commitment to its citizens and underscore the generous community spending on educational facilities in the still young and affluent town...."

...

"A review of the few historic photos available and architectural drawings of the Seventh Avenue Gymnasium indicate changes to the building are limited to those associated with damage from the 1935 earthquake. After the quakes, officials removed the original arched parapet of the entry bay exposing the original gabled roof that's visible today. The Seventh Avenue Gymnasium retains excellent integrity of design, workmanship, and materials..."

...

"On December 10, 1906, a committee assembled to investigate the possibility of constructing a new building near Central School to provide a gymnasium as well as a central heating plant that would serve the high school, the elementary school and the auditorium/public library. Cost of such a building, sans actual heating machinery, was estimated at \$20,000. A June 1907 levy passed for the appropriation of \$26,000 in bonds for the building, which was to be constructed

on the corner of Seventh Avenue and Allen Street. Prominent Montana architects John Gustave Link and Charles Haire designed the Italian Renaissance Revival style building. F. Jacoby and Son submitted the winning bid to construct the heating plant and gymnasium, and construction began that year and finished around May 1908.

This building, the Seventh Avenue Gymnasium, was used consistently by Central School students and staff after the 1893 high school ceased operation in its educational capacity in 1935. The Helena High School Nugget provided a glimpse of what awaited the students at Helena High in the new gymnasium: "Most people probably do not realize how large a structure it will be and how much it will mean to the High School of Helena." The paper trumpeted the ordering of the gymnastic equipment for installation in the building to coincide with the completion of the structure.

When completed, the Seventh Avenue Gymnasium proved to be a gem of an athletic-oriented building. It housed a regulation size basketball court, banked running track, manual training room, showers with hot and cold water, and lockers made of perforated steel allowing for a high degree of sanitation. As stated at the time, the facility was "the best equipped gymnasium in the state, not even excepting the State University at Missoula".

As designed, the Seventh Avenue Gymnasium consists of two stories, the main level houses the gymnasium floor and mezzanine track/gallery. The basement houses the training room, boilers, lockers and showers. The mezzanine oval track and gallery, constructed around the edges of the main story, measures ten feet wide with the track comprising four and one-half feet of the width. The track displays banked curves with the interior sitting a foot lower than the outer edge. Eighteen laps comprise one mile. Iron rods attached to iron girders suspend the track and gallery. Steel girders anchored gymnastic equipment for use on the floor below."

*All text on this page quoted from the National Register of Historic Places Nomination form 12/11/13 by John Boughton, Peter Brown, and Kate Hampton (Montana SHPO). And the NPS National Register website www.nps.gov/nr



Synopsis

The 7th Avenue Gym is in generally good condition and has been well maintained throughout its service life. Typical of a building its age in Montana, there are some signs of minor deterioration and a need for deferred maintenance. Likewise, there is a need for improved life-safety measures and accessibility improvements in order to meet current standards. These improvements are reasonably achieved given the current condition and configuration of the building.

The building has significant capacity to host a variety of community events in the multi-purpose gymnasium space. And the lower level is conducive to renovation for a variety of purposes, educational or business most easily. Adding onto the building will help improve accessibility and provide support spaces (bathrooms, storage, kitchen, etc.) to maximize the existing capacity and make using the building more appealing.

The Main Level is ideally suited to continue being used as a community event space, and it is in condition to remain suitable and appealing for a wide audience to keep using it. Reconfiguration of the Main Level would cause a variety of issues in terms of layout, suitability to other uses, and potential jeopardization of historic preservation tax credits and grants. The Lower Level is in need of more renovations, but it is more conducive to be renovated into a variety of uses.



Existing Conditions Assessment - Site



Slight negative drainage at north side of building



Drainage pan with potential issues at 7th Ave. side



Positive drainage and wide sidewalk along Cruse St.



Deteriorated landscape wall w/ 2 eras of stone



Deteriorated site concrete along east side



Stone steps at lower entry and low stone wall

Stone Masonry

The uncoursed local stone masonry water table/foundation was observed to be in good condition, with approximately 10% to 20% of the area requiring repointing (mostly within 24" of the ground). The mortar was observed to be of a softer lime-rich mix typical of the age, with full joints. Small areas are observed to have beaded joints, although it is too limited to determine if the technique was used throughout the building. Several areas of repointing were observed, indicating regular maintenance. Isolated areas, particularly on the west wall, require more significant repointing work to repair minor cracks and areas of missing or deteriorated mortar. See Structural Letter for further information on the masonry foundation. Stone lintels above the two entries were observed to be in fair condition with some signs of water damage on their bottom face. Landscape walls are in fair/poor condition and require significant repointing. Entry stair walls and steps are in good condition with some repairs and repointing required.

Brick Masonry

Exterior walls are assumed to be multi-wythe unreinforced brick masonry. Brick masonry was observed to be in good condition throughout the building with approximately 10% requiring repointing. Brick joints are finished full with a soft historic mortar that appears to be colored red to match the bricks. The field bricks are a smooth orange-ish red with a rhythmic detailed pattern out of dark klinker bricks, and simple decorative corbel detailing at the water table and around the main entry. See Structural Letter for further information on brick masonry.

Architectural Appurtenances

Several features were observed to bump out from the rectangular mass of the Gym architecture. Most notable is the brick smokestack that served the boilers that at one time heated the full school campus. The smokestack appears to be in fair condition with observed steel retrofitted members around the stack. While only observed from the ground, some deterioration of the concrete cap was noted, and it is reasonable to assume some meaningful deterioration on the top and interior of the stack due to exhaust, moisture, and exposure to the elements. A small bump-out shed sits next to the smokestack and matches the mass of the building in materials and detailing. This mass has a small wood access door in poor condition and mechanical ventilation louvers. The bottom of the corner of this structure has sustained damage that requires repair. A similar shed structure sits at the uphill side of the entry mass along 7th Ave, and it includes two small openings that have been infilled with painted wood. A more contemporary shed structure with wood siding and asphalt shingles on the north side covers steps down to the Lower Level. A metal fire escape on the north side provides egress from the center of the upper level to the ground at the northeast corner of the building below. The fire escape appears and feels sound and in good condition, however several areas of rust were observed.



Typical brick detailing



Typical wood detailing

Existing Conditions Assessment - Building Exterior



Typical eave condition



Detailed brick and stone work



Heavily articulated entry with wood accents



Typical configuration



Typical condition of brick and stone

Existing Conditions Assessment - Building Exterior

Building Entries & Exterior Doors

All three exterior doors were observed to have been replaced with modern metal doors and hardware in the historic wood frames. The doors and hardware are functional, although well into their usable life and visually incompatible with the historic character of the building. The wood frames (including transom windows) appear to be in good condition and well maintained.

The 7th Ave. double-door entrance is approached up a half-flight of stone steps with stone walls approximately 30" high and a deep landing. The Cruse Avenue double-door entrance is accessed by three stone steps with no walls and no landing. The back exit at the northeast corner is accessed from a walk at grade and is of similar configuration and condition. The egress exit to the fire escape from the second level likewise is a modern metal door in a historic wood frame, both in good condition. The utility entrance/exit in the lean-to on the north side is a similar metal door in a modern metal frame. A small wood door in a wooden frame provide utility access in the lean-to on the east side. This door and frame are in poor condition due to their location and a small landing that is about 6" below the adjacent grade/walk.

Wood Trim & Details

While limited in terms of area, the white-painted wood accent elements are essential to the character of the Gym. These elements include decorative wood trim around and between wood window units, decorative wood brackets and beams below the eaves, and exposed wood rafter tails and soffit material at the eaves. Intricately detailed woodwork was observed in the Dutch-gables at the east and west elevations. These details/materials appear to be covered at the dormer above the main entry. All wood components above the water-table throughout the building appear to be well maintained and in good condition. While the wood windows and trim located on the Lower Level are well maintained, significant deterioration was observed due to their proximity to grade.

Windows

Original painted wood windows appear to be in place throughout the building and were observed to be in good condition. The Lower and Main Level windows are primarily 1/1 double-hungs, with a decorative window at the center of the north elevation and a transom above the main entries. The Upper Level windows have a similar configuration but the top sash is fixed with an arched head. The windows on the Main and Upper level are aligned and have detailed decorative wood trim to appear as a single feature. Deterioration of glazing and historic glass were observed throughout. Upper Level windows have an added metal screen for fall protection.

As noted above, the windows near grade show signs of moisture damage and require repair. The Lower Level windows along the streets also have an expanded metal screen to protect against intrusion.



Main Entry to Main Level on 7th Ave.



Main Entry to Lower Level on Cruse Ave.

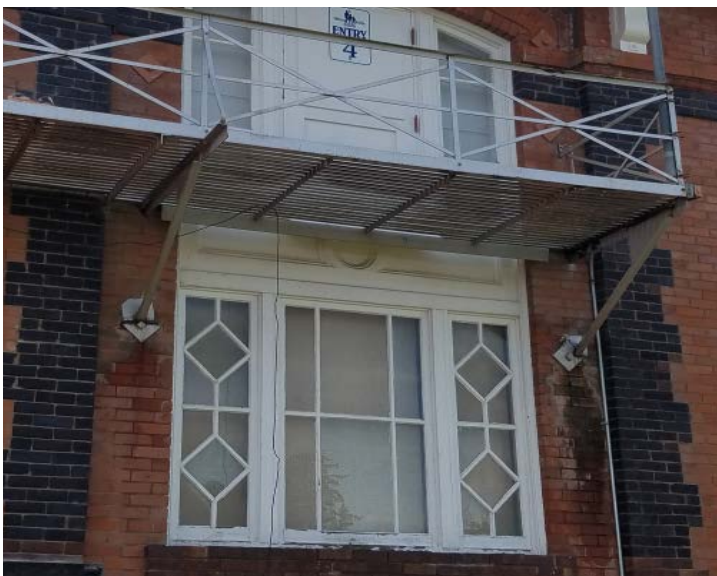
Existing Conditions Assessment - Building Exterior



Typical window configuration and detail



Typical Lower Level window (damage at bottom)



Window on north side w/ fire escape



Service door and concrete window well at north side



Utility door and louvers at east side



Typical condition of windows from interior

Existing Conditions Assessment - Building Exterior

Roofing

Roofing over the main body of the building was observed to be relatively new asphalt shingles that appear to be in poor condition. The shingles were observed to be failing by peeling up in a manner typical of overheating in a poorly vented attic.

Metal roofing was observed on the low lean-to elements on the south and east sides. This roofing appeared to be in fair condition. Asphalt shingles on the service entrance lean-to on the north side appeared newer and in good condition.

It is likely (and to be confirmed through historic photographs) that the original roofing on the body of the building was comprised of wood shingles.

Eaves

The eaves of this building on all four sides are a significant architectural element and are comprised of built-up decorative wood brackets, a wood beam supporting decorative exposed rafter tails that all appear to be original, in good condition, and well maintained. The drip edge flashing and fascia appear to be of newer vintage and exhibit signs of failing paint and a less than satisfactory level of craftsmanship. All soffits are painted wood slats in fair condition, showing some signs of historic water damage but with significant usable life left.

Attic

The attic is one single space over the entire footprint of the building, accessible by one small hatch in the ceiling at the center of the east side.. It was observed to be in good condition with no areas of significant or problematic water damage noted. The primary structure is steel trusses with wood purlins and wood rafters, with additional wood ceiling members on the trusses. Modern blown-in insulation was observed to the depth of the ceiling framing members.

A mechanical unit with insulated ducting serving the gymnasium sits at the east side of the attic.

No attic ventilation was observed in the eaves, gables, or along the ridge.



Infilled dormer above entry on 7th Ave.



Deteriorated woodwork and note failing shingles

Existing Conditions Assessment - Building Exterior



Typical eave condition (and bird netting)



Typical eave detail and condition



Typical condition of roof (shingles failing)



Attic: metal trusses, wood rafters, modern insulation



Typical condition of metal roof on historic lean-tos



Insulated mechanical ducting in attic

Stairs from Main Level to Upper Level

Upon entering the Main Entry to the Main Level, the large landing leads to the Gymnasium and a staircase at each side. These wooden stairs are worn but in good and sound condition, and appear to be historic wood work in its original configuration. Each staircase appears to be of adequate width. No handrails were observed. The historic wood guardrails at the center of each stair are in good condition. However, their height should be verified and compliance with the IEBC provisions shall be coordinated with the requirements for handrails.

The west stairwell has new mechanical equipment, exposed ducts, exposed wiring, and exposed piping added within the stairwell. The east stairwell contains an interior re-lite to the bathroom below the stairs. The landings at the Main Level and Upper Level are connected to the Gymnasium via large historic wood double-doors, which swing inward. The downward egress from the Upper Level is located on the same wall that holds the doors, and the bottom step is approximately 18" from the door. Both stairs come to a shared landing above the Main Entry, that steps up two risers to a large landing that contains the doors to the Upper Level.

Wood finishes throughout both stairs are in fair condition, with significant wear on the inside side of the treads. Plaster finishes and painted wood appear to be in good condition throughout the space.

Stairs from Lower Level to Main Level

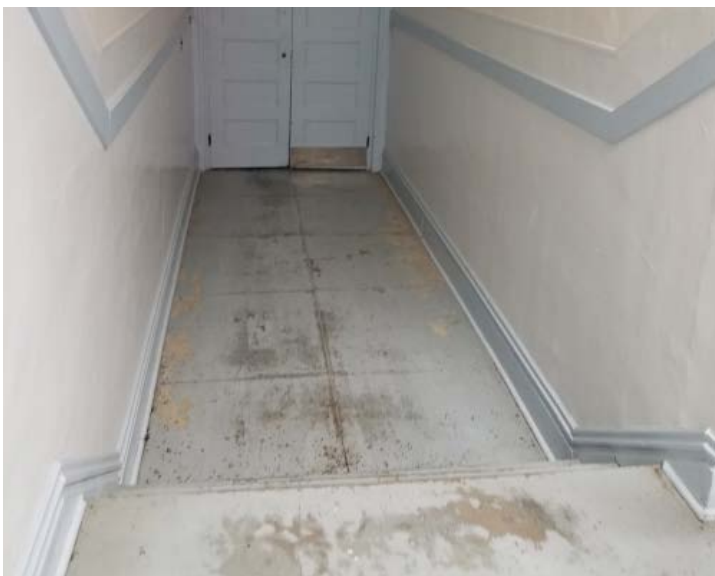
The stairs to the Lower Level appear to be in their original configuration. The lower run of both stairs cuts in front of a window. Both stairs have been modified with diamond-plate steel treads and wooden handrails added. The west stair arrives to a small landing (about 36"x36") and a door at the bottom. The east stair arrives at a large landing that serves a modified bathroom, a hall to the storage area, and the locker rooms.

Egress (general)

On the Lower Level, the primary egress from the storage and classroom areas is through a small vestibule to the Cruse St. exit. The classroom area has access to the west stairwell to the Main Exit, and the storage area has access to the east stairwell to the Main Exit. Neither egress route to the Main Exit appears to meet current code standards in a number of ways. The mechanical room is exited by the service exit on the north side. The Main Level provides egress through two pairs of double-doors, one at the Main Entry/Exit, and the other at the northeast corner. The Upper Level is served by a pair of double-doors to the Main stairwell, and a single exit door on the North side onto the fire escape. The Main stairwell connects all three floors and is separated from the Gymnasium and Lower Level spaces by historic solid wood doors.



Stair from Main Level to landing above



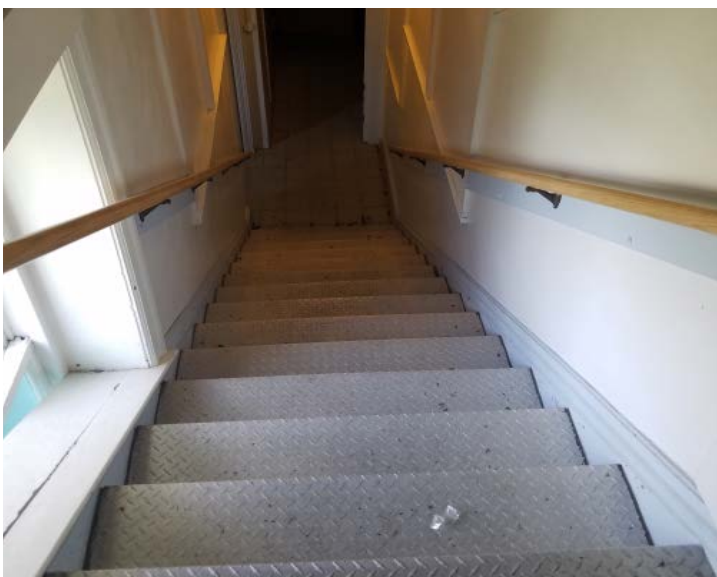
Landings at in Lower Level hallway



Newell post detail at bottom of stairs



Main Entry to Gymnasium



Typical stairs to Lower Level



Trim detail at door from stair to Lower Level spaces



Mechanical unit, piping, and stair at window



Interior steps from bathroom/locker room to storage

Existing Conditions Assessment - Lower Level

Classroom Area

The classroom area consists of two rooms occupying the southwest quadrant of the Lower Level. The smaller classroom is entered from the landing to the west stair and a door adjoins it to the larger classroom. The large classroom in the southwest corner exits through a small vestibule to the Cruse St. exit. Both classrooms have exterior windows, modern carpet for flooring, historic wood trim and wall plaster, and a dropped ACT ceiling. Finishes appear to be in good to fair condition throughout. Signs of rodent activity were apparent in both classrooms, especially near the exit. And moisture damage through the masonry of the exterior wall was evident in a small area at the base of the wall between the vestibule and adjacent window.

Office/Storage Area

The office/storage area occupies the northwest quadrant of the Lower Level. It is essentially one big space with a small office carved out of its northwest corner, and a large meeting room carved out of its northeast corner. The remaining space was used as storage. The small office has modern carpet and a dropped ACT ceiling, a modern hollow metal interior door/frame, and historic wood trim at the base and window. The meeting room and storage area maintain their historic exposed concrete floor (painted), wall plaster, wood trim, and pressed-tin ceiling. The meeting room is a unique feature built of wood with a continuous band of re-lites along the top of its two interior walls. This space is served by an interior double-door to the east stair, and the vestibule to the Cruse exit. All finishes are in good to fair condition throughout the space.

Locker Room Area

Occupying the southwest quadrant of the building, the locker room and bathroom areas appear to have been modified several times over the years, in terms of both configuration and finishes. The few areas of remaining exposed terrazzo flooring appear to be in poor condition with much cracking, the modified areas contain a newer slip-resistant tile. The larger rooms maintained the pressed-tin ceiling tiles, and the small bathrooms had a dropped ACT ceiling. Plaster walls and ceilings were observed to be in fair condition throughout, and most wood trim remained intact in good condition. The locker rooms appeared to be heavily used and in fair/poor condition with severe damage noted in the actual shower room where a recent arson event occurred (no structural damage). The locker room area appears to be at a different floor elevation than the rest of the Lower Level, as there are stairs in the hallway to the storage space and a service stair in the mechanical room (about 36" high).

Mechanical Area

The mechanical area occupies the northeast quadrant of the Lower Level and consists of an unfinished space that holds the boilers and water heating equipment. The interior masonry in this room has been painted and shows signs of minor damage from moisture throughout the room. A small area of severe damage at the bottom of the rear wall was noted, as was deteriorated stone masonry near the smokestack.

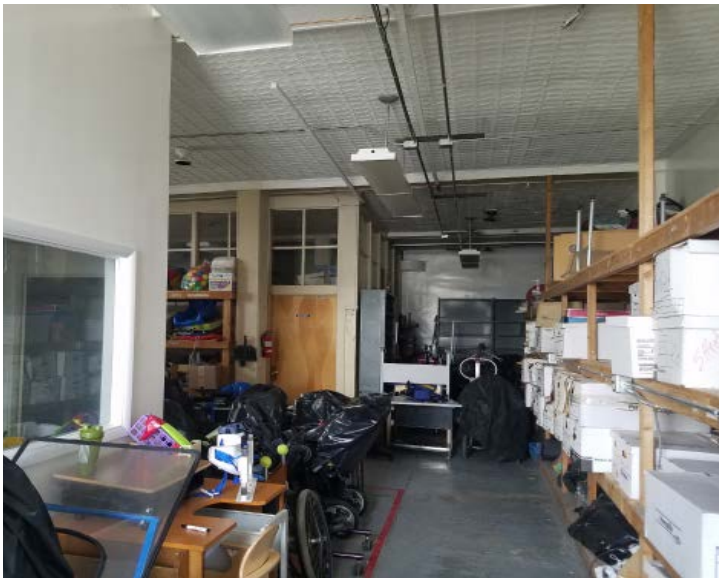


Classroom space at bottom of west stair



Classroom space at southwest corner

Existing Conditions Assessment - Lower Level



Office/storage area at northwest corner



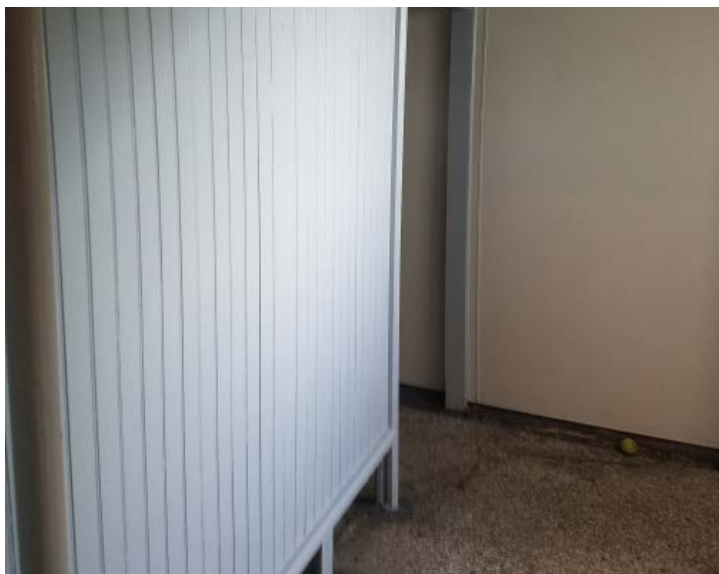
Small office at northwest corner



Re-lites to meeting room



Mechanical room



Bathroom area with terrazzo floor



Isolated area of recent brick damage at base of wall

Existing Conditions Assessment - Main Level

Gymnasium

The Main Level is essentially one big, open space containing the Gymnasium. The Upper Level (a running track) hangs around the perimeter of this space. And a series of small rooms have been added under the track along the south wall. Minor modifications like bleachers and wall padding have been added on the perimeter walls.

The wood gym floor appears in to be good condition, as do the plaster finishes and wood trim throughout the floor. Paint damage was observed throughout the floor.

Accessory Spaces

These spaces consist of a small bathroom and two small storage rooms at the southeast corner (below the track), and a small office at the southwest corner. The gym flooring is continuous into these rooms and (with the exception of the bathroom) the existing historic plaster and wood work is continuous on the exterior walls. The bathroom has a modern dropped ACT ceiling and FRP wall panels, and a modern wood door, along with some accessible toilet accessories. The added partition walls are in fair condition, but appear to be most of the way through their serviceable life.



View of Gymnasium looking east



View of Gymnasium to northwest from Entry Doors

Existing Conditions Assessment - Main Level



Typical space below Upper Level track



Upper Level track around perimeter



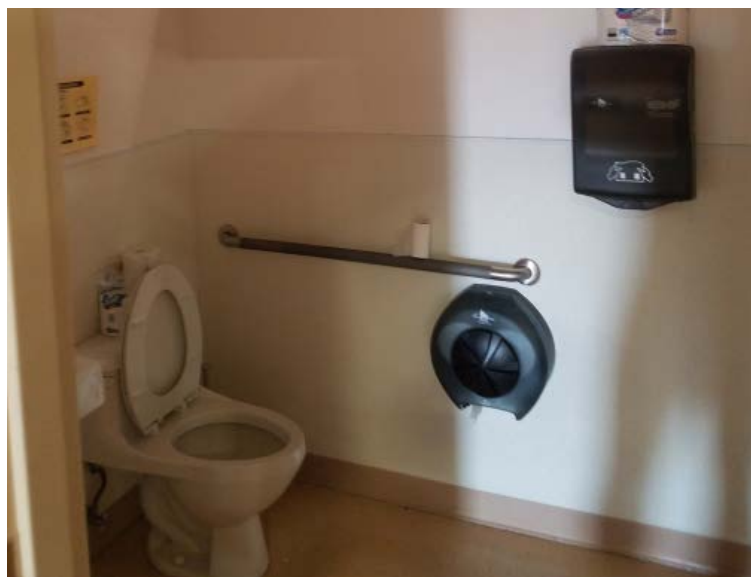
Typical condition of interior finishes at Main Level



Small office below track at southwest corner



Small storage space below track



Small bathroom at southeast corner

Existing Conditions Assessment - Upper Level

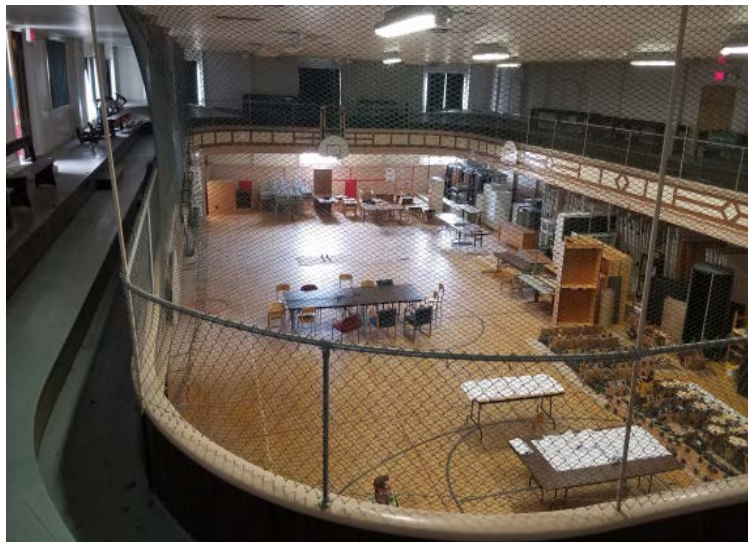
Running Track & Seating

The Upper Level consists of a narrow space around the perimeter of the building that contains a one-lane running track and bench seating along a railing. The entire space is open to the gymnasium below. All flooring appears to be historic wood in good condition, and the historic plaster and trim work appear intact and in good condition. The entire ceiling appears to be acoustic tiles of an older vintage. Some further exploration is required, but they appear to be a wood-fiber material directly applied over the historic finish. Several modern ventilation grates occupy the ceiling along with modern florescent lighting.

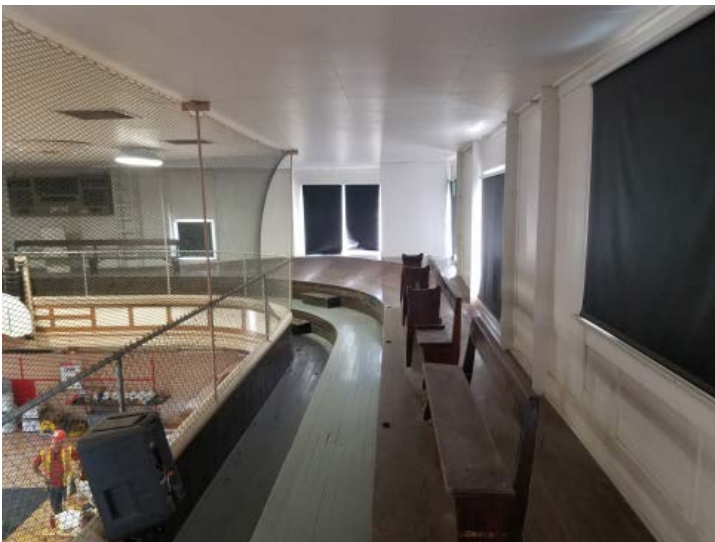
The historic wood balcony rail has a secondary metal rail added, along with netting around the entire perimeter of the Upper Level.

This level is served by double egress doors to the Main stairwell and a single egress door to the fire escape.

The windows throughout the Upper Level are very near the floor and have expanded metal screens as fall protection. Some of the windows have latching covers. The attic is accessed via a crude wooden ladder and small access hatch at the east side of the building, directly from the running track.



Upper Level from southeast corner



Upper Level looking west from entry doors

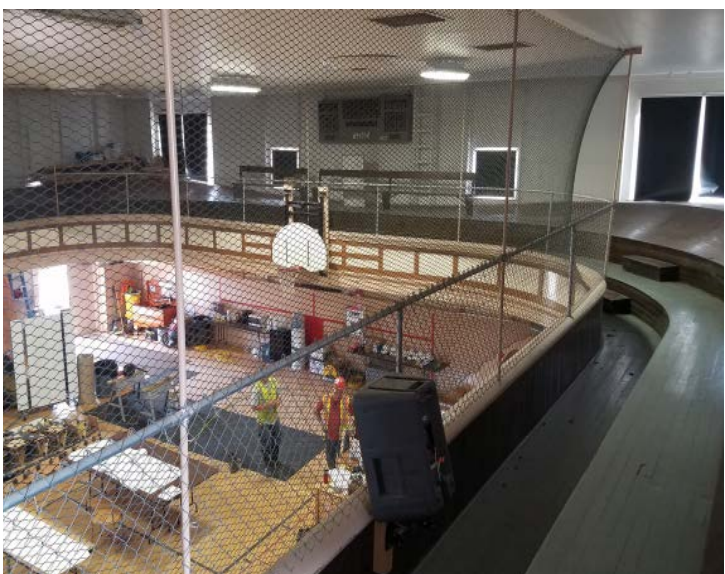
Existing Conditions Assessment - Upper Level



Banked running track at corners



Typical running track and bench seating



Typical running track and bench seating



Historic wood benches



Stepped window at landing above Main Entry



Fall protection at windows

Structural

7th Avenue Gym was first examined by a Structural Engineer in 2013. This same engineer conducted the analysis for this Report and updated their findings and cost estimates. The Gym was found to be structurally sound and easily stabilized. And, after deeper analysis it was found that some potentially challenging issues, such as the suspended track and the smokestack, are reasonably solved. While there is a significant scope of structural improvements to address life-safety and seismic stability requirements of the current code, the work is reasonable to execute and costs about \$280,000. These structural improvements represent 8% of the overall cost, which is significantly less than a typical retrofit or even structural costs for new construction. The scope of structural improvements includes stabilization of exterior masonry, the smokestack, wood floor framing, roof framing, and miscellaneous structural work.



Figure 1. Bracing at Every Other Bay - Conceptual

Retrofit Item

Exterior Retrofits

- Repointing of Brick
- Patching Brick
- Remove Smokestack
- Retrofit Smokestack
- Diagonal Steel Bracing
- Epoxy Bolts to Chimney
- Foundatoin Work - HP's
- Fdn Work - Grade Beams

Floor Retrofits

- Floor Sheathing (3/4 inch)
- Update Connections
 - Continuous Angle
 - Epoxy Bolts
- Sistered Joists
- Repair/Replace Columns
 - 4' SQ Conc Ftg
 - HSS 4x4x1/4

Roof Retrofits

- Roof Sheathing (5/8 inch)
- Sistered Rafters (2x10)
- Collar Tie
- LVL Ceiling Beams
- 4x4 Columns to Ceiling Beams
- 6x6 Columns to Ceiling Beams
- Cripple Walls (2x6)
- Connect Steel Truss To Walls
- Connect Rafters to Walls
 - Continuous Angle
 - Epoxy Bolts

Miscellaneous

- Running Track
 - Explore Conn to Wall
 - Update Conn to Wall
 - Update Conn to Rafters
- Shotcrete (4" reinforced)
- Rubble Stone to Brick Conn
- Update Timber Brace Conn
- Bracing Angles
- Conn of (E) Angles to Floors
- Exterior Paint @ Bolts

Electrical System

The electrical service was examined by the design team, and a licensed Electrical Engineer was consulted for treatment recommendations and cost estimates. Functional electrical utilities currently serve the building. Should budgeting and/or phasing become significant issues in development, continuing to use the current service would be a viable option. It is recommended, however, that electrical service be replaced at the time of major redevelopment construction. The new service will help accommodate special requirements of new uses, reconfiguration of lighting and power, and contribute to increased energy efficiency throughout the building. It is the strategic time to invest in this essential building component.



Mechanical & Plumbing Systems

7th Avenue Gym currently uses a functional mechanical system, although it is nearing the end of its serviceable life. It is recommended that the system be replaced with a Variable Refrigerant Flow (VRF) system throughout the building. This new system can be configured to meet the new layout, accommodate the new uses, and contribute significantly to overall energy efficiency and reduced O/M costs for years to come. Similar to the electrical system, the time to upgrade this system is during the major investment of redevelopment. This is because the system can be customized to the new design and needs, and it will be significantly more affordable to install during the major construction work than retrofitting at a later date.



EVALUATE PRESENCE OF LEAD-BASED PAINT & ASBESTOS

If the project is related to housing, provide a full evaluation of the presence of lead-based paint and asbestos when existing facilities are being considered.

As the Gym was constructed prior to 1979, and there is a boiler room that once served the large school campus on this site, full testing was deemed appropriate. A full hazardous materials research and testing assessment was conducted under a Targeted Brownfields Assessment grant, resulting in Phase I and Phase II ESA reports. Indeed asbestos and lead-based paint are present in the building, as can be expected of a building of this type and vintage. Mitigation/abatement work totals approximately \$66,000.

All alternates proposed in this report include full mitigation/abatement of all hazardous materials. Please refer to the Environmental Checklist in section II of this report, and see the appendix for the full ESA reports and environmental correspondence with relevant regulatory agencies.

FINANCIAL STATUS OF FACILITY

Provide information regarding annual O&M costs, tabulation of users, and revenue received for the last three fiscal years. Give status of existing debts associated with the facility(ies).

CDBG

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Econ. Dev.

Synopsis

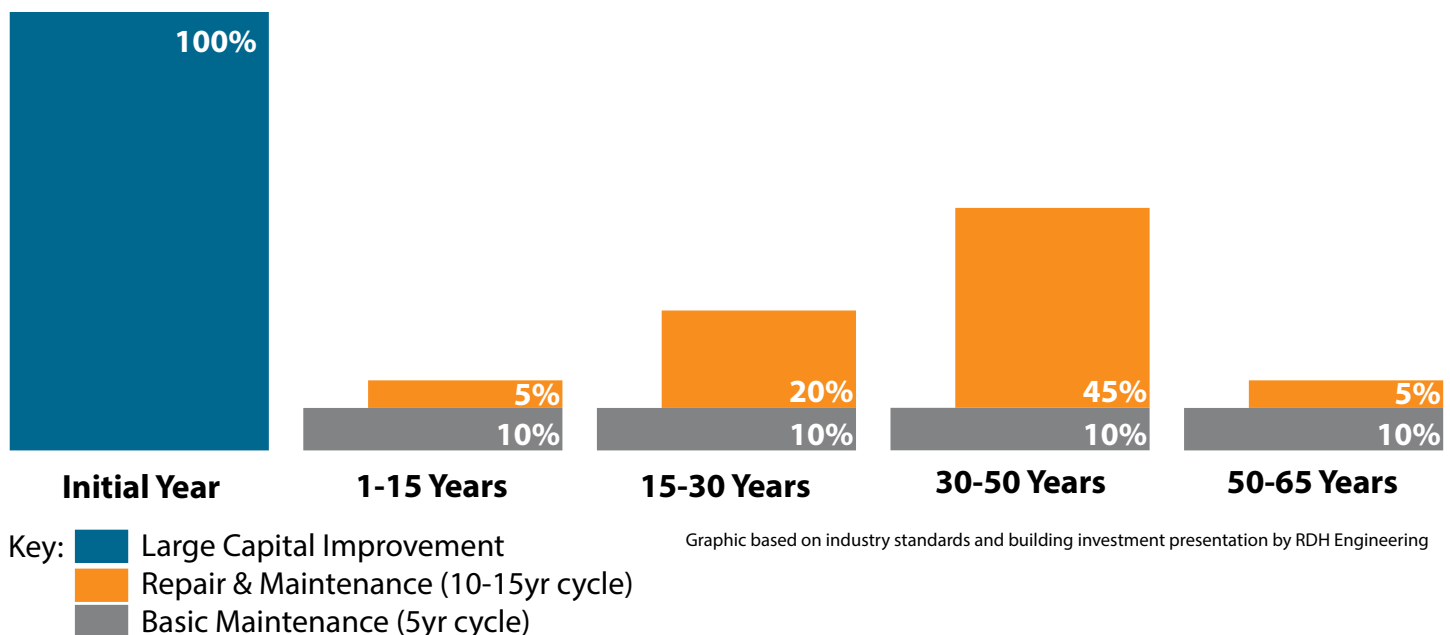
Recent operations and maintenance data from the past three years is not applicable as the building has been vacant and mothballed. Changes to the building use will also alter the operations and maintenance (O/M) costs. In addition, major renovations will address decades of deferred maintenance and reset the capital investment cycle and associated O/M.

In terms of reducing monthly costs, the best investment has already been made in this building: heavily insulating the attic. Some efficiencies could be found in replacing the mechanical systems when they are due. Insulating the exterior walls better will prove to be an expansive and expensive endeavor with minimal financial returns. Likewise window replacement is an inappropriate solution. Restoring the historic wood windows will improve energy performance, maintain the historic integrity of the building, and will maintain eligibility for historic preservation tax credits.

With this reset from redevelopment it is appropriate for this report to use estimated costs based on industry standards mixed with local information. This results in assumed O/M costs of \$0.50 per square foot on the Lower Level and \$0.65 for the Main Level. The Lower Level costs are consistent with commercial spaces in our region. The Main Level cost is slightly more ambiguous as it is a large volume that is intermittently occupied and will endure more 'wear and tear' through use. So, an increased O/M rate is assumed. These costs are detailed further and applied in the financial feasibility portion of this report.

Important to consider along with base-level O/M costs are the costs of capital investments over time. After a major renovation the investment cycle resets to one that is similar to new construction and capital improvements to replace worn features, deferred maintenance, and upgrades for new use/standards/perceptions. If these investments are not made it is referred to as 'deferred maintenance' and the compound and ultimately increase. Based on the architectural cost estimate we can understand the rough order-of-magnitude of these investments for the next 40+/- years.

It can be reasonably assumed that the proposed improvements will provide a long-term O/M costs reduction.





Alternative Analysis

Redevelopment of the 7th Avenue Gym is unique in a variety of ways, thus the alternate analysis and selection process are different than a typical PAR. It is a unique building, in that it is a historic building in a prominent downtown location with a specialized original purpose. And it is unique that this PAR is for an owner (HPS) that will not be the long-term user of the building, and no developer/user is committed at the time of this report. So, three distinct sets of alternates are defined: potential use/development, scope alternates for the selected use, and ownership alternates.

The potential use/development alternates examine a range of uses, partners, funding sources, and the pros and cons of that particular path to redevelopment. The scope alternates examine multiple routes for realizing the vision and the corresponding scope of construction and costs, along with displaying the range of amenities and program potential that could be realized. Ownership alternates examine the variety of options for how HPS moves forward and their role in the building.

Several of these use alternates are viable and could ultimately be the fate of the building. Likewise, all of the scope alternates are viable courses of action and can be adapted to the needs of the end user. And the ownership options presented are all worthwhile options that HPS can select when a developer engages with the project. A preferred option is selected in order to complete the process, the report, and to guide recruitment of an appropriate developer.

The three categories of alternates are organized in terms of ascending intensity/investment.



Use/Development Alternate 1a - Sell the building 'as-is'

Use/Development Alternate 1b - Demolition

Use/Development Alternate 2a - District Use

Use/Development Alternate 2b - Early Childhood Development

Use/Development Alternate 3a - STEAM Plant

Use/Development Alternate 3b - Arts Center

Use/Development Alternate 4a - Food Hub

Use/Development Alternate 4b - Downtown Hub

Construction Scope Alternate 1 - Use 'as-is'

Construction Scope Alternate 2 - Renovation with Small Addition

Construction Scope Alternate 3 - Renovation with Comprehensive Addition

Construction Scope Alternate 4 - Renovation with Addition & Site Development

Ownership Alternate 1 - Maintain HPS Ownership

Ownership Alternate 2 - Maintain HPS Ownership & Lease Building

Ownership Alternate 3 - Transfer Ownership

Use/Development Alternate 1a - Sell the building 'as-is'



Description

List the building on the open market to sell as quickly as possible to the most appropriate bidder.

Major Considerations - Cons

- Least amount of financial investment required by HPS
- Least amount of control over compatibility of use
- No guarantee that the building will be made safe or renovated
- No guarantee of any positive benefit to the community
- Does not guarantee the building will contribute towards the goals established for community and economic development
- Least amount of opportunity for partnerships

Major Considerations - Pros

- Potentially fast transfer of Ownership (but not guaranteed)
- Relieves HPS of liability and O/M of building
- Potential for revenue from sale

Outreach/Potential Partners

- Local realtors
- Local developers

Financial Incentives (for commercial development)

- HPS maintains option to sell at below-market rate
- Forthcoming TIF District funds (for developer)
- Developer pursuit historic preservation tax credits if design qualifies
- Limited potential for further incentives

ALTERNATE 1 - HPS DIRECTED OPTIONS

Use/Development Alternate 1b - Demolition

**Description**

HPS to demolish the building.

Major Considerations - Pros

- HPS no longer responsible for liability and O/M
- HPS adds small amount of space to Central School grounds

Major Considerations - Cons

- Failure to use, do good with, or benefit financially from sound building asset with decades of usable life remaining
- High cost to HPS and no financial return
- Certain scopes of work (like hazardous materials abatement) still required
- Would free up additional square footage on Central School site
- High likelihood of significant public backlash against demolition
- Significant negative environmental impact
- No positive benefits to the community
- Further degradation of the historic district and historic downtown
- Does not meet best practices for community and economic development

Outreach/Potential Partners

- MBAC and EPA for cleanup grant
- Few others, if any

Financial Incentives

- Potential for hazardous materials cleanup grant

Use/Development Alternate 2a - District Use



Description

Adapt and renovate the building for HPS use

Major Considerations - Cons

- Rehabilitation for educational use on Lower Level would likely be cost prohibitive and difficult to achieve current life-safety and programmatic requirements
- Not conducive to rehabilitation solely for District administrative and office use
- Reuse as gym for school functions unlikely given construction of new gym immediately next door
- Significant financial investment required
- Building would remain HPS's responsibility (an asset or a liability, depending on perspective)
- Potential partners likely to be occasional users of the space, not a major source of funding or building management



Major Considerations - Pros

- Guarantee of compatible use and highest degree of control for HPS



Outreach/Potential Partners

- Community groups that will be potential gym users

Financial Incentives & Revenue Generation

- Conventional educational facilities funding sources (grants and bonds)
- Some (limited) revenue generation from events

ALTERNATE 2 - EDUCATIONAL USE

Use/Development Alternate 2b - Early Childhood Development

**Description**

Transfer property to community organization for them to redevelop building as a child-focused program

Major Considerations - Cons

- Lack of easily identifiable group with capacity and desire to lead the project
- Likely a slow development process based largely on a capital campaign and grants
- Limits to broader community activities in gymnasium
- Improvements required on building to provide appropriate public access and accessibility

Major Considerations - Pros

- Highly compatible use in-line with long-term HPS goals and programs
- Meets a real need in the community and would provide many benefits

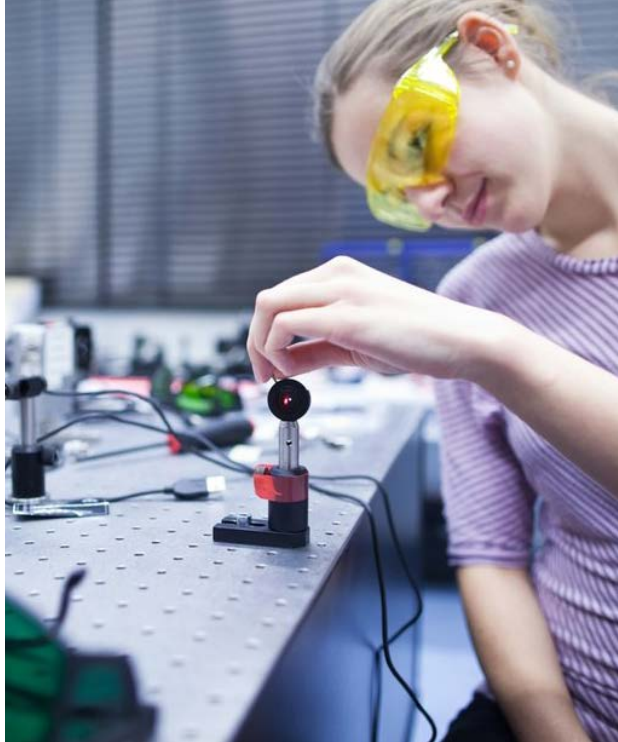
**Outreach/Potential Partners**

- Many child/youth focused organizations in the community would use the facility or be a limited partner (YMCA, RMDC, Big Brothers and Big Sisters, etc.). However, there appears that there is not currently the right mix of need and capacity for any one organization to be the lead as the developer and long term steward/operator of the facility

**Financial Incentives (for commercial development)**

- Historic Preservation Tax Credits
- CDBG community facilities grant
- USDA community facilities grants
- Early childhood development grants and program-related grants

Use/Development Alternate 3a - STEAM Plant



Description

Transfer property to community organization for them to redevelop building as a youth STEAM program

Major Considerations - Cons

- Lack of capacity (or need) to create a new organization that would compete directly with successful organizations like Exploration Works
- Lack of overall demand in the community to create a new organization that could support a construction project of this size and ongoing facility operation
- Likely a slow development process based largely on a capital campaign and grants
- Improvements required on building to provide appropriate public access and accessibility



Major Considerations - Pros

- Highly compatible use for HPS
- Exciting idea that meets a community need and would benefit the community
- Use compatible with the building and conducive to practical rehabilitation

Outreach/Potential Partners

- Some existing community organizations may have interest in partnering or limited use of the facility (Exploration Works, Star Base, robotics clubs, etc.).
- No identifiable 'lead' organization to be developer



Financial Incentives (for commercial development)

- Historic Preservation Tax Credits
- CDBG community facilities grant
- USDA community facilities grants
- Program-related grants

ALTERNATE 3 - ARTS & SCIENCE USE

Use/Development Alternate 3b - Arts Center

**Description**

Transfer property to community organization for them to redevelop building as an arts center and venue

Major Considerations - Cons

- Potentially slow development process based largely on a capital campaign and grants
- No identifiable 'lead' organization to be developer
- Challenging balance of building programming: the more sophisticated a venue it is, the less of a multi-purpose community space it is / keeping it what it is (a multi-purpose gym) will limit types and quality of performance programming
- Improvements required on building to provide appropriate public access and accessibility

Major Considerations - Pros

- Highly compatible use for HPS and meets a community need and would benefit the community
- Would support prioritized ideas of branding Helena as an arts community and increase activity downtown
- Building is reasonably compatible to rehabilitation as this use and the gym space is large enough for performances, however it would require a major overhaul (potentially prohibitive) to become a properly sophisticated venue
- Has been done successfully in other Montana communities

**Outreach/Potential Partners**

- While there are organizations with the capacity to take on and operate a project of this size, the primary candidates (Myrna Loy Center, Grand Street Theatre, Archie Bray Foundation) are all currently pursuing their own visions and facility development independently.

Financial Incentives (for commercial development)

- Historic Preservation Tax Credits
- CDBG community facilities grant
- USDA community facilities grants
- Program-related grants (HumanitiesMT, National Endowment for the Arts, etc.)



Use/Development Alternate 4a - Food Hub

**Description**

Transfer property to community organization for them to redevelop building as a local food based hub

Major Considerations - Cons

- Potential conflicts with food-related amenities/requirements: potential that alcohol is served/sold, potential for truck traffic (conflict with school, site challenges), potential audience for the venue, hours of heavy activity during day and evening.
- Improvements required on building to provide appropriate public access and accessibility

Major Considerations - Pros

- Moderately to highly compatible use for HPS (depending on final partners, visions, and activities housed)
- Exciting idea that meets a community need and would benefit the community
- Would support prioritized ideas of branding Helena while supporting the community and increasing activity downtown
- Potential to integrate 'farm to school,' culinary education/training, and health programming into school
- Potential to house services like a food bank that would serve families of Central students
- Use compatible with the building and conducive to practical rehabilitation

Outreach/Potential Partners

- Use explored in the "Marlow Market" feasibility study, recommended as potentially viable but violated most of the consultant's 'rules' for choosing a public market site public market concept dependent upon courting outside developer through an RFP resulting in little control over ultimate results/compatibility
- Significant potential for a broad range of funding and meaningful partnerships

Financial Incentives (for commercial development)

- Historic Preservation Tax Credits
- CDBG community facilities grant
- USDA community facilities, local food, and work-force development grants
- Program-related grants (HumanitiesMT, National Endowment for the Arts, etc.)



ALTERNATE 4 - COMMUNITY/ECONOMIC DEVELOPMENT USE

Use/Development Alternate 4b - Downtown Hub

**Description**

Transfer property to community organization for them to redevelop building for downtown-focused organizations on Lower Level, and maintain multi-purpose community programming in the gymnasium

Major Considerations - Cons

- Improvements required on building to provide appropriate public access and accessibility
- Not an inherently 'education-based' use

Major Considerations - Pros

- Compatible use for HPS and school site (limited business activity during school day, event activity in off hours)
- Most technically compatible use for the building, i.e. least required scope of work therefore highly efficient and practical scope of renovations
- Maintain and honor the 7th Avenue Gym's historic use as a community event space
- Highest potential for long-term financial feasibility, i.e. potential for sustained revenue generation from events and renting spaces plus programmatic funding, rather than solely programmatic funding.
- Most diverse planning/construction/programmatic funding base

**Outreach/Potential Partners**

- Potential for partnership or use by all other organizations in previous concepts
- Potential for downtown business development partnerships from leading organizations (like MBAC and/or BID), support for future downtown business development by housing an business incubator leading to further redevelopment

**Financial Incentives (for commercial development)**

- Potential for a broad range of funding resources associated with primary and partner organizations
- USDA, TIF district grants, Historic Preservation Tax Credits, Montana History Foundation, National Trust for Historic Preservation, Steele-Reese Foundation, CDBG, USDA, Treacy Foundation, HumanitiesMT, National Endowment for the Arts

Construction Scope Alternate 1 - Use 'as-is'

Description

This scope of work is an examination of the minimal scope of work required to bring the building into public service. It utilizes the existing features of the building to meet modern needs to the greatest extent possible and utilizes all usable systems. The advantages of this approach include the lowest up-front capital cost identified in the alternates. Inability to grow or accommodate new programs would be a chief concern with this solution. As would the increased long-term O/M costs associated with not addressing all deferred maintenance and upgrades up-front.

Construction Scope Alternate 2 - Renovation with Small Addition

Description

This scope of work includes full renovation of the existing building envelope, a reconfiguration of the Lower Level, restoration of the gymnasium, and a small addition. The addition would house accessible circulation and some amenities to accommodate day-to-day and public use of the building (accessible bathrooms, stairs, elevator, etc.). This approach keeps capital costs at a reasonably low level while accommodating a broad range of business, public, and event uses. Limiting costs means limiting the size and scope of the addition, which also limits the types and quality of the businesses and events hosted.

Construction Scope Alternate 3 - Renovation with Comprehensive Addition

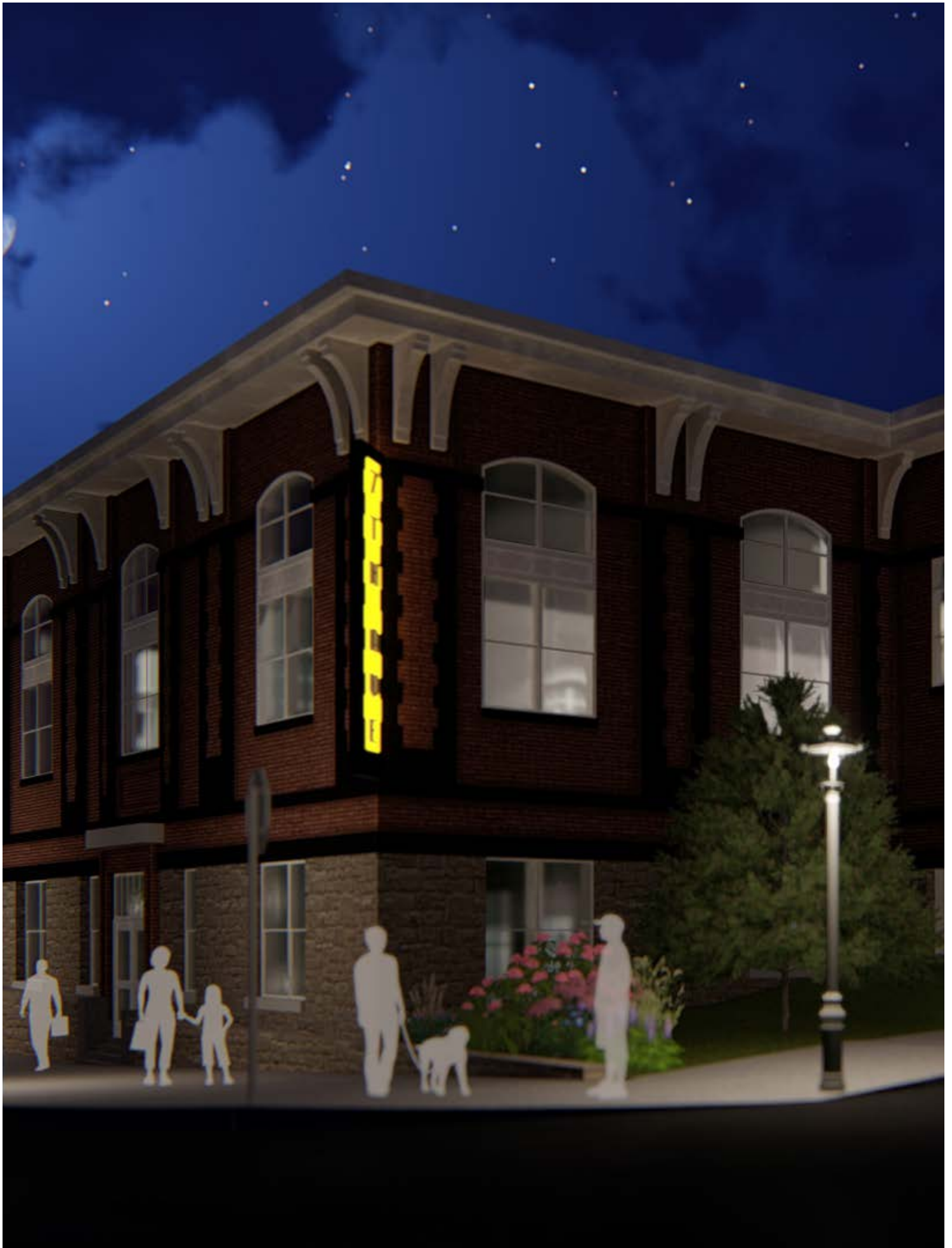
Description

This scope of work proposes a full renovation of the existing building envelope, a reconfiguration of the Lower Level, restoration of the gymnasium, and a large addition. The addition houses accessible circulation, accessible locker and restrooms, along with storage and support spaces to house a larger variety of high quality events and performances. This approach represents a significant capital investment, but allows for the broadest and highest quality use of the building.

Construction Scope Alternate 4 - Renovation with Addition & Site Development

Description

This construction scope includes all the work included in Alternate 3, with additional development of the surrounding site. These improvements would include using landscaping and parking to narrow Cruse Avenue at the Gym in order to make the site more easily accessible, calm traffic, provide a pedestrian connection to downtown, and develop a section of Cruse Avenue in the manner proposed in the Downtown Master Plan. Additionally, the steep slope between Cruse Avenue and the Central School playground could be developed to support the programs housed in the 7th Avenue Gym.



Ownership Alternate 1 - Maintain HPS Ownership

Description

This option means that HPS would maintain full ownership of the 7th Avenue Gym. HPS would be responsible for redeveloping the building, operations and maintenance, liability, and managing day-to-day and event use. While it means the highest level of HPS control over what happens to the building and potential revenue generation, it also represents the largest immediate capital investment, largest long-term costs, and management activities that may not align with the HPS mission/vision and staffing.

It is likely that the revenue would likely not fully address O/M and supplemental program-related funding from HPS or grants would be required to maintain operations on an ongoing basis.

Ownership Alternate 2 - Maintain HPS Ownership & Lease Building

Description

Maintaining ownership and leasing the building could occur in several ways, from a \$1 annual lease to a community organization to a more profit-driven lease. The advantages and concerns are similar across the model regardless of the type of lease. In general, HPS could retain a high degree of control over how the building is redeveloped and who inhabits the building. The general intent would be to partner with the tenants in order to take advantage of financial incentives for redevelopment, place a compatible organization in the building, and share in the costs of O/M and liability.

IHPS maintains the highest degree of control as this path allows for careful selection of a compatible user, which could allow an important community organization to work from the Gym. The trade-off would likely be that the organization cannot take on redevelopment and long-term O/M on their own. The other end of the spectrum of lease options is to recruit a community organization with the capacity for redevelopment and help them to that end by establishing a long-term lease at a negligible rate. In this scenario responsibility for redevelopment, O/M, and liability would be transferred to the user to the highest degree possible. Likewise, it would make sense to lease the building to an organization that will take control of events and activities.

This option would also allow HPS to have some degree of control over how the building is redeveloped as well. This would be exercised through either HPS performing some (or all) of the redevelopment planning and construction work, or through restrictions placed upon the users through legal or lease agreements. A user, user group, or developer could be procured through conventional community outreach and informal conversations in the community, or through a formal application or Request for Proposal (RFP) process.

Please note that HPS maintaining ownership may affect some grant funding. Many grants require that the assisted entity have ownership of the property the grant is for (or in some cases an exception is made for a very long-term lease). This may have a significant impact on the financial feasibility of construction and continued operations of the building

Ownership Alternate 3 - Transfer Ownership

Description

This option would consist of selling or donating the property to another organization. Placing it on the open market may result in a one-time financial gain, but would result in the lowest amount of control over what happens to the building or how it is used. A controlled sale would allow HPS to guide both who uses the building and how it is redeveloped. Donating the building would also allow HPS a high degree of control.

In terms of selling the building outright on the open market offers only one opportunity for HPS control of the property, encumbrances. Encumbering the property with deed restrictions or conservation easements could viably protect the property and guide usage, but they would also be viewed as problematic by most developers would likely negatively affect the ultimate sales price.

A donation or controlled sale or donation could be addressed through conventional community outreach or listing the property. It would be more advantageous to conduct a Developer RFP, where a developer creates a proposal of what they would do in the building and how they would accomplish it. The RFP process is an opportunity to recruit appropriate people and establish expectations/constraints required by HPS. In this way, developers are vetted for a variety of factors (compatibility, compatibility of uses, track record of success, capability, sophisticated use of financial incentives, etc.).

Donating or reducing the sales price will contribute significantly to the viability of redevelopment. That is, a reduced sales price means that the up-front investment will be less. This means a smaller and more achievable capital campaign for a nonprofit, or a smaller loan for a commercial developer. Regardless, reducing the initial capital investment makes funding construction significantly more achievable, and a reduced loan amount means that ongoing operations are more financially feasible. This is the single most powerful action HPS could take to help ensure success of the redevelopment.

Describe issues that need to be addressed concerning compliance (for either a new building or a rehabilitated building) with appropriate regulations such as the International Building Code and other relevant codes, zoning issues, asbestos, lead-based paint, permits, handicapped accessibility (American Disabilities Act and HUD 504 regulations), designated 100-year floodplains, and other applicable federal, state, local or tribal requirements.

Summary of Code & Zoning Analysis

Issues to be Addressed

- International Building Code & International Existing Building Code: No major issues preventing redevelopment for any alternate. See detailed Code Analysis in this section.
- Zoning: No significant issues preventing redevelopment per City of Helena zoning ordinances.
- Hazardous Materials: Asbestos and lead-based paint are present in the building. See appendix for full Phase I and Phase II ESA reports.
- Permits: Fully engineered and designed plans will reasonably receive approvals for zoning and building permits.
- Accessibility: Accessibility improvements are required in all proposed alternates and meet IBC and IEBC requirements, along with applicable ANSI standards.
- Floodplain: The site is not in a floodplain. See FEMA map in section I-B of this report.
- Other Requirements: No significant issues were identified by relevant agencies. All applicable standards shall be addressed in final design. See appendix for letters from MT Department of Environmental Quality, MT State Historic Preservation Office, MT Fish Wildlife and Parks, City of Helena Building Department, US Army Corps of Engineers, and the Defense of Natural Resources Council

Effects On Construction Scope and/or Design

- Change of use on Lower Level triggers multiple requirements for fire protection and egress
- Sprinklers required
- No area separations required
- Fire alarms and emergency voice/alarm required
- No manual alarm boxes required, potential to use existing alarm system
- Minor modifications to existing stair enclosure to provide tight-fitting doors
- Provide egress to meet new code (add 2 new exits on Main Level)
- Potential conflict between preservation and code with egress door swing configuration
- Potential conflict between preservation and code regarding addition of handrails at exit stairs
- Potential design issue where stairs from Lower Level meet landing at Main Level exit
- All new or altered components to meet current IECC requirements
- No requirements to improve energy performance of walls, windows, roof unless altered, all new components to meet IBC and IECC requirements
- Upper Level does not need to be made accessible
- No requirement to add elevator
- Additions to meet current IBC and IECC requirements
- No major site design ramifications per new City code

IBC & IEBC Analysis Assumptions

This code study is based on the assumptions that the building will be used primarily as Group B Occupancy on the lower level and a Group A-3 Occupancy on the main level. It also assumes the general intention of limiting the scope of work/alteration to the historic building as much as is reasonable. And while design is not complete, the study assumes that the project will pursue Historic Tax Credits and that an addition will be required to house some amenities. The Code Analysis in this report is based on the "Work Area" compliance method, however, it is worth exploring/researching the "Prescriptive" compliance method and the associated Chapter 4 requirements during the Design Phase as rulings and negotiations with the Code Official may prove beneficial to the project. As the Work Area Compliance Method is the most intensive in terms of scope and impact on the building, it is appropriate at the Report level of development as the most conservative interpretation of the Code, and therefore conservative as related to overall costs.

2012 International Existing Building Code Analysis

CHAPTER 2 – DEFINITIONS

202 GENERAL DEFINITIONS

Select definitions included:

ALTERATION. Any construction or renovation to an existing structure other than a repair or addition. Alterations are classified as Level 1, Level 2 and Level 3.

CHANGE OF OCCUPANCY. A change in the purpose or level of activity within a building that involves a change in application of the requirements of this code.

[B] HISTORIC BUILDING. Any building or structure that is listed in the State or National Register of Historic Places; designated as a historic property under local or state designation law or survey; certified as a contributing resource within a National Register listed or locally designated historic district; or with an opinion or certification that the property is eligible to be listed on the National or State Register of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places.

[B] PRIMARY FUNCTION. A primary function is a major activity for which the facility is intended. Areas that contain a primary function include, but are not limited to, the customer services lobby of a bank, the dining area of a cafeteria, the meeting rooms in a conference center, as well as offices and other work areas in which the activities of the public accommodation or other private entity using the facility are carried out. Mechanical rooms, boiler rooms, supply storage rooms, employee lounges or locker rooms, janitorial closets, entrances, corridors and restrooms are not areas containing a primary function.

REHABILITATION. Any work, as described by the categories of work defined herein, undertaken in an existing building.

REHABILITATION, SEISMIC. Work conducted to improve the seismic lateral force resistance of an existing building.

WORK AREA. That portion or portions of a building consisting of all reconfigured spaces as indicated on the construction documents. Work area excludes other portions of the building where incidental work entailed by the intended work must be performed and portions of the building where work not initially intended by the owner is specifically required by this code.

CHAPTER 3 – COMPLIANCE METHODS

301.1.2 Work area compliance method. Repairs, alterations, additions, changes in occupancy and relocated buildings complying with the applicable requirements of Chapters 5 through 13 of this code shall be considered in compliance with the provisions of this code.

This analysis is based on the Work Area Compliance method. It is recommended that the Architect of Record for the Construction Documents research the applicability of the Prescriptive Compliance Method early in the design process.

CHAPTER 5 – CLASSIFICATION OF WORK

505.1 ALTERATION LEVEL 3 Scope. Level 3 alterations apply where the work area exceeds 50 percent of the aggregate area of the building.

The proposed work is appropriately classified as a Level 3 Alteration

506.1 CHANGE OF OCCUPANCY Scope. Change of occupancy provisions apply where the activity is classified as a change of occupancy as defined in Chapter 2.

The proposed work includes a change of use on the lower level, but no change in use on the main level. This interpretation effects the reading of Chapters 5-12 and should be approved formally by the Building Official during design. For purposes of this code analysis, a partial Change of Occupancy is assumed and the ramifications of a full Change of Occupancy are explored and noted. As the existing lower level of the building is currently used informally as storage, but was clearly recently used as a mixture of locker rooms/classrooms/offices/storage, the most conservative interpretation of changes in hazard categories are assumed throughout this code analysis. These interpretations should be verified by the Architect with the Code Official early in the design phase.

CHAPTER 7 – ALTERATIONS LEVEL 1

705.1 General (accessibility). A facility that is altered shall comply with the applicable provisions in Sections 705.1.1 through 705.1.14, and Chapter 11 of the International Building Code unless it is technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent that is technically feasible.

All new or altered components need to meet current IBC requirements. Conditions that cannot be fully compliant shall be made as compliant as possible.

705.1.1 Entrances. Where an alteration includes alterations to an entrance, and the facility has an accessible entrance on an accessible route, the altered entrance is not required to be accessible unless required by Section 705.2. Signs complying with Section 1110 of the International Building Code shall be provided.

The existing primary entries at each floor do not need to be made accessible provided that other accessible entries/exits on accessible routes are provided.

705.2 Alterations affecting an area containing a primary function. Where an alteration affects the accessibility to a, or contains an area of primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities or drinking fountains serving the area of primary function.

The design shall provide accessibility to all areas of primary function. With this interpretation, the Upper Level is not required to be accessible as access to the same primary function is provided on the Main Level

CHAPTER 8 – ALTERATIONS LEVEL 2

803.2.1 Existing vertical openings. All existing interior vertical openings connecting two or more floors shall be enclosed with approved assemblies having a fire-resistance rating of not less than 1 hour with approved opening protectives...

This Section appears to be overruled by IEBC Section 1203.6 and 1205.10 and fire-rated assemblies are not required, but some improvements to prevent passage of smoke are required. Similar solutions may address the requirements of the exceptions in this Section if a different interpretation is required. Final design and Code interpretation to be approved by the Building Official.

804.4.1 Fire Alarm System Occupancy Requirements. A fire alarm system shall be installed... Existing alarm-notification appliances shall be automatically activated throughout the building...

Fire alarm systems are required. The viability of using the existing alarm system should be explored by the Engineering team during the design phase.

805.3.1 Minimum number (of exits). Every story utilized for human occupancy on which there is a work area that includes exits or corridors shared by more than one tenant within the work area shall be provided with the minimum number of exits or corridors shared by more than one tenant within the work area shall be provided with the minimum number of exits based on the occupancy and the occupant load in accordance with the International Building Code...

2 exits required on Lower Level, 4 exits required from Main Level, 2 exits required on Upper Level

Lower and Upper Levels currently have 2 exits, Main Level has 2 existing exits, new exits to meet code to be provided

805.3.3 Main Entrance – Group A. All buildings of Group A with an occupant load of 300 or more shall be provided with a main entrance capable of serving as the main exit with an egress capacity of at least one-half of the total occupant load. The remaining exits shall be capable of providing one-half of the total required exit capacity.

Size exit doors to meet occupant load at main exit

805.4.2 Door Swing. In the work area and in the egress path from any work area to the exit discharge, all egress doors serving an occupant load greater than 50 shall swing in the direction of travel.

All exit doors to swing outward. This requirement must be coordinated in the design phase with SHPO and the NPS, as the existing doors from the gymnasium area swing inward. This swing will likely cause a conflict with egress from the existing stairs. The existing metal exterior doors swing outward, but this is likely not the original door configuration.

805.4.4 Panic Hardware. In any work area, and in the egress path from any work area to the exit discharge, in buildings or portions thereof of Group A assembly occupancies with an occupant load greater than 100, all required exit doors equipped with latching devices shall be equipped with approved panic hardware.

Panic hardware required on all exit doors.

805.6 Dead-end corridors. Dead-end corridors in any work area shall not exceed 35 feet.

35' maximum dead-end corridor distance

805.8.1 Exit Signs. Means of egress in all work areas shall be provided with exit signs in accordance with the requirements of the International Building Code.

Signage to be provided as required.

805.9.1 Handrails. Every required exit stairway that is part of the means of egress for any work area and that has three or more risers and is not provided with handrails for the full length of the run of the steps on at least one side. All exit stairways with a required egress width of more than 66" shall have handrails on both sides.

The existing exit from the Lower Level and the main exit from the Main Level will require new handrails. The design of the handrails shall meet code requirements and be approved by SHPO and the NPS to resolve the potential conflict of requirements.

806.2 Stairs and escalators in existing buildings. In alterations where an escalator or stair is added where none existed previously, an accessible route shall be provided in accordance with Sections 1104.4 and 1104.5 of the International Building Code.

All new stairs to meet current codes.

CHAPTER 9 – ALTERATIONS LEVEL 3

903.1 Existing shafts and vertical openings

See Section 803.2.1 and Section 1205.10

904.1 Automatic sprinkler systems.

Required. See Sections 804.2 and 1203.2 analysis

904.2 Fire alarm and detection systems

Required. See Sections 804.4.1 and IBC Chapter 9 analysis

905.2 Means of egress lighting. Means of egress lighting from the highest work area floor to the floor of exit discharge shall be provided with artificial lighting within the exit enclosure in accordance with requirements of the International Building Code.

Egress lighting required.

908.1 Energy Conservation Minimum requirements. Level alterations to existing buildings or structures are permitted without requiring the entire comply with the energy code requirements of the International Energy Conservation Code... The alterations shall conform to the energy requirements of the International Energy Conservation Code or International Residential Code as they relate to new construction only.

All new or altered components to meet current IECC requirements.

CHAPTER 10 – CHANGE IN OCCUPANCY

1007 Structural

See Structural Engineer's portion of this report

1008 Electrical

See Mechanical, Electrical and Plumbing portion of this report

1009 Mechanical

See Mechanical, Electrical and Plumbing portion of this report

1010 Plumbing

See Mechanical and Electrical portion of this report

1012.1.1.1 Change of occupancy without separation. Where a portion of the existing building is changed to a new occupancy classification and that portion is not separated from the remainder of the building with fire barriers having a fire-resistance rating as required in the International Building Code for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 9 applied throughout the building for the most restrictive occupancy classification in the building with the requirements of this chapter.

The building is appropriately interpreted as a non-separated A-3 occupancy for fire protection purposes. See IBC Chapter 9 analysis included in this study. ***Note, if separated occupancies are required, all proposed occupancies require a 1-hr separation and these separations are omitted by IEBC Section 1205.4.

1012.3 Interior Finish. In areas of the building undergoing the change of occupancy classification, the interior finish of walls and ceilings shall comply with the requirements of the International Building Code for the new occupancy classification.

Interior finishes, where altered are to meet the current code.

T1012.4 1012.4 Means of egress Hazard Categories:

<i>Lower Level Relative Hazard</i>	<i>Existing = 3,4</i>	<i>New = 4</i>
<i>Main Level Relative Hazard</i>	<i>Existing = 3</i>	<i>New = 3</i>
<i>Upper Level Relative Hazard</i>	<i>Existing = 3</i>	<i>New = 3</i>

1012.4.3 Egress capacity. Egress capacity shall meet or exceed the occupant load as specified in the International Building Code for the new occupancy.

T1012.5 Height and Areas Hazard Categories

<i>Relative Hazard for Group A</i>	<i>Existing = 2</i>	<i>New = 2</i>
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1012.5.2 Height and area for change to equal or lesser hazard category. When a change of occupancy classification is made to an equal or lesser hazard category as shown in Table 1012.5, the height and area of the existing building shall be deemed acceptable.

The existing building area and height are acceptable.

T1012.5 Exposure of Exterior Walls Hazard Categories

<i>Relative Hazard for A and B</i>	<i>Existing = 3</i>	<i>New = 3</i>
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1012.6.2 Exterior wall rating for change of occupancy classification to an equal or lesser hazard category. When a lesser hazard category as shown in Table 1012.6, existing exterior walls, including openings shall be accepted.

No rated walls required per IBC

1012.7.2 Stairways. When a change of occupancy classification is made to a higher hazard category as shown in Table 1012.4, interior stairways shall be enclosed as required by the International Building Code.

No modifications to the existing stairway are required.

1012.8.1 (Accessibility) Partial change in occupancy. Where a portion of the building is changed to a new occupancy classification, any alteration shall comply with Sections 705, 806, and 906 as applicable.

New components to meet current accessibility standards

CHAPTER 12 – HISTORIC BUILDINGS

1203.2 General. Every historic building that does not conform to the construction requirements specified in this code for the occupancy or use and that constitutes a distinct fire hazard as defined herein shall be provided with an approved automatic fire-extinguishing system as determined appropriate by the code official. However, an automatic fire-extinguishing system shall not be used to substitute for, or act as an alternative to, the required number of exits from any facility.

Fire sprinklers are required

1203.3 Means of egress. Existing door openings and corridor and stairway widths less than those specified elsewhere in this code may be approved, provided that, in the opinion of the code official, there is sufficient width and height for a person to pass through the opening or traverse the means of egress. When approved by the code official, the front or main exit doors need not swing in the direction of the path of exit travel, provided that other approved means of egress having sufficient capacity to serve the total occupant load are provided.

This condition exists at the historic doors from the gym to the stair landing at the Main Level main entrance/exit. The historic doors are in place, in good condition, and swing inward. The coordination of these doors needs to be coordinated with the Building Official, as changing the swing to outward may make the egress from the upper floor less safe as it will obstruct the existing stairway. Any change to the historic swing will require approval from SHPO and NPS.

1203.5 Interior Finishes. The existing finishes of walls and ceiling shall be accepted when it is demonstrated that they are historic finishes.

Finish documentation to be included in reports and Construction Documents.

1203.6 Stairway enclosure. In buildings three stories or less, exit enclosure construction shall limit the spread of smoke by the use of tight-fitting doors and solid elements. Such elements are not required to have a fire-resistance rating.

Improvements are limited to sealing doors and openings. Verify with Code Official.

1203.7 One-hour fire-resistance-rated assemblies. Where 1-hour fire-resistance-rated construction is required by these provisions, it need not be provided, regardless of construction or occupancy, where the existing wall and ceiling finish is wood or metal lath and plaster.

1-hr occupancy separations may be omitted per IEBC Section 1205.4

1203.9 Stairway railings. Grand stairways shall be accepted without complying with the handrail and guard requirements. Existing handrails and guards at all stairs shall be permitted to remain, provided they are not structurally dangerous.

Railing at main stairway to remain, documentation from Structural Engineer to be provided.

1203.11 Exit signs. Where exit sign or egress path marking location would damage the historic character of the building, alternative exit signs shall identify the exits and egress path.

This provision may need to be exercised for aesthetic reasons or for Tax Credit compliance

1204.1.1 Site arrival points. At least one main entrance shall be accessible.

Accessible entrance to be provided

1204.1.2 Multilevel buildings and facilities. An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided.

Accessible routes to be provided from accessible parking, accessible entrance/exit, to primary functions

1203.1.3 Entrances. At least one main entrance shall be accessible. Exception: 1. If a main entrance cannot be made accessible, an accessible nonpublic entrance that is unlocked while building is occupied shall be provided or 2. If a main entrance cannot be made accessible, a locked accessible entrance with a notification system or remote monitoring shall be provided.

A second accessible entrance will need to be provided and it is not technically feasible nor compliant with the Secretary's Standards to make the current main entrances accessible.

1204.1.4 Toilet and bathing facilities. Where toilet rooms are provided, at least one accessible family or assisted-use toilet room complying with Section 1109.2.1 of the International Building Code shall be provided.

Design will need to provide facilities to meet IBC and MT ARM

1205.2 Building area. The allowable floor area for historic buildings undergoing a change of occupancy shall be permitted to exceed by 20 percent the allowable areas specified in Chapter 5 of the International Building Code

This area increase is required to make the building area compliant. See IBC Chapter 5 analysis.

1205.4 Occupancy separation. Required occupancy separations of 1 hour may be omitted when the building is provided with an approved automatic sprinkler system throughout.

Occupancy separations are not required because building will be sprinkled.

1205.6 Means of egress. Existing door openings and corridor and stairway widths less than those that would be acceptable for nonhistoric buildings under these provisions shall be approved, provided that, in the opinion of the code official, there is sufficient width and height for a person to pass through the opening or traverse the exit and that the capacity of the exit system is adequate for the occupant load, or where other operation controls to limit occupancy are approved by the code official.

This exception is not required in this preliminary design. However, should non-compliant conditions be discovered in design, this exception can be exercised with approval from the code official.

1205.7 Door Swing. When approved by the code official, existing front doors need not swing in the direction of exit travel, provided that other approved exits having sufficient capacity to serve the total occupant load are provided.

This exception will likely be required to address the inward

swinging doors from the stair landing at the main entrance into the gymnasium. Final design of Main Level exiting to be approved by Building Official, SHPO, and NPS.

1205.10 One-hour fire-resistant assemblies. Where 1-hour fire-resistance rated construction is required by these provisions, it need not be provided, regardless of construction or occupancy, where the existing wall and ceiling finish is wood lath and plaster.

No 1-hr assemblies required throughout this building.

1205.12 Exit signs. The code official may accept alternative exit sign locations where such signs would damage the historic character of the building or structure. Such signs shall identify the exits and exit path.

This provision may need to be exercised to comply with the Secretary's Standards. The final design shall be coordinated with the Building Official, SHPO, and NPS.

1205.15 Accessibility requirements. The provisions of Section 1012.8 shall apply to facilities designated as historic structures that undergo a change of occupancy, unless technically infeasible. Where compliance with the requirements for accessible routes, ramps, entrances, or toilet rooms would threaten or destroy the historic significance of the building or facility, as determined by the authority having jurisdiction, the alternative requirements of Sections 1204.1.1 through 1204.1.4 for those elements shall be permitted.

This provision may need to be exercised to comply with the Secretary's Standards. The final design shall be coordinated with the Building Official, SHPO, and NPS.

2012 International Building Code Analysis

AS REFERENCED/REQUIRED BY 2012 IEBC

T503 Allowable building heights and areas

Group A-3 Occupancy, Type V-B construction

Basic allowable height = 1 story

Basic allowable area = 6,000sf

*Actual height = *2 stories*

*Actual area = *6,300sf +/-*

*Increased allowable height = **2 stories*

*Increased allowable area = **7,200sf*

**Existing building height and area are allowable*

***Height increase per IBC Section 504.2 required to justify existing building height. 20% area increase per IEBC Section 1205.2 required to justify building area (6,000sf x .2 = 1,200sf = 7,200sf allowable). Additional area increases due to frontage and sprinkler system are allowable under the IBC but are not reflected in these calculations.*

504.2 Automatic sprinkler system increase (building height). Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the value specified in Table 503 for maximum building height is increased by 20 feet and the maximum number of stories is increased by one. These increases are permitted in addition to the building area increase...

Building height increase required to justify building height of 2 stories.

CHAPTER 6 – TYPES OF CONSTRUCTION

602.5 Type V. Type V construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this Code.

This existing masonry building is appropriately classified as Type V-B construction

T601 Fire-resistance rating requirements for building elements

Primary Structure 0hrs

Exterior Bearing Walls 0hrs

Interior Bearing Walls 0hrs

Non-bearing Walls 0hrs

Floor Construction 0hrs

Roof Construction 0hrs

T602 Fire resistance rating requirements for exterior walls based on Fire Separation Distance

Fire Separation Distance is greater than or equal to 30' on all sides, no ratings required.

CHAPTER 8 – INTERIOR FINISHES

T803.9 Interior wall and ceiling finish requirements by occupancy. (for new components only)

Occupancy	Exit Components	Corridors	Rooms
A3	B	B	C
B	B	B	C
S	C	C	C

CHAPTER 9 – FIRE PROTECTION SYSTEMS

[F]903.2.1.3 Group A-3 (automatic sprinkler systems). An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists: ...2. The fire area has an occupant load of 300 or more.

The gymnasium space will have a maximum occupant load of over 300, fire sprinklers required.

[F] 907.2.1 Group A (fire alarm and detection systems). A manual fire alarm system activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies where the occupant load due to the assembly occupancy is 300 or more... Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.2.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

Manual fire alarm system not required.

**** IEBC 804.4.1 allows existing/previously-approved alarm system to be used.*

[F] 907.2.1.1 System initiation in Group A occupancies with a load of 1,000 or more. Activation of the fire alarm in a Group A occupancies with an occupant load of 1,000 or more shall initiate a signal using an emergency voice/alarm communications system in accordance with Section 907.5.2.2.

Emergency voice/alarm communications system required.

**** IEBC 804.4.1 allows existing/previously approved alarm system to be used.*

CHAPTER 10 – MEANS OF EGRESS

T1004.1.2 Maximum Floor Area Allowances Per Occupant

Accessory/Storage/Mechanical 1/300sf (gross)

Assembly w/o fixed seats (unconcentrated) 1/15sf (net)

Business areas 1/100sf (gross)

Kitchens 1/200sf (gross)

Occupant Load for Preliminary Design

Lower Level 64 approx.

Main Level 400 approx.

Upper Level 150 approx

Total Occupant Load 514 approx.

T1014.3 Common path of egress travel

Groups B and S = 100' max.

Group A = 75' max.

1015.2.1 Two exits or exit access doorways.

Using exception 2, exits must be separated by at least 1/3 of the overall diagonal dimension. At Main Level, at least 2 of the exits must be separated by this distance.

T1016.2 Exit Access Travel Distance

250' maximum on Main and Upper Levels, 300' maximum on Lower Level

T1018.2 Minimum Corridor Width

44" minimum required width

T1021.2(2)

More than 1 exit required on all floors

1021.2.4 Three or more exits. Three exits, or exit access stairways or ramps providing access to exits at other stories, shall be provided from any story or occupied roof with an occupant load from 501 to and including 1,000. Four exits, or exit access stairways or ramps providing access to exits at other stories shall be provided from any story or occupied roof with an occupant load greater than 1,000.

2 exits required on Lower Level, 4 exits required from Main Level, 2 exits required on Upper Level

International Energy Conservation Code

AS REQUIRED FOR ALTERED COMPONENTS AND/OR ADDITION

Chapter 4 – Commercial Energy Efficiency

Table C402.2 Opaque Thermal Envelope Requirements

Attic	R-49
Walls Above Grade (Mass)	R-13.3 c.i.
Walls Below Grade	R7.5 c.i.
Floors	N/A (not included in work)
Slabs on Grade	N/A (not included in work)
Opaque Doors (swinging)	U-3.7
Opaque Doors (overhead)	R4.75

*****Note: Envelope thermal requirements apply to all existing walls, floors and roofs undergoing significant repair. Those components not undergoing significant repair are not required to meet these standards. It is recommended that the below grade walls and roof be brought up to these standards for basic performance.**

Table C402.3 Building Envelope Requirements: Fenestration

Fixed Fenestration	U-0.36
Operable Fenestration	U-0.43
Entrance Doors	U-0.77
SHGC	0.40
Skylight U-Value	U-0.50
Skylight SHGC	0.40

*****Note: Fenestration energy requirements do not apply to existing wood windows undergoing repair and/or restoration. All new or fully replaced windows or storefront must fully comply with current code**

LAND ACQUISITION ISSUES

CDBG
ii.C

Provide a brief history of the facility, including when the structure was constructed, major improvements and any past problems.

All Alternatives involve redevelopment of the same existing building. No land acquisition required.

Multiple options for ownership or transfer of the property are examined in the Alternates section of this report. All proposed alternates are valid and may be pursued by HPS.

Property is currently owned by Helena Public Schools.

To the best of our knowledge, the existing building does not require any easements, variances, or zone changes for the purposes of renovation of the 7th Avenue Gym. Based on the information available, we are not aware of any easements or restrictions that would preclude the continued use of the existing building and site for HPS, lease options, or transferring the property to a new owner.

ENVIRONMENTAL CONSIDERATIONS

CDBG
ii.D

1. POTENTIAL ENVIRONMENTAL IMPACTS - The information described in the completed Uniform Environmental Checklist (found in the Uniform Application for Montana Housing Loan, Grant, & Tax Credit Programs) is the basis for discussing environmental resources in the area that might be impacted or that might impact the proposed facility. The Uniform Environmental Checklist must be attached as part of the PAR. If there has been a previous environmental assessment completed for the project, please include a copy of that assessment in addition to the completed Uniform Environmental Checklist. With the exception of coastal zones and coastal barriers, possible impacts on each environmental issue must be investigated and discussed.

2. MITIGATION - Evaluate appropriate short and long-term measures to mitigate each potentially adverse impact. Describe the mitigation measure(s) necessary to minimize potentially adverse impacts upon identified environmental resources. Projects contemplating the renovation of existing structures should thoroughly discuss mitigation measures to address any existing hazards, such as asbestos and lead-based paint where identified, in accordance with federal and state requirements.

3. CORRESPONDENCE - Include any environmentally-related correspondence and agency comments (e.g. comments from the State Historic Preservation Ofce) as required by the Uniform Environmental Checklist, found in the Uniform Application for Montana Housing Loan, Grant, & Tax Credit Programs.

4. EXHIBITS / MAPS - Include any exhibits, maps or drawings as applicable to describe potential environmental impacts.

- Environmental checklist continues on next page.
- All alternates propose full mitigation of all hazardous materials.
- Hazardous Materials: Asbestos and lead-based paint are present in the building. See appendix for full Phase I and Phase II ESA reports. Reports include all relevant maps, exhibits, and cost estimates
- See appendix for environmental correspondence with regulatory agencies.

CDBG ENVIRONMENTAL CHECKLIST

ii.D

Name of Environmental Certifying Officer and Title
TBD.
Name of Person Preparing this Form and Title
Becky Lawson, AIT - Schlenker & McKittrick Architects, P.C. [SMA]

Key Letter: **N** - No Impact **NA** - Not Applicable **B** - Potentially Beneficial
 A - Potentially Adverse **P** - Approval/Permits Required **M** - Mitigation Required

PHYSICAL ENVIRONMENT	
Key NA	1. Soil Suitability, Topographic and/or Geologic Constraints (e.g., soil slump, steep slopes, subsidence, seismic activity). <i>Comments and Source of Information: Proposed project is an interior renovation, with small addition, so soils, etc, are not a concern. The remainder of the site consists of an under construction elementary school, replacing that same use. See geotechnical report at back of PAR for soils information regarding the site.</i>
Key NA	2. Hazardous Facilities (e.g., power lines, hazardous waste sites, acceptable distance from explosive and flammable hazards including chemical/petrochemical storage tanks, underground fuel storage tanks, and related facilities such as natural gas storage facilities & propane storage tanks). <i>Comments and Source of Information: Proposed project is an interior renovation, with small addition, so hazardous waste sites, storage tanks, etc, are not a concern. As the project sits on a previously developed elementary school site, no hazardous materials are anticipated.</i>
Key NA	3. Effects of Project on Surrounding Air Quality or Any Kind of Effects of Existing Air Quality on Project (e.g., dust, odors, emissions) <i>Comments and Source of Information: Project will not affect surrounding air quality. During construction, any indoor air quality issues will be mitigated by the contractor.</i>
Key NA	4. Groundwater Resources & Aquifers (e.g., quantity, quality, distribution, depth to groundwater, sole source aquifers) <i>Comments and Source of Information: No effect on groundwater resources, etc, due to the proposed project being primarily a renovation of an existing building.</i>
Key NA	5. Surface Water/Water Quality, Quantity & Distribution (e.g., streams, lakes, storm runoff, irrigation systems, canals) <i>Comments and Source of Information: No effect on surface water / water quality, etc, due to the proposed project being primarily a renovation of an existing building, in a developed area of Helena.</i>
Key NA	6. Floodplains & Floodplain Management (Identify any floodplains within one mile of the boundary of the project.) <i>Comments and Source of Information: Floodplain map is included in the PAR appendix; project is not within the flood plain, nor has flooding been a concern over the last one hundred years.</i>
Key NA	7. Wetlands Protection (Identify any wetlands within one mile of the boundary of the project.) <i>Comments and Source of Information: No effect on wetlands is anticipated due to the proposed project being primarily a renovation of an existing building. See Army Corp of Engineers correspondence in appendix.</i>
Key NA	8. Agricultural Lands, Production, & Farmland Protection (e.g., grazing, forestry, cropland, prime or unique agricultural lands) <i>Comments and Source of Information: No effect is anticipated on agricultural lands, etc. due to the fact that the project is located within the City of Helena.</i>
Key NA	9. Vegetation & Wildlife Species & Habitats, Including Fish (e.g., terrestrial, avian and aquatic life and habitats) <i>Comments and Source of Information: No effect is anticipated due to the fact that the project is primarily an interior renovation located within the City of Helena. See correspondence from MT FWP.</i>
Key NA	10. Unique, Endangered, Fragile, or Limited Environmental Resources, Including Endangered Species (e.g., plants, fish or wildlife) <i>Comments and Source of Information: No effect is anticipated due to the fact that the project is primarily an interior renovation located within the City of Helena. See correspondence from MT FWP.</i>

Key NA	11.	Unique Natural Features (e.g., geologic features)
		<i>Comments and Source of Information: No effect is anticipated due to the fact that the project is primarily an interior renovation located within the City of Helena.</i>
Key NA	12.	Access to, and Quality of, Recreational & Wilderness Activities, Public Lands and waterways, and Public Open Space.
		<i>Comments and Source of Information: No effect is anticipated due to the fact that the project is primarily an interior renovation located within the City of Helena.</i>
HUMAN POPULATION		
Key B	1.	Visual Quality - Coherence, Diversity, Compatibility of Use and Scale, Aesthetics
		<i>Comments and Source of Information: A positive visual effect is anticipated on the interior of the building (improving aesthetics in the gym and lower level). Additional exterior work will improve the appearance and aesthetics while also taking care of delayed maintenance. The new addition will be designed to be sympathetic to the historic character of 7th Avenue Gym.</i>
Key NA	2.	Nuisances (e.g., glare, fumes)
		<i>Comments and Source of Information: No effect is anticipated due to the fact that the project is primarily an interior renovation located within the City of Helena.</i>
Key NA	3.	Noise - suitable separation between noise sensitive activities (such as residential areas) and major noise sources (aircraft, highways & railroads)
		<i>Comments and Source of Information: No effect is anticipated due to the fact that the project is primarily an interior renovation located within the City of Helena. The site is bordered by the new Central Elementary as well as downtown Helena.</i>
Key NA	4.	Historic Properties, Cultural, and Archaeological Resources
		<i>Comments and Source of Information: As the Gym was built in 1908-1909, it is a significant historic building, and will be renovated and updated as such. See MT SHPO correspondence.</i>
Key B	5.	Changes in Demographic (population) Characteristics (e.g., quantity, distribution, density)
		<i>Comments and Source of Information: The renovation project will attract new community events, provide accessible accommodations, and become a community center (specifics depending on highest and best use), potentially attracting more people to the area.</i>
Key B	6.	General Housing Conditions - Quality, Quantity, Affordability
		<i>Comments and Source of Information: The renovation project will attract new community events, provide accessible accommodations, and become a community center (specifics depending on highest and best use), potentially attracting more people to the area. By no longer being unoccupied, the building as well as its new purpose will have a positive impact on the surrounding neighborhood, which includes a mix of commercial and residential uses.</i>
Key NA	7.	Displacement or Relocation of Businesses or Residents
		<i>Comments and Source of Information: No effect is anticipated due to the fact that the project is an interior renovation located within the City of Helena, in a currently unused building. No residents or businesses will be displaced through the course of the project.</i>
Key B	8.	Public Health and Safety
		<i>Comments and Source of Information: As the building is currently unused, public safety will be improved by the Gym having a high visibility purpose, and no longer being a target for vandalism, arson, etc.</i>
Key M	9.	Lead Based Paint, Asbestos an/or Mold
		<i>Comments and Source of Information: The school district has conducted hazardous materials studies, and some are known to be located in the boiler room in the street level. Any materials encountered or disturbed will be mitigated appropriately according to DEQ standards. See DEQ correspondence.</i>

CDBG ENVIRONMENTAL CHECKLIST

ii.D

Key Letter: N - No Impact/ Not Applicable B - Potentially Beneficial A - Potentially Adverse
P - Approval/Permits Required M - Mitigation Required

Key B	10. Local Employment & Income Patterns - Quantity and Distribution of Employment, Economic Impact <i>Comments and Source of Information: The renovation and addition described in the project will have a positive environmental impact, from the construction company who conducts the project, to the local businesses that may occupy the building. Additionally, the potential for the gym space to be used for community dinners, social events, and other items may require additional staff and employment.</i>
Key NA	11. Local & State Tax Base & Revenue <i>Comments and Source of Information: No effect is anticipated on local and state tax base and revenues.</i>
Key B	12. Education Facilities - Schools, Colleges, Universities <i>Comments and Source of Information: As the project is on the same site as a new elementary school, there are opportunities for partnerships and use of the gym to serve educational needs outside of the school.</i>
Key B	13. Commercial and Industrial Facilities - Production & Activity, Growth or Decline <i>Comments and Source of Information: As the project is located in Downtown Helena, the heart of the commercial district, its renovation and addition would add to the commercial district and encourage additional development or potential investment in the area.</i>
Key B	14. Health Care - Medical Services <i>Comments and Source of Information: The project can continue to be used as a gym, and also serve as a community center for health talks, presentations, or events, serving the surrounding area as well as the rest of Helena.</i>
Key B	15. Social Services - Governmental Services (e.g., demand on) <i>Comments and Source of Information: The project may support social services partnerships that those in the low-to-moderate income bracket may need.</i>
Key B	16. Social Structures & Mores (Standards of Social Conduct/Social Conventions) <i>Comments and Source of Information: By improving exterior and interior of 7th Avenue Gym, as well as providing an addition, there will be more opportunities for community discussions, events, classes, etc that will provide a venue for improved social structures.</i>
Key NA	17. Land Use Compatibility (e.g., growth, land use change, development activity, adjacent land uses and potential conflicts) <i>Comments and Source of Information: No effect is anticipated as the project is located on the grounds of an elementary school set in an urban setting, with the surrounding area being commercial overall.</i>
Key B	18. Energy Resources - Consumption and Conservation <i>Comments and Source of Information: By improving an existing building, energy resources are conserved. Additional energy efficient items planned are new LED lighting, new rest rooms, (with potential for low flow fixtures), and its location in the downtown Helena area encourages walkability.</i>
Key NA	19. Solid Waste Management <i>Comments and Source of Information: No effect is anticipated due to the fact that the project is primarily an interior renovation located within the City of Helena.</i>
Key NA	20. Wastewater Treatment - Sewage System <i>Comments and Source of Information: No effect is anticipated due to the fact that the project is primarily an interior renovation located within the City of Helena.</i>
Key NA	21. Storm Water - Surface Drainage <i>Comments and Source of Information: No effect is anticipated due to the fact that the project is primarily an interior renovation located within the City of Helena, on a previously developed site.</i>
Key NA	22. Community Water Supply <i>Comments and Source of Information: No effect is anticipated due to the fact that the project is primarily an interior renovation located within the City of Helena.</i>

Key Letter: **N** - No Impact/ Not Applicable **B** - Potentially Beneficial **A** - Potentially Adverse
P - Approval/Permits Required **M** - Mitigation Required

Key B	23. Public Safety - Police <i>Comments and Source of Information: A positive effect is anticipated due to the fact that the project is primarily an interior renovation located within the City of Helena, in a previously unoccupied building that the police are currently keeping an eye on as there have been vandalism and other issues in the past. If the building has a positive purpose and is active, there is reduced likelihood of additional vandalism, etc.</i>
Key B	24. Fire Protection - Hazards <i>Comments and Source of Information: A positive effect is anticipated due to the fact that the project is primarily an interior renovation located within the City of Helena, in a previously unoccupied building that the police are currently keeping an eye on as there have been arson and other issues in the past. If the building has a positive purpose and is active, there is reduced likelihood of additional arson, etc.</i>
Key NA	25. Emergency Medical Services <i>Comments and Source of Information: No effect is anticipated as there are many other emergency medical resources in the City of Helena.</i>
Key NA	26. Parks, Playgrounds & Open Space <i>Comments and Source of Information: No effect is anticipated due to the fact that the project is primarily an interior renovation located within the City of Helena. The new Central Elementary School playground space has already been designated at the project site and is not expected to be impacted.</i>
Key B	27. Cultural facilities, Cultural Uniqueness & Diversity <i>Comments and Source of Information: The renovation may improve the above by attracting new residents to Helena for different events, etc, therefore increasing the potential for culture and diversity.</i>
Key NA	28. Transportation Networks and Traffic Flow Conflicts (e.g., rail, auto including local traffic; airport runway clear zones - avoidance of incompatible land use in airport runway clear zones) <i>Comments and Source of Information: No effect is anticipated due to the fact that the project is an interior renovation located within the City of Helena.</i>
Key NA	29. Consistency with Local Ordinances, Resolution, or Plans (e.g., conformance with local comprehensive plans, zoning, or capital improvement plans) <i>Comments and Source of Information: Project complies with local requirements, zoning, planning.</i>
Key NA	30. Is there a Regulatory Action on Private Property Rights as a Result of this Project? (Consider options that reduce, minimize, or eliminate the regulation of private property rights.) <i>Comments and Source of Information: No effect is anticipated due to the fact that the project is an interior renovation located within the City of Helena.</i>

Discuss potential concerns such as geological constraints, limited access, underground storage tanks, high water table, asbestos, lead-based paint, contaminated soil, noise, odors, or other conditions that may affect cost of construction or long-term operation of the proposed (new or rehabilitated) facility.

Potential constraints and/or concerns exist on this site due to its proximity to Central Elementary School and the physical site. The site itself is steeply sloped and when the property is subdivided, it will likely have little to no site space around the building. These issues are compounded by the major development issue, proximity to the grade school. Extra caution and a pre-construction planning effort will be required to ensure proper safety precautions are taken and disruption to staff and students is minimized.

Other challenges such as the asbestos and lead-paint report findings (see appendix) will be mitigated during construction per the Department of Environmental Quality requirements; the asbestos and lead-based paint findings are not a concern unless they are cut into or made friable. A detailed strategy from an Industrial Hygienist and a mitigation contractor will be required to ensure all regulatory requirements are met, all workers are kept safe, and that all students and staff are not exposed to hazardous materials.

While costs are not the primary factor in decision-making on this project, they are relevant in understanding the project and the feasibility of the project. The Construction scope alternates are organized in order of their respective costs. A detailed redevelopment cost estimate is prepared for the two most likely/appropriate construction scope alternates. O/M costs are also prepared for these two options. A generalized financial feasibility analysis is based on reconciling the construction and O/M costs with potential financial incentives and potential revenue generation.

These costs include renovating the gym, plus the cost of a new addition, plus project soft costs. The cost of an addition varies with the amenities it houses. And soft costs are estimated based on a percentage of the construction costs. All costs are estimated based on RS Means construction cost data, consultations with General Contractors, and recent contractor bid and estimate data. See following sheets for detailed cost estimates.

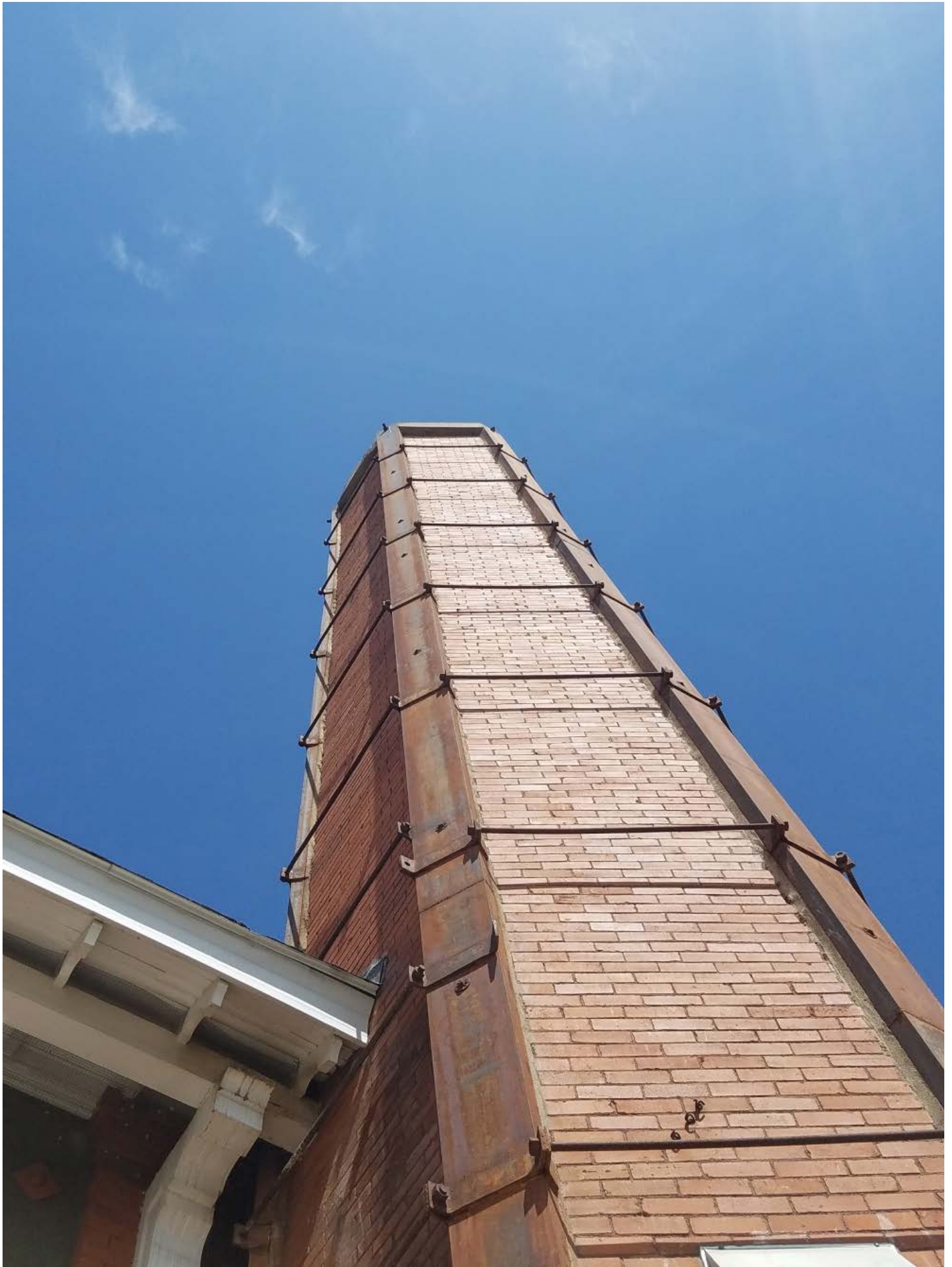
Relative Cost	Funding	Alternates
Lowest	1-time	Use/Development Alternate 1a - Sell the building 'as-is'
Medium/Low	None	Use/Development Alternate 1b - Demolition
Medium/High	None	Use/Development Alternate 2a - District Use
Highest	Educational	Use/Development Alternate 2b - Early Childhood Development
Higher	Educational	Use/Development Alternate 3a - STEAM Plant
Higher	Arts	Use/Development Alternate 3b - Arts Center
Higher	Diverse	Use/Development Alternate 4a - Food Hub
Medium/High	Most Diverse	Use/Development Alternate 4b - Downtown Hub
Medium/High		Construction Scope Alternate 1 - Use 'as-is'
High		Construction Scope Alternate 2 - Renovation with Small Addition
Higher		Construction Scope Alternate 3 - Renovation with Comprehensive Addition
Highest		Construction Scope Alternate 4 - Renovation with Addition & Site Development
	Low	Ownership Alternate 1 - Maintain HPS Ownership
	Medium	Ownership Alternate 2 - Maintain HPS Ownership & Lease Building
	High	Ownership Alternate 3 - Transfer Ownership

Synopsis

Projecting O/M costs based on recent building operation data is not possible since the building has sat vacant (but secure and conditioned) for many years. In addition, the building will be renovated and put into use for a different purpose. So, O/M costs are estimated based on similar relevant local projects. Likewise, revenues are based on local rates. Financial incentives for planning and construction are based on research of relevant tax credits, grants, and other incentives appropriate to the selected alternate.

Please note that the financial analysis used is generic in nature and for reference only. A detailed analysis will be required when the end users are known. Their requirements and capacity will influence the scope/cost of the addition, grants and incentives available, operations costs, and ability to limit financing through a capital campaign. The figures presented are not intended to be a business plan or to provide a detailed pro-forma. The numbers presented in this report are based on assumptions defined by the selected alternate, this allows us to present a general picture of financial feasibility based on relevant data. And while the figures are generic in nature, they provide a simple “thumbs-up” or “thumbs-down” that lets us see if the selected path is indeed feasible.

There is not a significant enough of a difference in O/M costs between the alternates for it to be a deciding factor between alternates. In general, it will cost around \$0.50/sf for the Lower Level, \$0.75/sf for the Main Level, and a negligible amount for the Upper Level. A budgeted amount for a reserve account to address capital improvements and major maintenance is recommended. Assuming economic development type low-interest loans, financing should be kept to less than \$250,000. As with most development projects loan repayment and loan interest are ‘budget-killers’ and should be minimized as much as possible. Reducing the amount borrowed will reduce the annual costs thus reducing the required revenue flow.



Precedent 1 | Transformative Project | Climb So Ill | St. Louis, MO

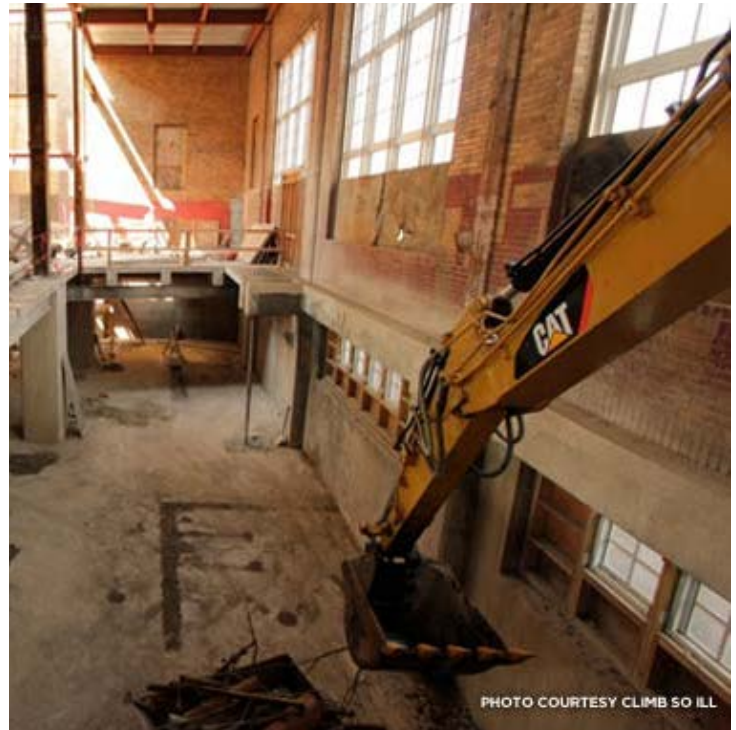
The power plant for the historic City Hospital in downtown St. Louis, MO was built in 1937 and shuttered in 1985. Multiple plans for reuse and demolition failed to take shape and the power plant was returned to City ownership. The building was recognized on the National Register of Historic Places in 2001, then the City began redevelopment with hazardous material remediation work funded by an EPA Assessment grant, a HUD Redevelopment Initiative Grant, Brownfields State Remediation Tax Credits, and State Historic Tax credits.

In 2010, a private developer who had successfully redeveloped other historic buildings in the hospital complex purchased the building and partnered with the unique end user, the climbing gear company Climb So Ill, who was operating in the building by 2012. Planning of the building and its uses was coordinated with the redevelopment of the hospital complex, along with the Community Improvement and Transportation Development Districts. Climb So Ill says on its website: "Our facility is part of the historic City Hospital complex and occupies the former Power Plant building. Our neighbors at The Georgian Condominiums, Butler's Pantry, and The Palladium St. Louis have helped revive this beautiful and historic district making it a truly unique, urban destination. Look for the smokestack." The upper floor features two restaurants with unparalleled views of the Gateway Arch and downtown skyline, and rooftop terraces.

The 25,000sf+ (10,000sf footprint) building was renovated for \$22million, including over \$4million in preservation tax credits and a series of grants.

This project is of similar size, construction, and vintage as the 7th Avenue Gym, including the signature smoke stack. It is exemplary of many of the same conditions and issues involved with the Gym: public desire to reuse a viable historic building, complex relationships between public/private/nonprofit organizations, sitting vacant, complex site and surroundings, appropriately pairing a unique use with a unique building, and the use of a variety of financial incentives to make the project profitable.

The inscription above the entrance reads "Grounded in Experience, Dedicated to Community."



Precedent 2 | Visionary Project | The Shane Lalani Center For The Arts | Livingston, MT

"The historic East Side School building sits on 16 lots donated by the Northern Pacific Railroad in 1885. The school was designed by architect C.E. Bell, who also designed the state capitol building in Helena. It was completed in 1902 and updated in 1946 to include a gymnasium, a library, and extra classroom space added to the east end of the building.

East Side graduated generation after generation of Livingston residents for nearly a century. When the new East Side School was built in 1994, the City of Livingston purchased the old school from the Livingston School District. After a brief tenure as a 911 Dispatch Center and home to Montana Highway Patrol the building lay vacant for 16 years.

Early in 2009, Crazy Mountain Productions approached the city of Livingston with the idea of a multi-use community arts center in the historic building. In June of 2009 the city agreed to donate the property. A capital campaign was launched, and renovations began immediately. Crazy Mountain Productions moved from the Firehouse 5 into its new home in June of 2010.

A generous lead gift by Sal & Carol Glenn Lalani, in memory of their son Shane, gave the new arts center its name. The Dulcie Theatre officially opened its doors in October of 2010 with a gala production of Cats. Renovation work continued alongside a full production schedule for the next three years. The final renovations were completed in the fall of 2013 when the fully functional community art center opened to the public."

This community driven project has many programmatic similarities to the options for the 7th Avenue Gym and includes a mix of spaces for performances, events, education, and small local businesses (a yoga studio, a flyrod maker, a photographer, etc.) in the classrooms.

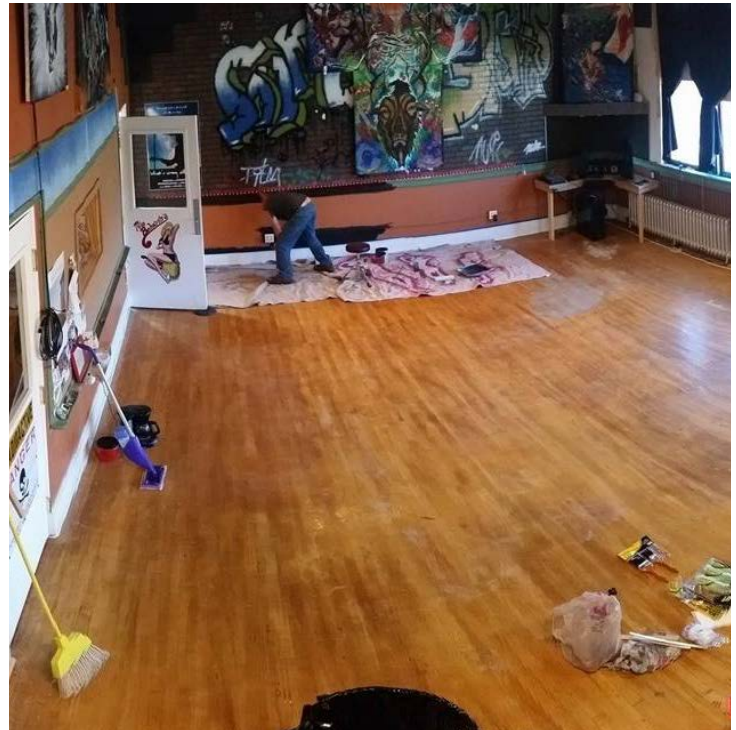


Precedent 3 | Grassroots Project | Lincoln Elementary | Livingston, MT

The Lincoln School Foundation's mission to provide the local community with affordable office, gallery and performance space in the historic Lincoln School in downtown Livingston, Montana. Built in 1914 and used until 1974, the school had historically been used by the community for various purposes. For instance, in 1918, the school was used as a temporary hospital during the Spanish influenza epidemic. The building was used as an artist and community event space since it was gifted by the City to the Lincoln School Foundation in 1997. Initially, the Fly Fishing Federation was a primary tenant who ran their museum out of the school - a collection which boasted historic fishing artifacts. When they vacated the building in 2012, it was nearly shuttered. A few remaining tenants hosted an open house which gathered enough interest to fill vacancies and keep the building open.

The foundation has been making incremental improvements to the building to meet the identified community need for an affordable, mid-size facility that could accommodate artisans, non-profits, athletic clubs and other community-based events. Through a combination of rent-generated revenue, local donations, volunteer effort, and small grants, modest but important improvements to the building have been made. These include a new roof, new flooring and heat in the gym, restroom remodels, and life-safety improvements. The successful work has made the building more of the building usable, and made it more appealing and has attracted more tenants, ongoing activities, and events. In addition, the Livingston Community Garden (a long-term tenant), has developed the grounds into a vibrant garden that sustains our community. And the garden continues to develop in its sophistication, aesthetics, and how it serves the community.

The community-driven organic nature of this project is directly relevant to the 7th Avenue Gym redevelopment, as is their focus on affordable 'incubator' spaces for local businesses and nonprofits. Likewise, their approach of 'listening to the building' to minimize the scope of work required to use the building offers many lessons.



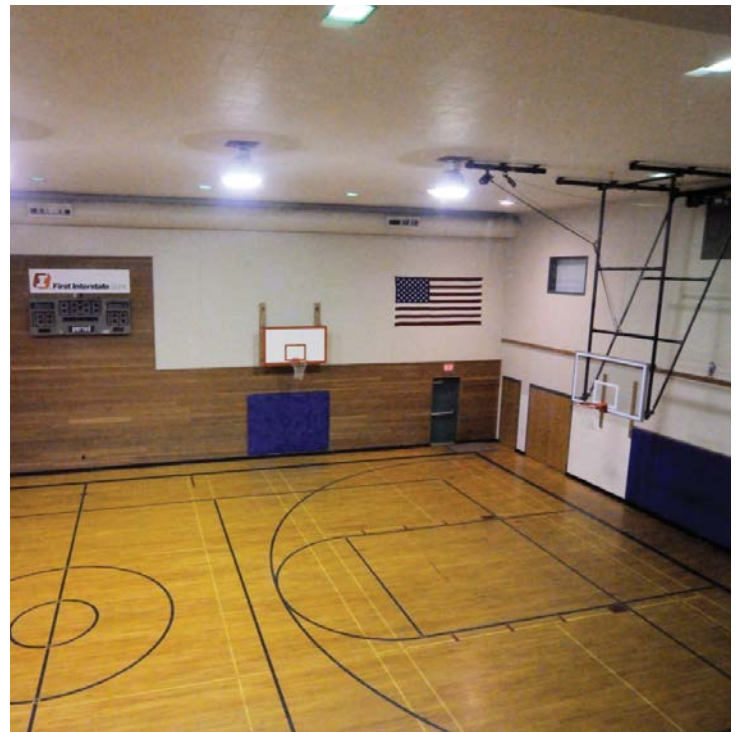
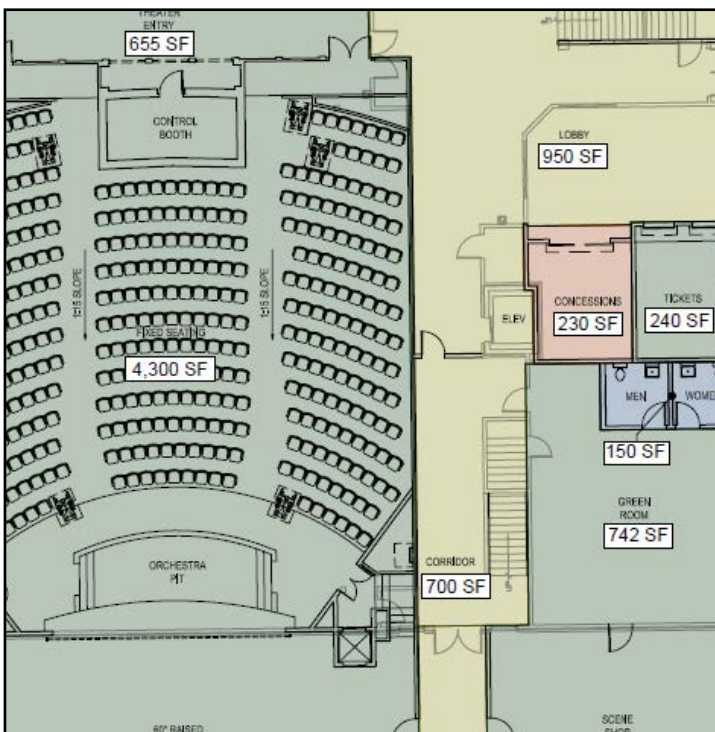
Precedent 4 | Community/Economic Development Driven Project | Roosevelt School | Red Lodge, MT

Led by the Red Lodge Area Community Foundation, 'Revitalize Old Roosevelt' is transforming the Old Roosevelt School to a community space for classes, conferences, receptions, studios, and performances to catalyze the local economy. Their goal is to restore, reuse, and revitalize the Old Roosevelt School Building into an arts, culture, performance, reception, conference, education and community gathering spaces, in order to provide both indoor and outdoor venues, for people to interact, converse, celebrate and express themselves.

Re-adapting Old Roosevelt is a multi-faceted project that will provide for: Improving economic benefits to Main Street by engaging tourists and locals by becoming an event destination, building capacity of arts organizations, and incubating new endeavors; Protecting and Preserving the Beartooth Mountain Range Eco System by increasing personal opportunities for people to explore, experience, and deepen their experience of our unique sense of place; Supporting and strengthening democracy by fostering and facilitating community leadership, continuing to break down barriers and boundaries, enhancing and increasing community planning, design, and asset management sessions; executing a Cultural plan and continuing to facilitate and increase the number of public convening's of topics of interest; and by creating a sustainable community for the immediate and the long term future through utilizing existing resources and the revitalization of a valuable historic building,

Construction costs are anticipated to range from \$7.4million to \$13.2million for the 35,000sf building, depending on the construction scope and building program still to be determined through the community process.

Their comprehensive planning effort is an example of thorough, thoughtful, and community-driven development. Efforts to date include an Adaptive Reuse Strategy and Action Plan, a PAR, in-depth case studies. They have also convened community focus groups to develop the requirements and vision for conference/event space, visual/media arts space, theatre production space, musician/performance space, kitchen design, and educational/rental spaces. Their next steps are to establish a management entity, apply for the National Register of Historic Places, survey potential tenants/users, gather additional support and partners, establish an endowment and begin a capital campaign, and develop a final building program through focus meetings.





Alternative Selection

Alternate Recommendations

Use/Development Selected Alternate - 4b “Downtown Hub”

All alternates proposed are legitimate possible courses of action for HPS. Alternates 1a, 1b, 2a, and 2b were deemed to not be viable due to their high cost to the district, negative community impact, and/or not meeting HPS’ stated vision. And while Alternates 3a, 3b, and 4a appropriate uses that could potentially be fund-able, compatible, and sustainable, they were not selected because they lacked a diversity of funding, revenue generation potential, and/or a readily identifiable organization to undertake the development.

Alternate 4b “Downtown Hub” was selected based on a combination of costs, construction scope required, compatibility of use within the historic building, compatibility of the use next to Central School, construction funding viability, and long-term sustainability. This option has a diverse mixture of funding sources and financial incentives for both construction and operations. It also is an appropriate fit for both downtown revitalization and Central School.

Construction Scope Selected Alternate - 2 “Renovation with Small Addition”

All Construction Scope Alternates are viable options for putting the 7th Avenue Gym back to productive use for the community. And the ultimate course of action (selected alternate) should be a joint decision between HPS and the user/developer. Alternate #2 “Renovation with Small Addition” was deemed the most appropriate because it balanced an efficient scope of work on the historic building, accommodating structural and accessibility upgrades, supporting the ‘incubator’ office use on the Lower Level, and accommodating expanded multi-purpose use of the gymnasium. These functional considerations were balanced by the financial ramifications of the cost estimate, potential revenue generation, O/M expenses, and long-term capital expenses. It appeared to be an appropriate mix of a feasible construction budget, potential revenue, a diversity of funding sources, and minimization of financing.

Ownership Selected Alternate - 3 “Transfer Ownership”

All proposed Ownership Alternates are appropriate courses of action for HPS. The final decision on whether to maintain control, lease the building, or sell it should be examined in depth when the user/developer is engaged. For the purposes of this report and the alternates selected, transferring ownership with a developer RFP appears appropriate. It allows HPS the choice to sell the building for profit or to reduce the sales price in order to help make the project possible. It also allows HPS to control the type of development through the developer screening/vetting process and through potential restrictions put on the property through an agreement with the developer or other mechanisms like a conservation easement. It also helps the user/developer with grant funding, as they will own their own building.

Use/Development Alternate 1a - Sell the building 'as-is'

Use/Development Alternate 1b - Demolition

Use/Development Alternate 2a - District Use

Use/Development Alternate 2b - Early Childhood Development

Use/Development Alternate 3a - STEAM Plant

Use/Development Alternate 3b - Arts Center

Use/Development Alternate 4a - Food Hub

Use/Development Alternate 4b - Downtown Hub

Construction Scope Alternate 1 - Use 'as-is'

Construction Scope Alternate 2 - Renovation with Small Addition

Construction Scope Alternate 3 - Renovation with Comprehensive Addition

Construction Scope Alternate 4 - Renovation with Addition & Site Development

Ownership Alternate 1 - Maintain HPS Ownership

Ownership Alternate 2 - Maintain HPS Ownership & Lease Building

Ownership Alternate 3 - Transfer Ownership

SITE LOCATION AND CHARACTERISTICS

Discuss the site location of any current or proposed facilities, and why the preferred alternative was selected over other alternatives.

Building Address

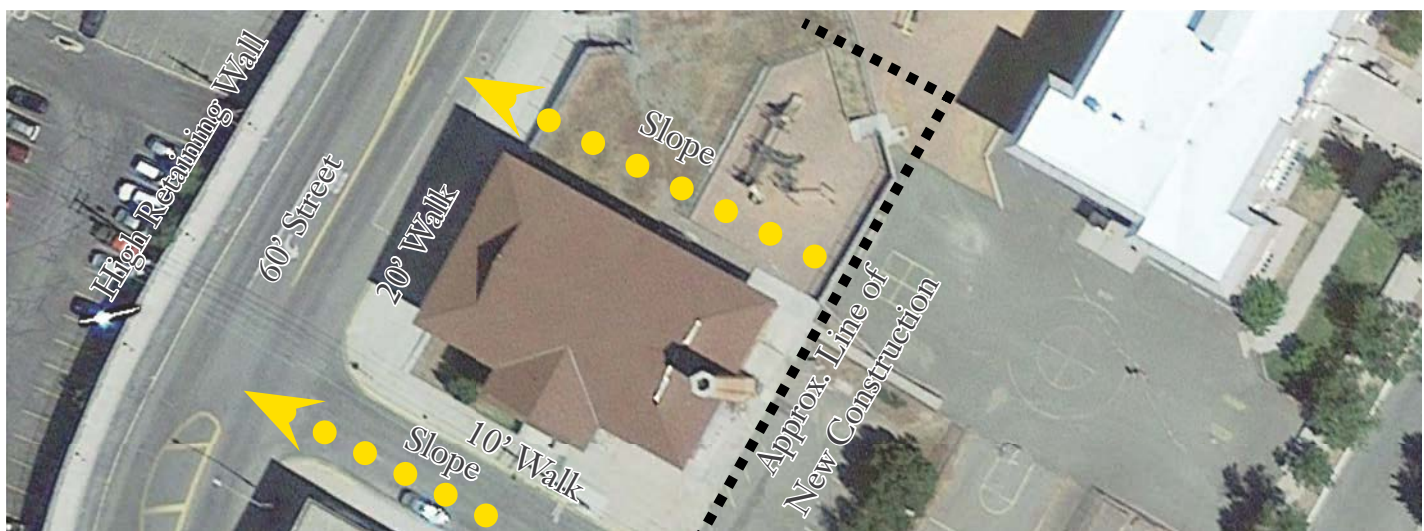
357 Cruse Avenue
Helena, MT 59601
402 N Warren St
Helena, MT 59601

Legal Description

HELENA TOWNSITE 1869, S30, T10 N, R03 W,
CENTRAL SCHOOL BLOCK 1 PER COS #3173575



Immediate Site Surroundings



Project Site

CDBG
iii.C PRELIMINARY ARCHITECTURAL PLANS
Provide preliminary architectural plans (including a proposed floor plan) for the proposed (new or rehabilitated) facility.



1
SD-A4

PRELIMINARY STREET LEVEL PLAN

3/32" = 1'-0"

SMA ARCHITECTS

Helena
920 Front St. | Suite 101
Helena, MT 59601

Bozeman
109 East Oak Street | Suite 2E
Bozeman, MT 59715

PRELIMINARY STREET LEVEL PLAN

7TH AVENUE GYM PAR

03/12/19
Project No. 1811
Sheet: SD-A4

CDBG PRELIMINARY ARCHITECTURAL PLANS
iii.C Provide preliminary architectural plans (including a proposed floor plan) for the proposed (new or rehabilitated) facility.



BUILDING KEY

- BUILDING SUPPORT
- EVENT SPACE
- RESTROOM

PRELIMINARY GYM LEVEL PLAN

1
SD-A5
3/32" = 1'-0"

SMA ARCHITECTS

Helena
920 Front St. | Suite 101
Helena, MT 59601

Bozeman
109 East Oak Street | Suite 2E
Bozeman, MT 59715

PRELIMINARY GYM LEVEL PLAN

7TH AVENUE GYM PAR

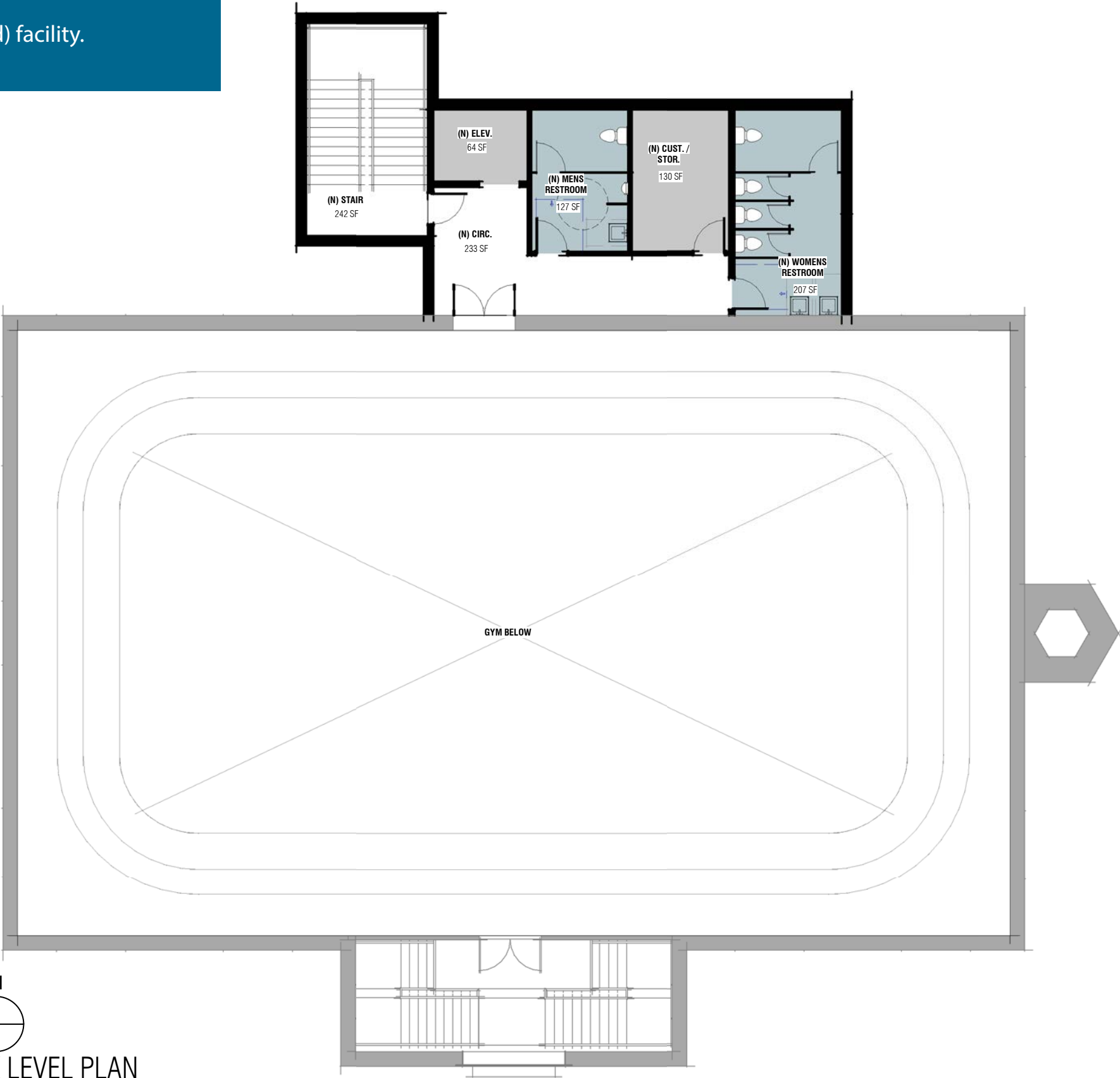
03/12/19
Project No. 1811 Sheet: SD-A5

3/15/2019 3:11:14 PM
Copyright 2017 SMA P.C.

CDBG PRELIMINARY ARCHITECTURAL PLANS
iii.C Provide preliminary architectural plans (including a proposed floor plan) for the proposed (new or rehabilitated) facility.

BUILDING KEY

- BUILDING SUPPORT
- RESTROOM



PRELIMINARY TRACK LEVEL PLAN

1
SD-A6

3/32" = 1'-0"

SMA ARCHITECTS

Helena
920 Front St. | Suite 101
Helena, MT 59601

Bozeman
109 East Oak Street | Suite 2E
Bozeman, MT 59715

PRELIMINARY TRACK LEVEL PLAN

7TH AVENUE GYM PAR

03/12/19
Project No. 1811 Sheet: SD-A6



General O/M Conclusions

The figures in this analysis are based on Construction Scope Alternate #2, but the conclusions are relevant across all redevelopment options:

- Debt must be kept to a minimum
- A user with the ability to schedule, promote, and execute an aggressive events schedule is imperative
- A significant capital campaign to fund construction will be required
- Uses including arts, community service/education, and economic development (incubator) are required
- It will cost approximately \$180,000/yr to appropriately operate and maintain the building
- A creative mix of grants, tax credits, low-interest loans, and other incentives will be required to make redevelopment possible
- Supplemental program income (beyond basic rental and event income) will be required to successfully operate and maintain the facility

Construction Financial Feasibility

Thumbs-Up: While challenging, it appears as if the construction costs and available incentives would reasonably allow a competent and stable non-profit to develop the 7th Avenue Gym

Sustainable Operations Feasibility

Thumbs-Up: The facility can reasonably generate a substantial amount of revenue. Paired with a minimal debt, this brings ongoing O/M into a range that would allow a competent and stable non-profit to operate the building with a reasonably achievable amount of supplemental program income.



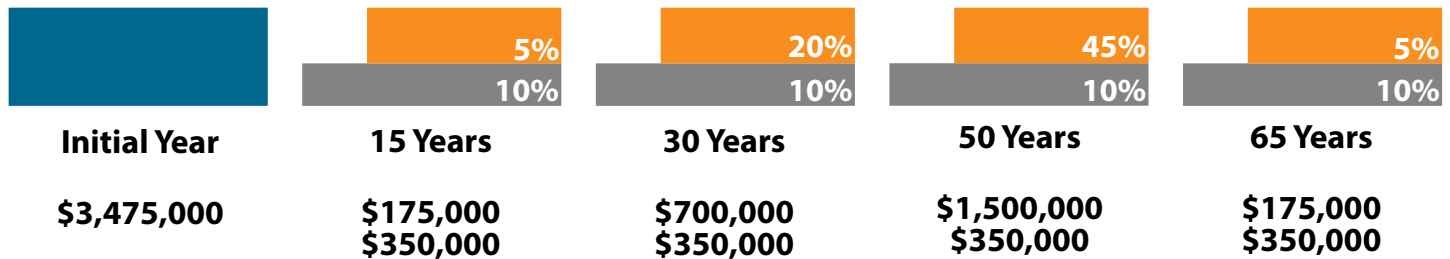
Estimated Maintenance & Capital Improvements Budget

Key: ■ Large Capital Improvement

■ Repair & Maintenance (10-15yr cycle, included in general sq. ft. O/M costs above)

■ Basic Maintenance (5yr cycle)

Graphic based on industry standards and building investment presentation by RDH Engineering



Estimated Annual Budget

Estimated Revenue

\$1.00/sf x 3,000sf x 12 months	\$36,000
\$300 x 150 events	\$45,000
\$750 x 25 events	\$18,750
\$1,250 x 25 events	\$31,250
\$2,000 x 12 events	\$24,000
Total Annual Revenue	\$155,000

Estimated O/M Costs

Lower Level	\$0.50/sf x 6,400sf x 12 months	\$38,400
Main Level	\$0.75/sf x 6,400sf x 12 months	\$57,600
Upper Level	\$0.25/sf x 2,500sf x 12 months	\$7,500
Capital Improvements	Budget \$24,000/yr	\$24,000
Debt Service	\$250,000 @ 5%	\$52,500
Total Annual O/M Costs		\$180,000

$$\$180,000 - \$155,000 = \$25,000$$

Assumed Required Supplemental Program Revenue = \$25,000 to \$50,000 per year

Estimated Reasonably Achievable Financial Incentives

Historic Preservation Tax Credits	5% State + 20% Federal	\$900,000
Reasonably Identifiable/Achievable Grants	\$450k CDBG, \$50k Cleanup, \$150k misc. grants	\$650,000
Additional Program-Related Grants	Economic development, USDA, NEA, etc.	\$800,000
Low-Interest Loans	EDA, MBAC, Board of Investments, USDA, or similar	\$250,000
		\$2,600,000

\$875,000 estimated additional capital campaign required (\$3,475,000 - \$2,600,000)

iii.E

RENOVATION - PRELIMINARY OPINION OF COSTS

SQ FT. COST (MIN)		SQ FT. COST (MAX)	TOTAL (MIN)		TOTAL (MAX)
			\$ 60,000.00	- \$	80,000.00
\$ 125.00	- \$	143.75	\$ 400,000.00	- \$	460,000.00
\$ 145.00	- \$	166.75	\$ 72,500.00	- \$	83,375.00
\$ 5,000.00	- \$	5,750.00	\$ 5,000.00	- \$	5,750.00
\$ 200.00	- \$	230.00	\$ 29,000.00	- \$	33,350.00
\$ 8.00	- \$	9.20	\$ 126,848.00	- \$	145,875.20
\$ 4,500.00	- \$	5,175.00	\$ 4,500.00	- \$	5,175.00
\$ 4,500.00	- \$	5,175.00	\$ 4,500.00	- \$	5,175.00
\$ 3.75	- \$	4.31	\$ 21,037.50	- \$	24,193.13
\$ 22.00	- \$	25.30	\$ 123,420.00	- \$	141,933.00
\$ 2,000.00	- \$	2,300.00	\$ 90,000.00	- \$	103,500.00
\$ 22,400.00	- \$	25,760.00	\$ 22,400.00	- \$	25,760.00
\$ 10.00	- \$	11.50	\$ 3,600.00	- \$	4,140.00
\$ 8.00	- \$	9.20	\$ 1,640.00	- \$	1,886.00
\$ 4.00	- \$	4.60	\$ 24,000.00	- \$	27,600.00
\$ 25,000.00	- \$	28,750.00	\$ 25,000.00	- \$	28,750.00
\$ 7,000.00	- \$	8,050.00	\$ 7,000.00	- \$	8,050.00
\$ 10,000.00	- \$	11,500.00	\$ 10,000.00	- \$	11,500.00
\$ 15,000.00	- \$	17,250.00	\$ 15,000.00	- \$	17,250.00
\$ 281,400.67	- \$	323,610.77	\$ 281,400.67	- \$	323,610.77
			\$ 1,266,846.17	- \$	1,456,873.10
\$ 200.00	- \$	230.00	\$ 690,000.00	- \$	793,500.00
\$ 150,000.00	- \$	172,500.00	\$ 150,000.00	- \$	172,500.00
			\$ 840,000.00	- \$	966,000.00

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Conclusions & Recommendations

Executive Summary

The process of finding a path to redeveloping the 7th Avenue Gym is challenging and unusual in a number of ways that require a true community effort that reaches across many boundaries for help from a broad group of partners. Likewise, it is unusual to create a Preliminary Architectural Report (PAR) for an organization that does not intend to be the ultimate user of the building. Despite the inherent challenges and complexity, the challenge posed to the design team by Helena Public Schools (HPS) was clear: first determine if the building is technically and financially viable for reuse, find uses for the building that are compatible with its location on a school site and are beneficial to the community, then engage partners that are willing to take ownership and develop the building. A variety of community partners have also added their needs and requirements to be addressed through this report and the revitalized building.

Lighting the path to redevelopment aligns with the typical PAR process. It is based on the accumulation of concrete information, public outreach, determining viable solutions (“alternates”) for the building, refining the preferred alternative, then vetting the solution with technical and financial information. In contrast to a typical PAR, three rounds of alternates are presented: Building Use Alternates, Construction Scope Alternates, and Ownership Alternates. Building Use Alternates looks at the potential uses of the building, potential partners, potential revenue and funding, along with pros and cons. The Construction Scope Alternates are based on the selected Building Use Alternate, and they examine a variety of options for articulating that use in reference to what type of programming the building can support, scope of work performed, redevelopment costs, and revenue generation. And the Ownership Alternates describe possible paths for HPS to address ownership, liability, potential revenue, and property transfer. All of the alternates presented are viable options for HPS to pursue and will be further refined (or even combined) when a partner is brought on board.

Defining and selecting the alternates was based on the required PAR due diligence information and detailed professional architectural and engineering analysis. The selected courses of action led to information that allowed a generalized financial analysis that provided an understanding of what it would take to both realize the project and to operate the facility in a sustainable manner. The team was happy to arrive at the following conclusions:

- The Gym is structurally sound, in generally good condition, and can be reasonably redeveloped.**
- A variety of uses can be appropriate to put the building back into service, help revitalize downtown Helena, and be compatible next to Central Elementary School.**
- Redevelopment construction is financially feasible with an appropriate mixture of uses and financial incentives.**
- Long term financial sustainability is reasonably achievable with the appropriate mixture of partners, program-related funding sources, and events revenue.**
- HPS has a variety of viable options for recruiting and vetting partners and/or developers, and for ownership.**
- The redevelopment of 7th Avenue Gym is possible and should be pursued with all deliberate haste.**

Conclusions & Recommendations

Alternate Recommendations

Use/Development Selected Alternate - 4b “Downtown Hub”

All alternates proposed are legitimate possible courses of action for HPS. Alternates 1a, 1b, 2a, and 2b were deemed to not be viable due to their high cost to the district, negative community impact, and/or not meeting HPS’ stated vision. And while Alternates 3a, 3b, and 4a appropriate uses that could potentially be fund-able, compatible, and sustainable, they were not selected because they lacked a diversity of funding, revenue generation potential, and/or a readily identifiable organization to undertake the development.

Alternate 4b “Downtown Hub” was selected based on a combination of costs, construction scope required, compatibility of use within the historic building, compatibility of the use next to Central School, construction funding viability, and long-term sustainability. This option has a diverse mixture of funding sources and financial incentives for both construction and operations. It also is an appropriate fit for both downtown revitalization and Central School.

Construction Scope Selected Alternate - 2 “Renovation with Small Addition”

All Construction Scope Alternates are viable options for putting the 7th Avenue Gym back to productive use for the community. And the ultimate course of action (selected alternate) should be a joint decision between HPS and the user/developer. Alternate #2 “Renovation with Small Addition” was deemed the most appropriate because it balanced an efficient scope of work on the historic building, accommodating structural and accessibility upgrades, supporting the ‘incubator’ office use on the Lower Level, and accommodating expanded multi-purpose use of the gymnasium. These functional considerations were balanced by the financial ramifications of the cost estimate, potential revenue generation, O/M expenses, and long-term capital expenses. It appeared to be an appropriate mix of a feasible construction budget, potential revenue, a diversity of funding sources, and minimization of financing.

Ownership Selected Alternate - 3 “Transfer Ownership”

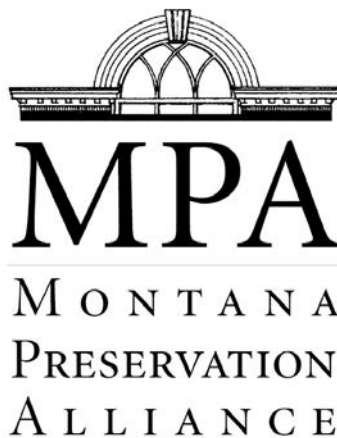
All proposed Ownership Alternates are appropriate courses of action for HPS. The final decision on whether to maintain control, lease the building, or sell it should be examined in depth when the user/developer is engaged. For the purposes of this report and the alternates selected, transferring ownership with a developer RFP appears appropriate. It allows HPS the choice to sell the building for profit or to reduce the sales price in order to help make the project possible. It also allows HPS to control the type of development through the developer screening/vetting process and through potential restrictions put on the property through an agreement with the developer or other mechanisms like a conservation easement. It also helps the user/developer with grant funding, as they will own their own building.

General Recommendations

While many good options exist for the 7th Avenue Gym’s future, a strong solution has emerged from the process of this report. Putting the Lower Level into service with a downtown arts/community/business incubator and reinvigorating the gymnasium’s role as a community multi-purpose events space will benefit the community in a myriad of ways. Strategically selecting tenants, partners, and a developer will help ensure funding, sustainability, and compatibility with downtown and Central School. Formal processes like an RFP will help screen developers for compatibility, competence, and help maintain control over how the redevelopment is designed and used. Strategically diversifying funding sources is imperative and should include community, arts, and business incubator programming. And diligent analysis should continue to be pursued at each step of revitalizing this important community asset and giving it a bright future.



SMA|ARCHITECTS



**End of Report.
Thank you.**