City of Alexandria, Virginia

# Torpedo Factory Art Center Implementation Strategy

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&
Julian Gonsalves
Assistant City Manager for Public-Private Partnerships

# Project Schedule/Timeline

| Focus Area | Calendar Year 2021 | | | | | |
|---|---|---|---|---|---|---|
| | Jul | Aug | Sep | Oct | Nov | Dec |
| Building Condition Assessment (Input for Scenarios) - **COMPLETED** | | | | | | |
| Preliminary Structural Feasibility of Roof /Waterfront Access (Input for Scenarios) – **COMPLETED** | | | | | | |
| High Level Space Program & Cost Estimate (Input for Scenarios 2 & 3) | | | | | | |
| Preliminary Financial Feasibility (All Scenarios) | | | | | | |
| Stakeholder & Community Outreach* | | | | | | |
| Presentation to City Council for Consideration | | | | | | |

Office of the Arts has been providing regular updates regarding this implementation strategy effort to the Artists, including a letter sent to the Artists on September 22.

# Space Planning Scenarios

1. Incremental Revitalization: Assumes mostly modest improvements and changes as outlined in the Action Plan in the near term – including substantial deferred maintenance and some adjustments for less-subsidized uses. As funding is scarce, any major rehabilitation such as enabling use of the rooftop and opening the waterfront access that is not budgeted in the current City 10-year Capital Improvement Program (CIP) may occur as a part of a future CIP when funding becomes available.

2. Custom Program: City itself would manage and fund rehabilitation using a tailored mixed-used program with CIP funds. The Office of the Arts will continue managing the relationship with the artists, Archaeology, The Art League, and other tenants. The City, private property manager, or the alternative delivery partner will manage the facility once redeveloped, and handle lease arrangements for the non-arts portion of the facility to enable market rate revenue generating use options that will help pay for a portion of the financing.

3. Ground Lease: Private entity would do all rehabilitation for mixed use - but retain public active space attraction/destination. The developer will develop, operate, maintain, and lease the facility for a 40-year term. The Office of the Arts will be a major tenant and manage sub-leases with artists, Archaeology, The Art League, etc. while the developer would directly lease other uses in the Arts Center.

# TORPEDO FACOTRY ART CENTER

## Programming Study

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# AGENDA

- CURRENT STATE
- PRECEDENT IMAGES
- CUSTOM PROGRAM - ILLUSTRATIVE
- ADDITIONAL CONSIDERATIONS

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# CURRENT STATE

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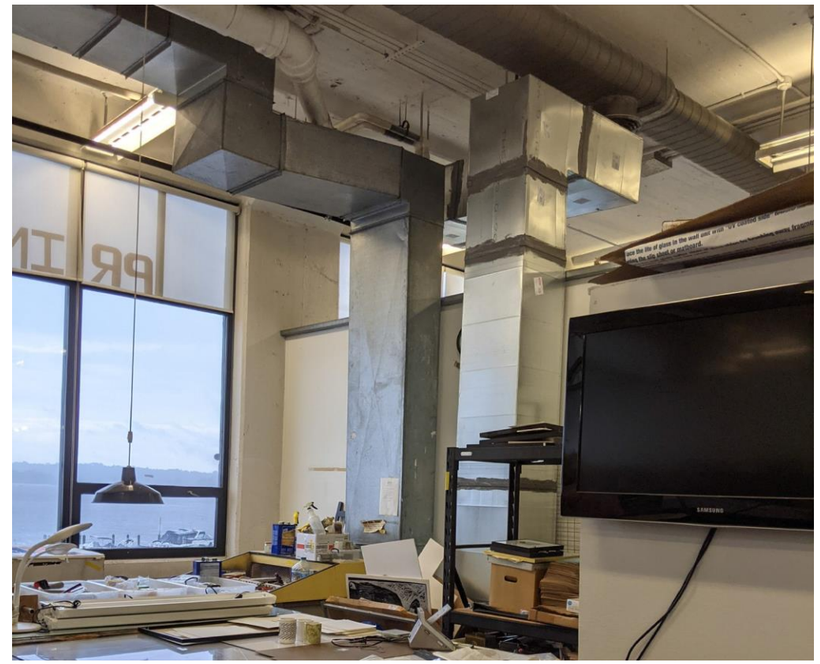
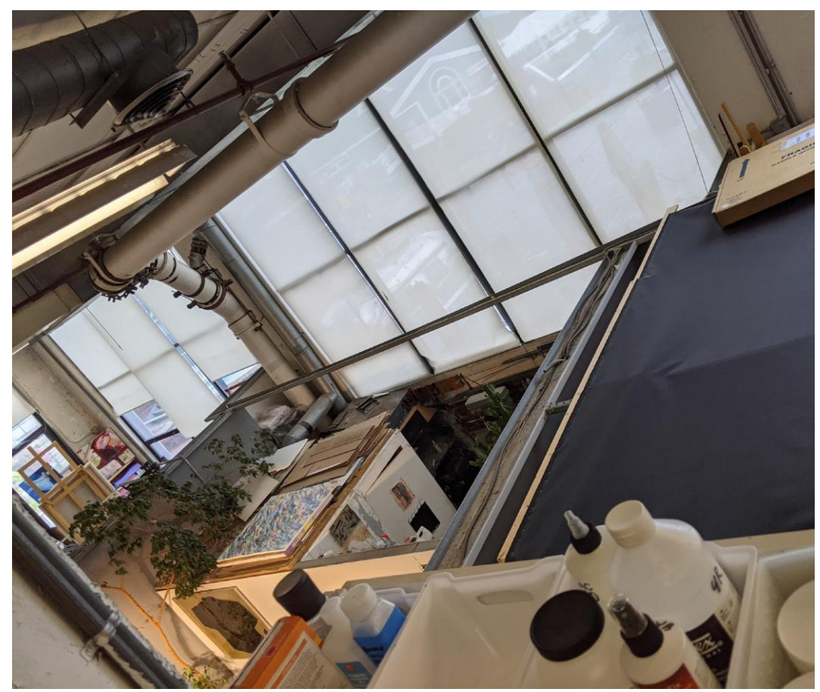
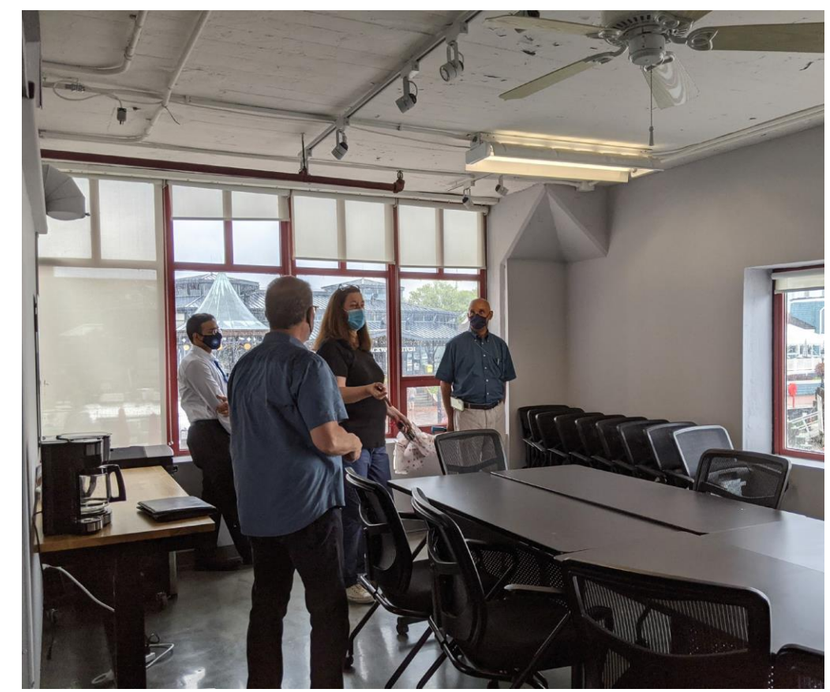
# EXISTING CONDITIONS

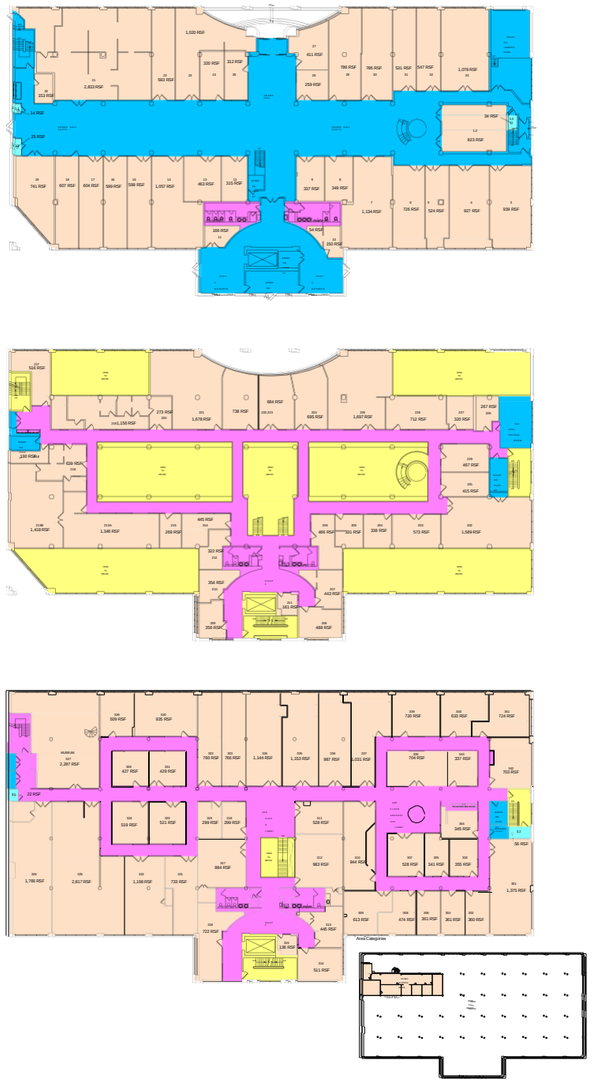






# CURRENT STATE SPACE TYPE BREAKDOWN

## EXISTING SPACE USE



| | |
|---|---|
| **Studios** | **32,758 SF** |
| **Circulation/Building** | **23,920 SF** |
| **Gallery** | **4,632 SF** |
| **Art League** | **6,996 SF** |
| **Archaeology** | **3,630 SF** |
| **Event Space*** | **1,829 SF** |
| **OA Program Space** | **1,078 SF** |
| **TOTAL** | **75,058 SF** |

***opening early 2022**

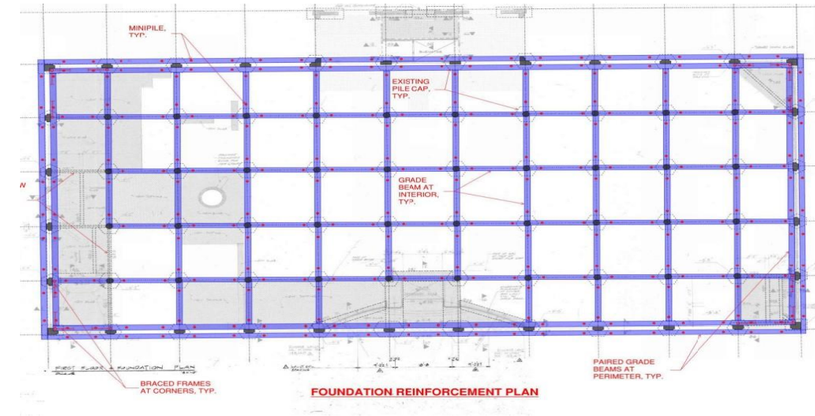


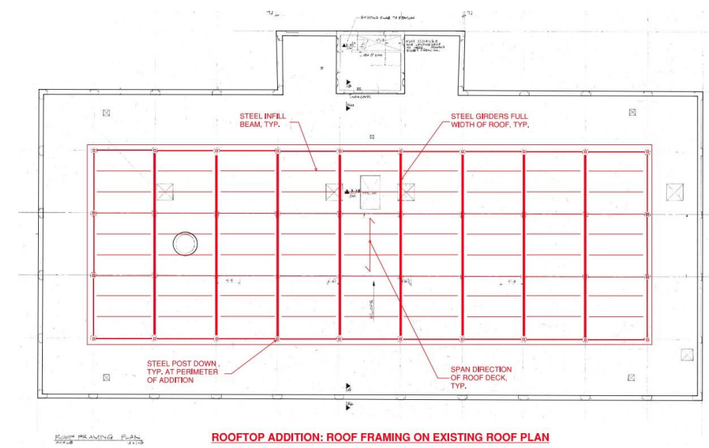
TORPEDO FACTORY ART CENTER

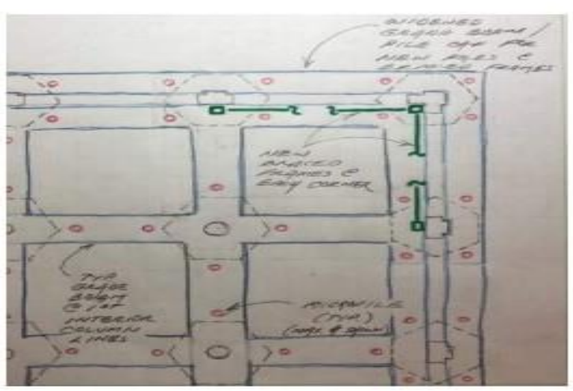
# ROOF EXPANSION AND WATERFRONT ACCESS

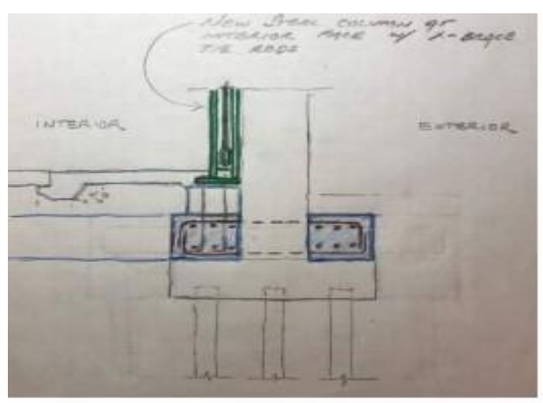
## STRUCTURAL REPORT HIGHLIGHTS

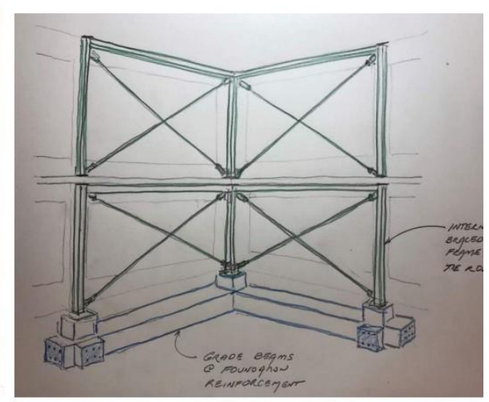
- Based on a separate study for a roof top floor addition, the building is currently at designed structural capacity
  - Ground Floor Slab on 1st level would have to be removed and replaced
  - Additional foundation reinforcement is assumed required. Recommend additional Pile allowance in budgeting for foundation modifications
  - New steel structure platform required for roof deck
- Ground Floor exterior walls can be removed to extend glazing to ground level
- Some columns and foundation may be overstressed by additional floor level/glazing and recommend additional testing
- Flood implications should be studied
- Access to original documentation unavailable

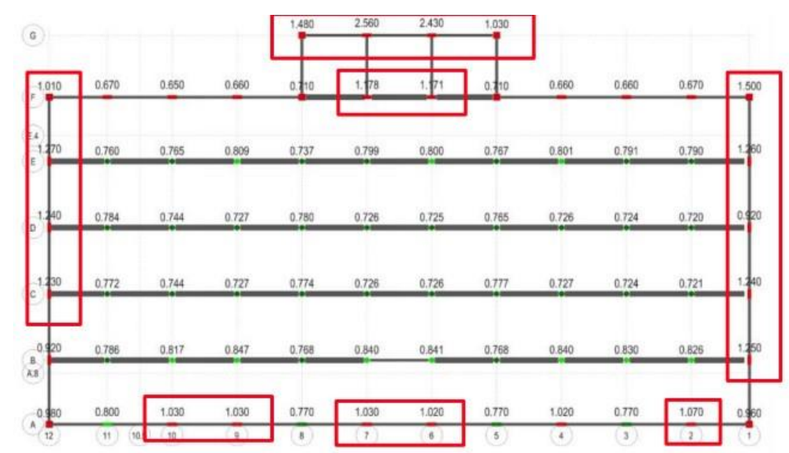




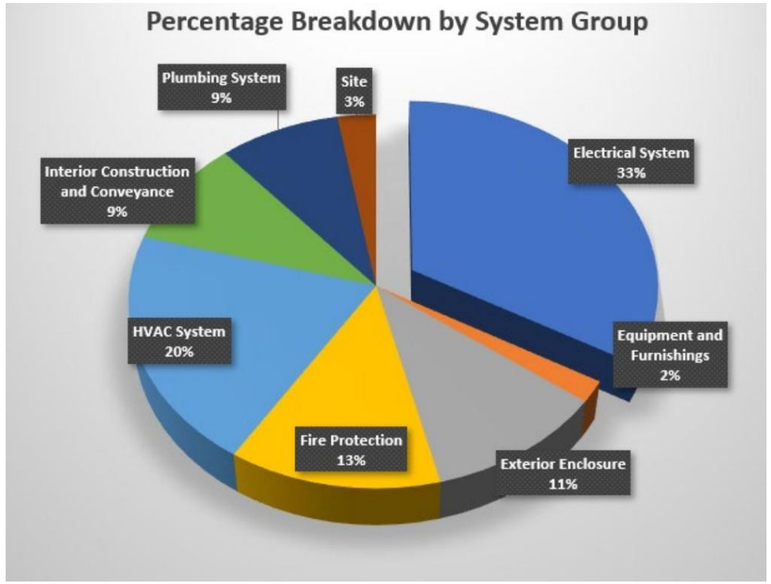
***SOURCE OF INFORMATION 1200AE TFAC STRUCTURAL INVESTIGATION AND FEASIBILITY STUDY 9.24.21**

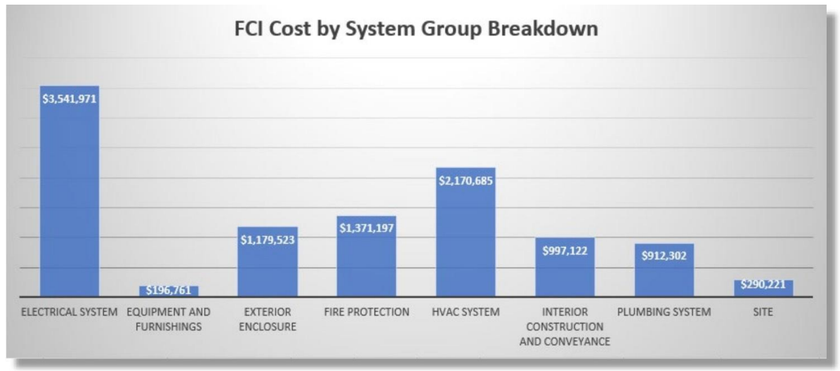
# BUILDING ASSESSMENT

## REPORT HIGHLIGHTS

- Feasibility Level Report based on Facility Condition Index (2021)
- Electrical System has highest cost with largest cost impact
- 2028 largest cost impact at $3.52 million

| FISCAL YEAR | FUNDING | FCI |
|---|---|---|
| 2022 | - | 0.37 |
| 2023 | 791,685 | 0.37 |
| 2024 | 157,404 | 0.37 |
| 2025 | 2,645,733 | 0.37 |
| 2026 | 307,036 | 0.37 |
| 2027 | 933,789 | 0.37 |
| 2028 | 3,529,833 | 0.37 |
| 2029 | 3,475,813 | 0.37 |
| 2030 | 696,735 | 0.37 |
| 2031 | 475,976 | 0.37 |
| 2032 | 685,664 | 0.37 |
| | 13,699,668 | |




*SOURCE OF INFORMATION FACILITY CONDITION ASSESSMENT SEPT 2021 BY GORDIAN & CITY OF ALEXANDRIA

# PRECEDENT IMAGES

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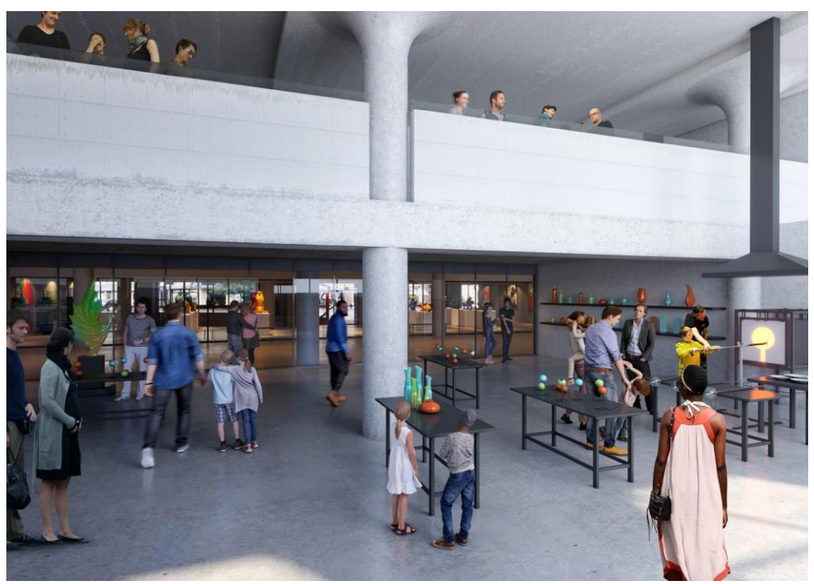
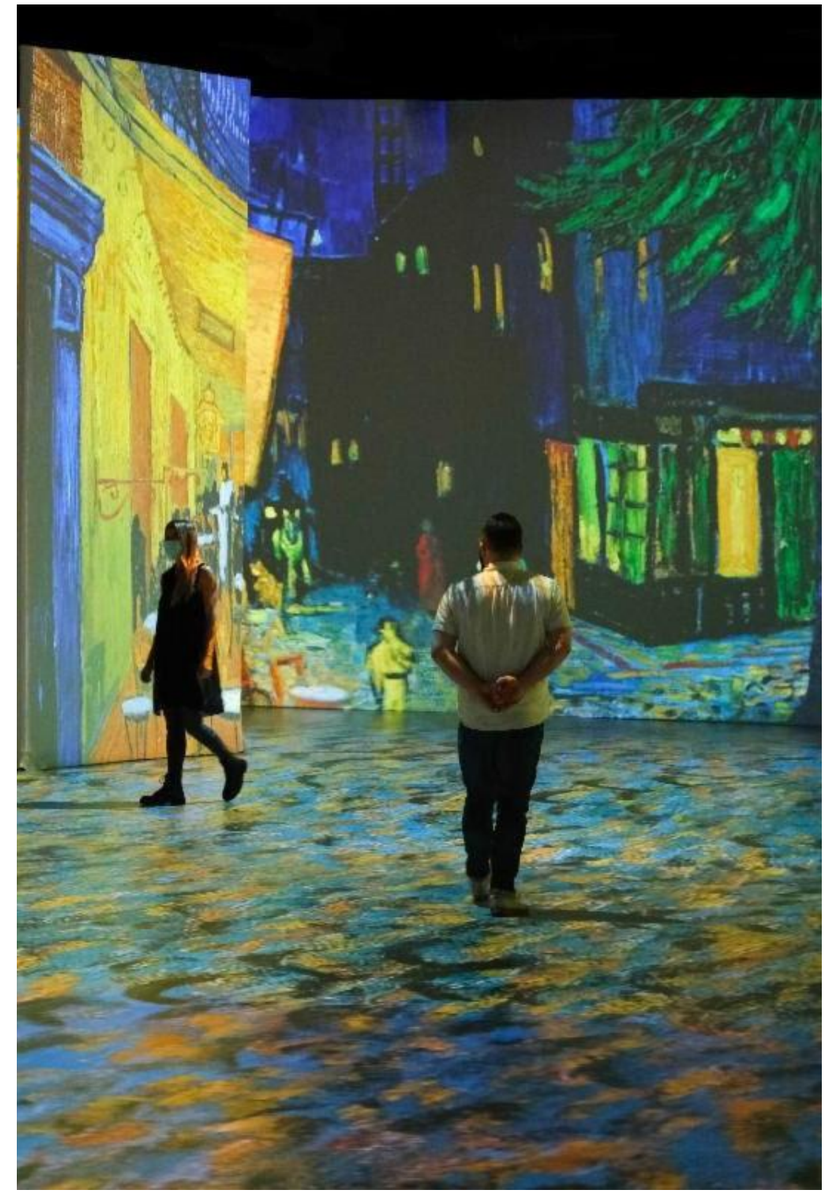
# ACTION REPORT RENDERINGS



*SOURCE OF IMAGES: COLE & DENNY ARCHITECTS

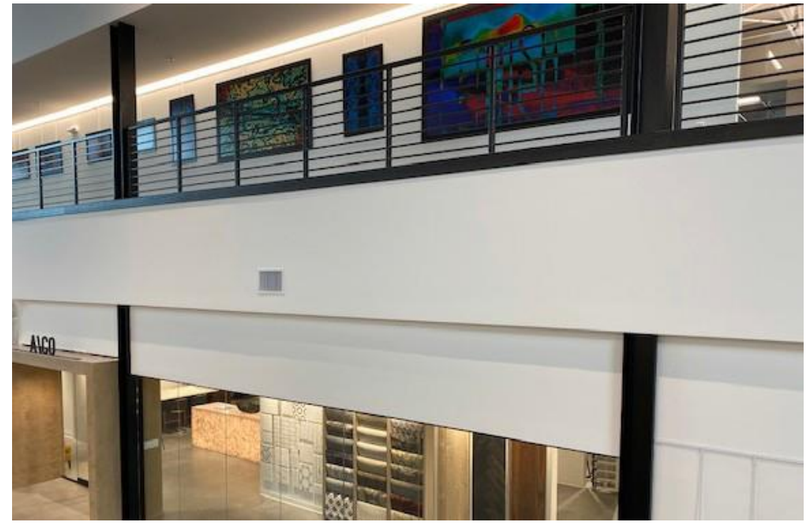
# PRECEDENT

## INTERIOR FIRST IMPRESSION



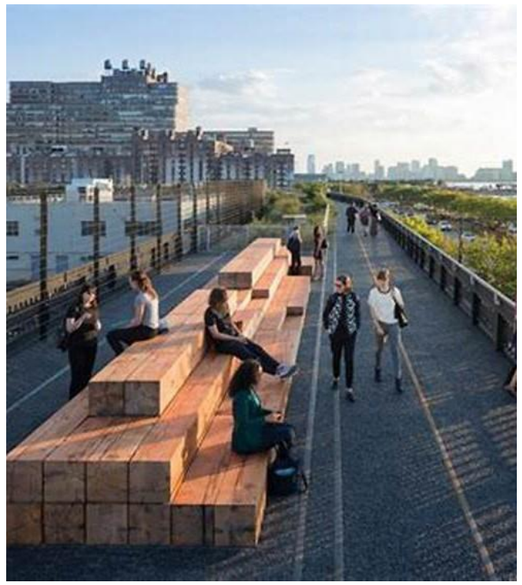
# PRECEDENT

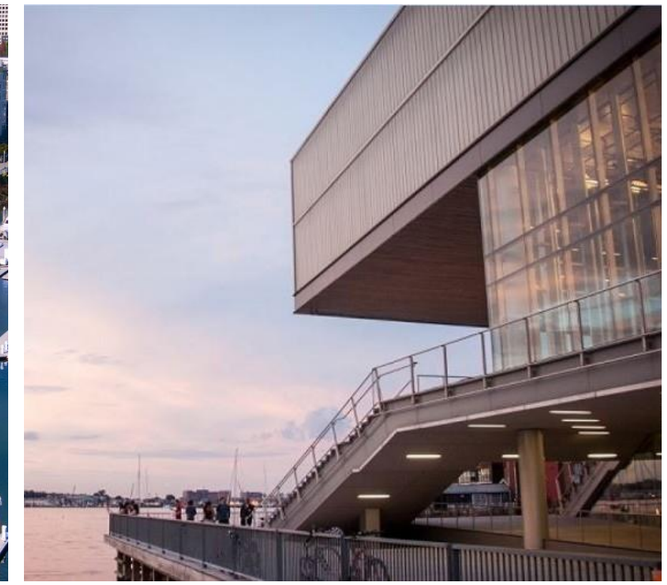
## INTERIOR FINISH



# PRECEDENT

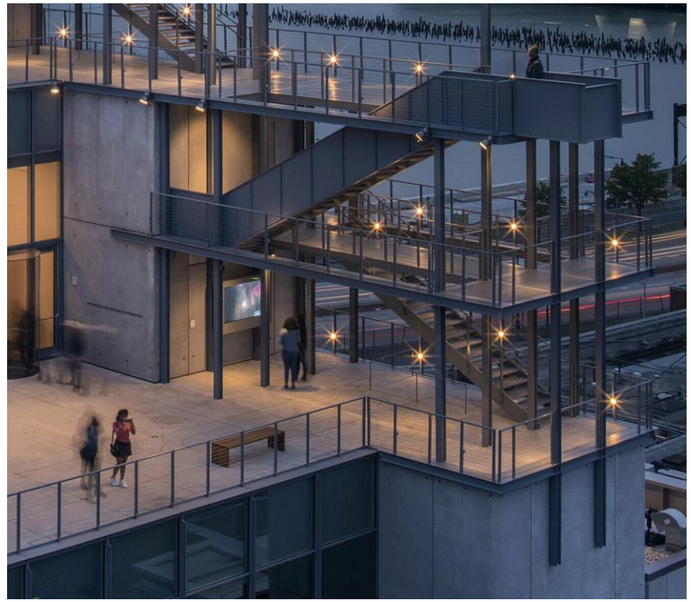
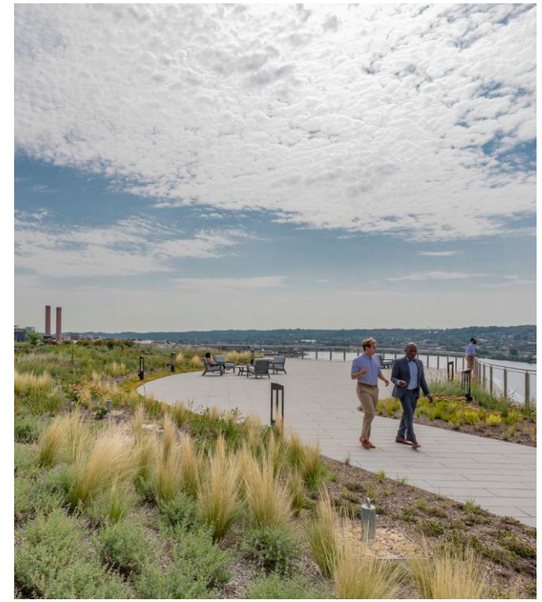
## GROUND LEVEL

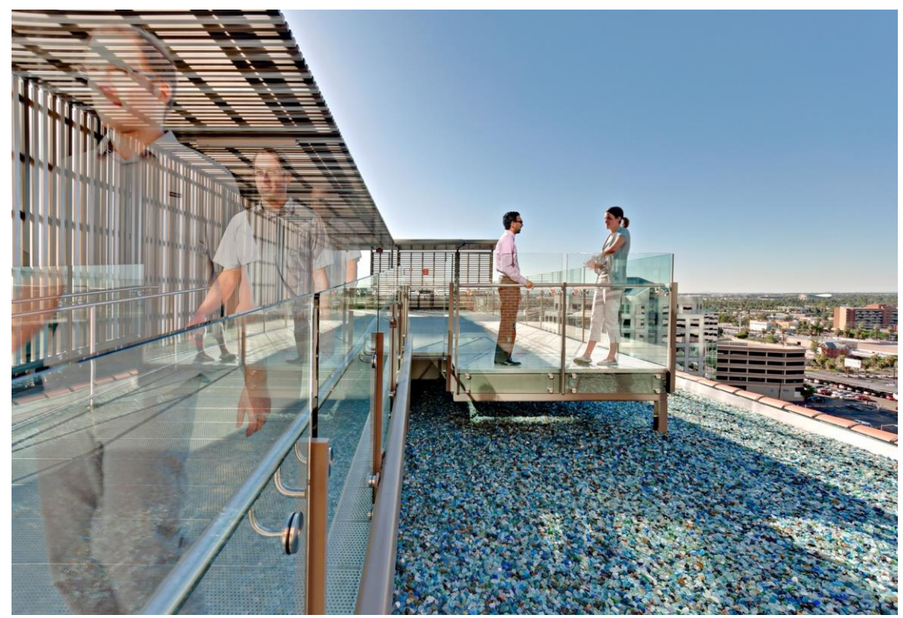




# PRECEDENT

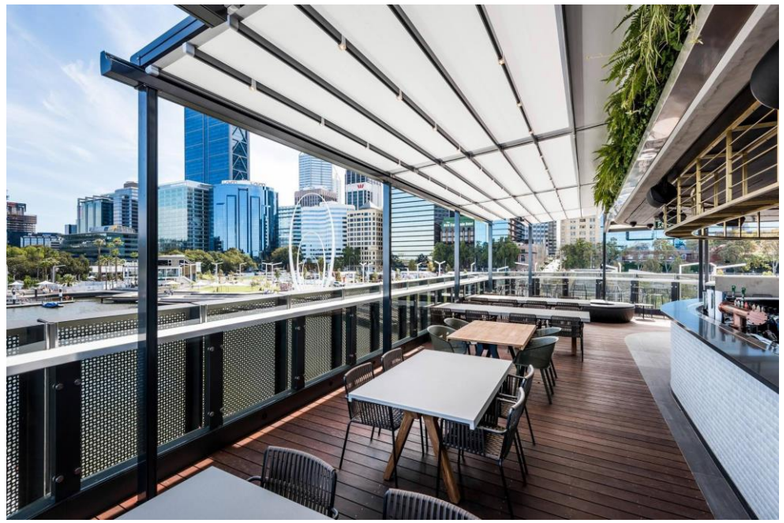
## ROOF OBSERVATION DECKS



# PRECEDENT

## ROOF DECK SHADING/PLANTING



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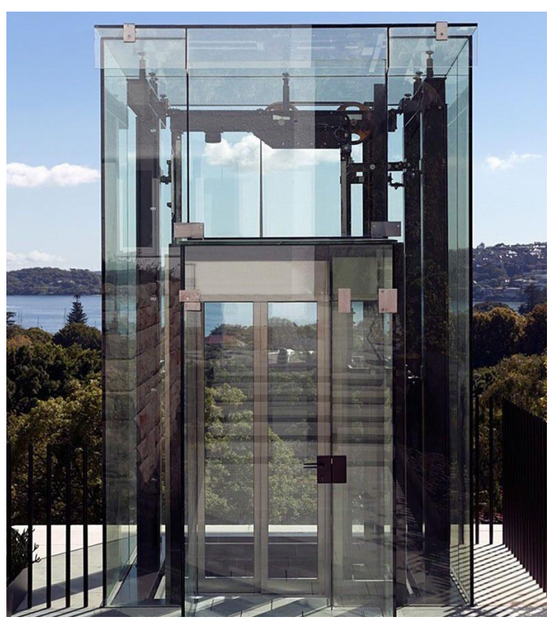
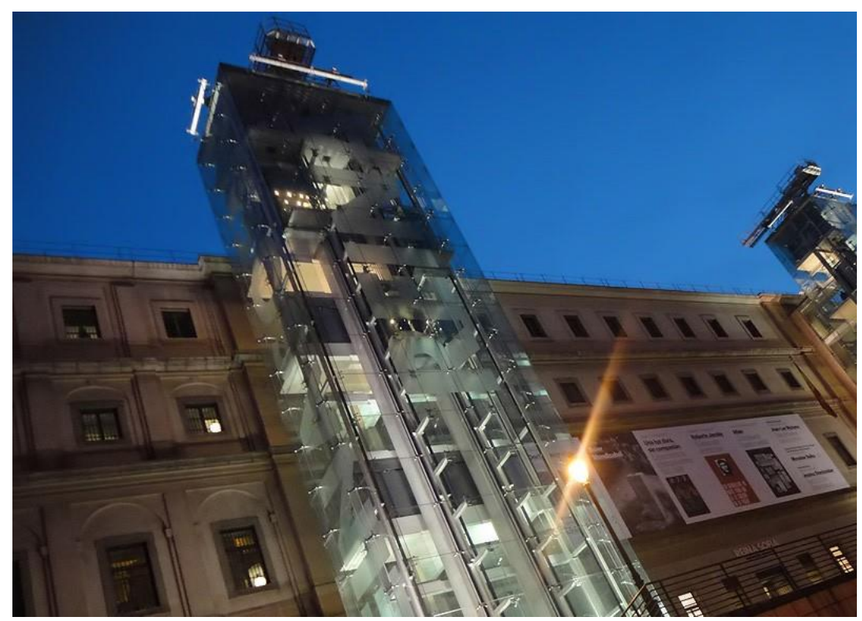
## ELEVATOR ACCESS





# CUSTOM PROGRAM - ILLUSTRATIVE

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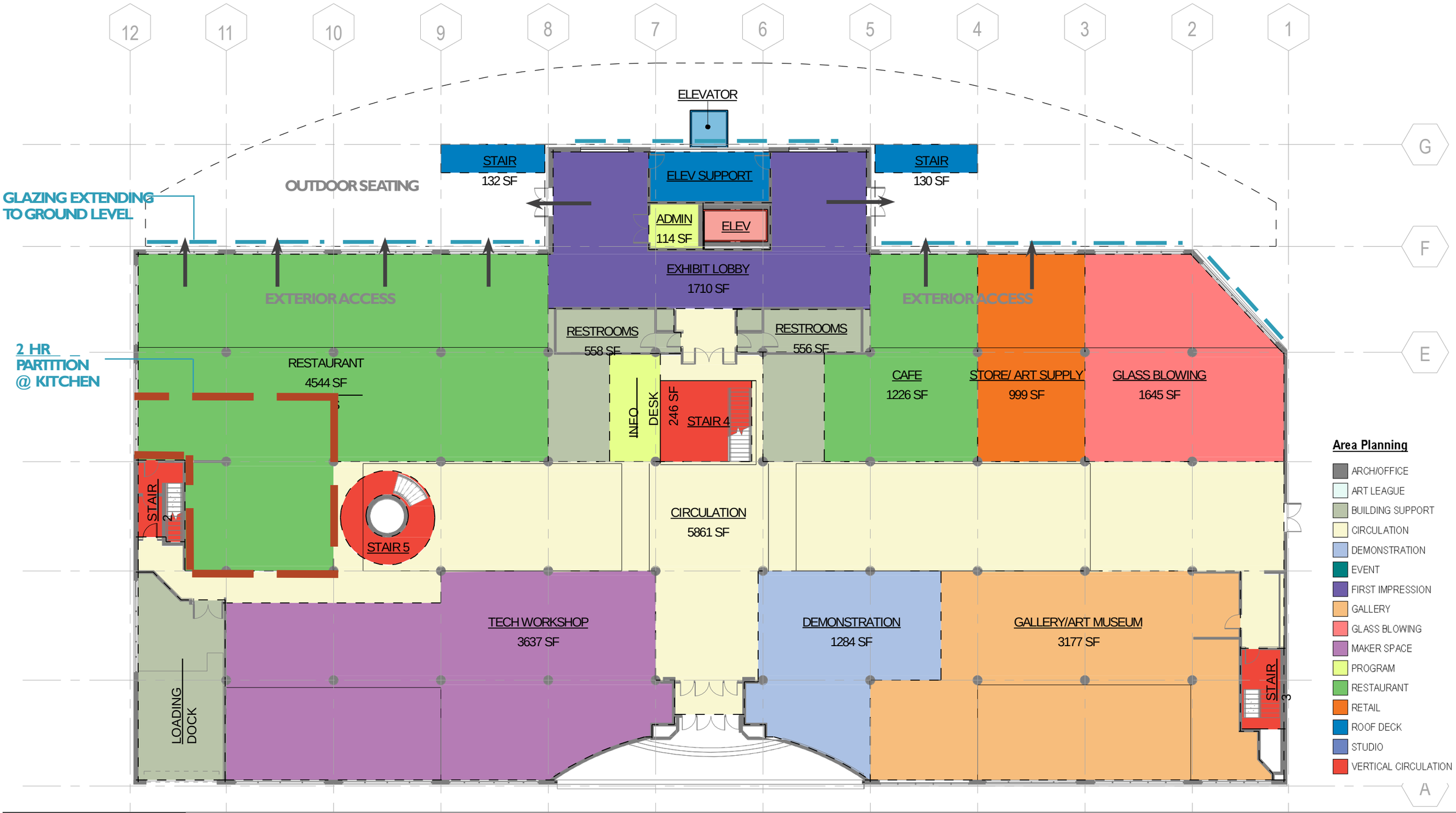
# CUSTOM PROGRAM - ILLUSTRATIVE

## GROUND FLOOR



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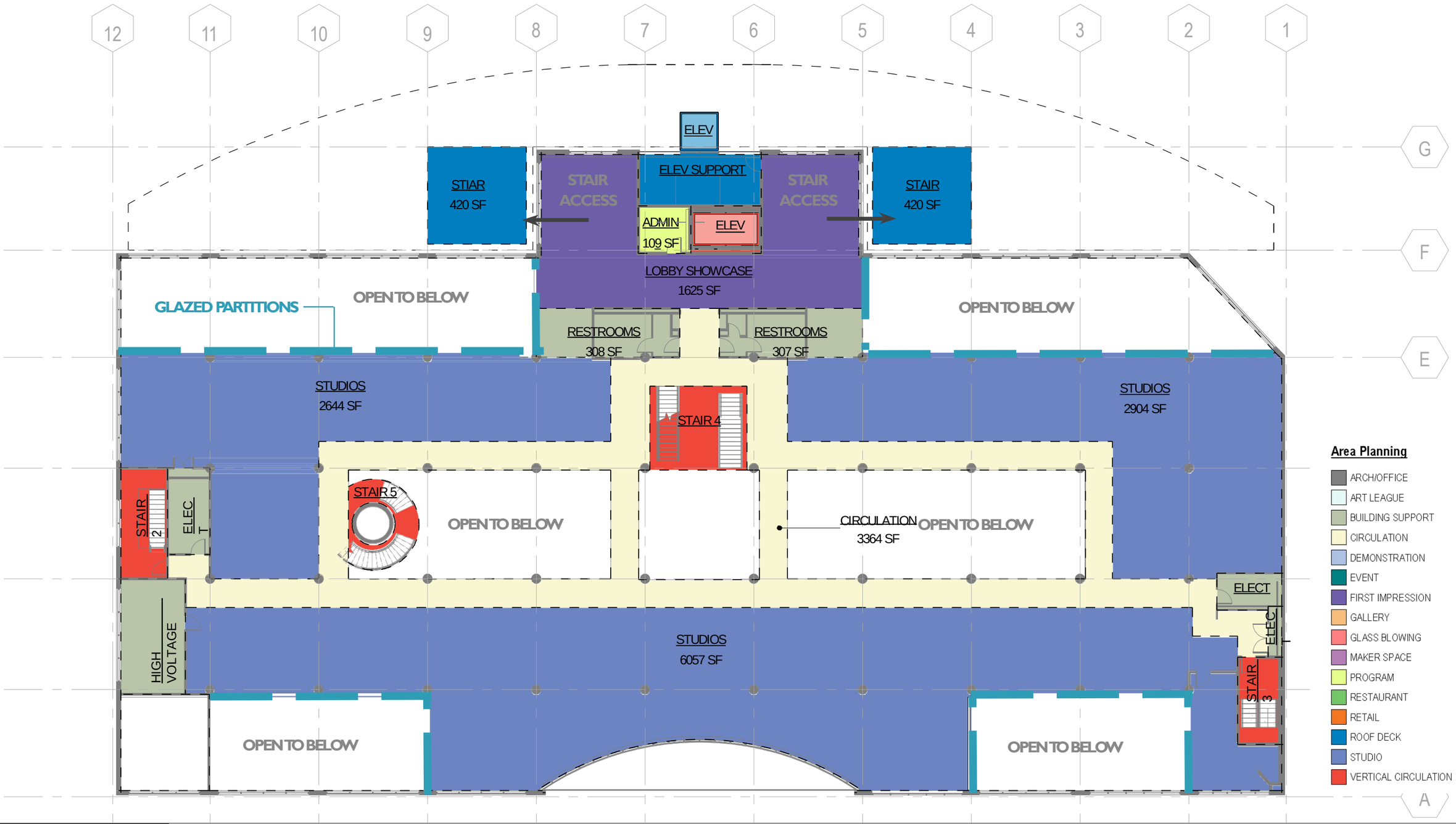
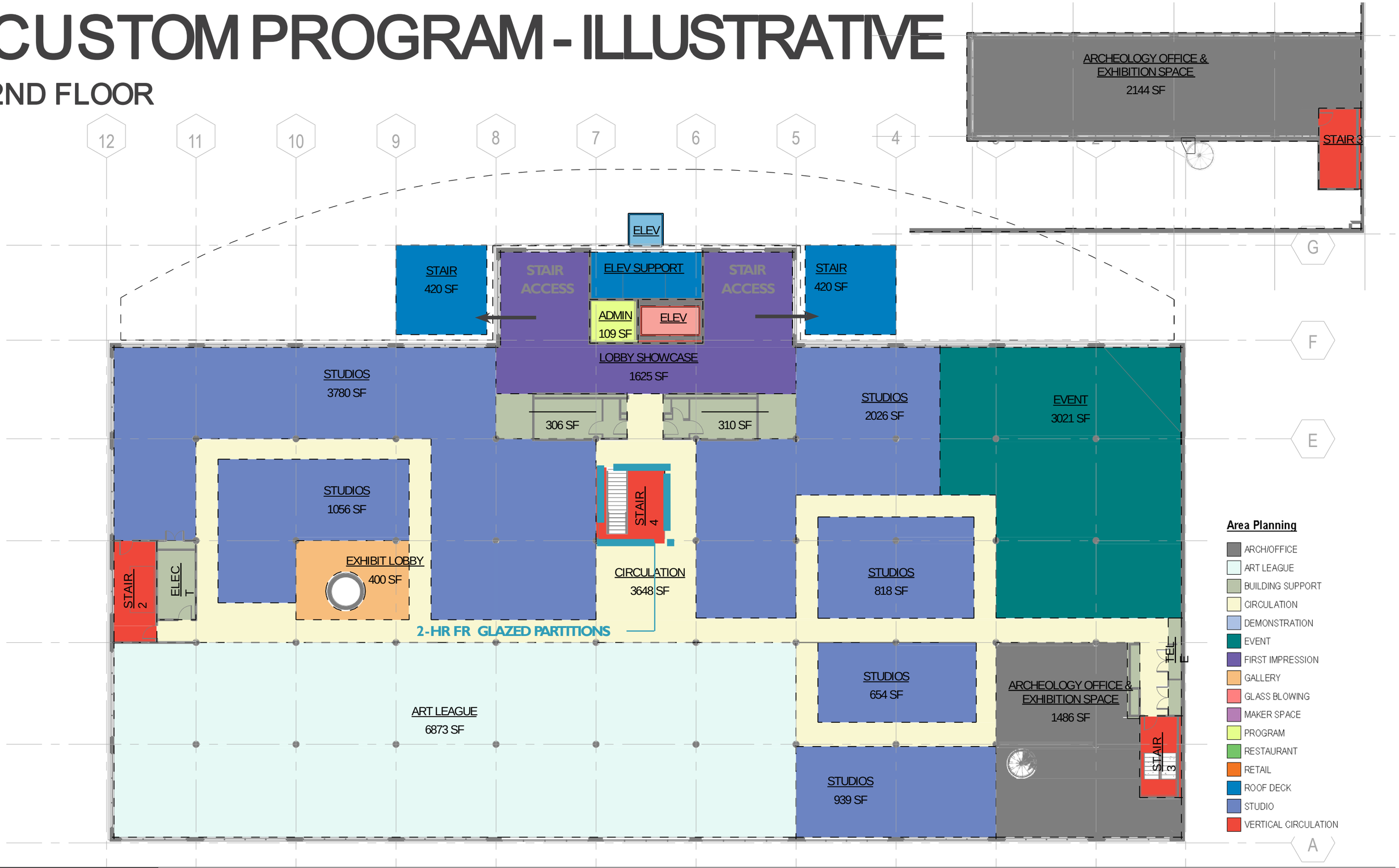
# CUSTOM PROGRAM - ILLUSTRATIVE

## MEZZANINE



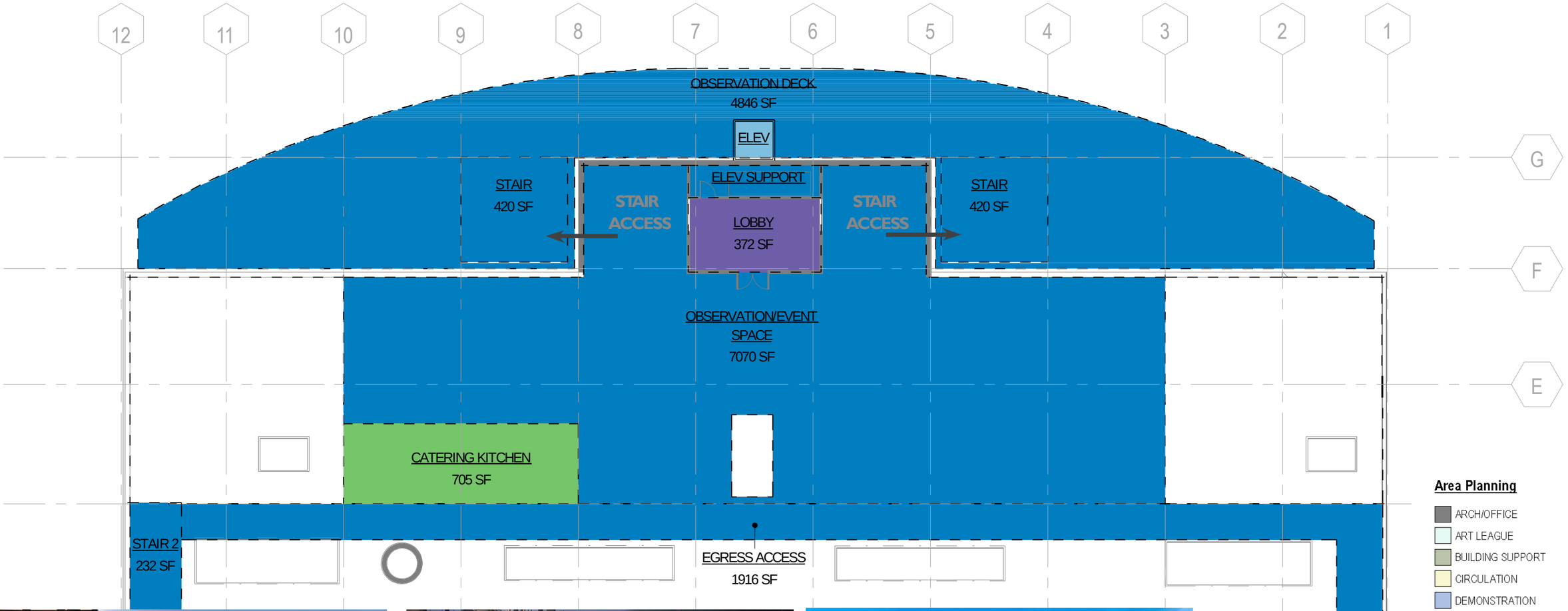
# CUSTOM PROGRAM - ILLUSTRATIVE

## 2ND FLOOR



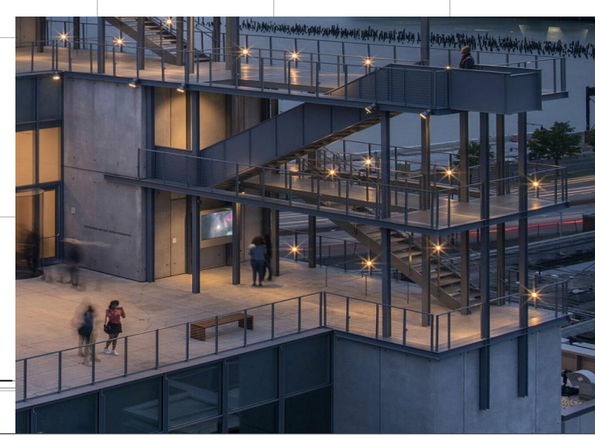
# CUSTOM PROGRAM - ILLUSTRATIVE

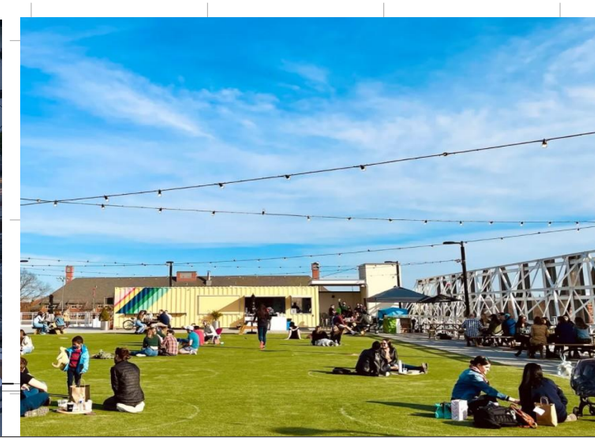
## ROOF/DECK- OPTIONAL PROGRAM




**Area Planning**

- ARCH/OFFICE
- ART LEAGUE
- BUILDING SUPPORT
- CIRCULATION
- DEMONSTRATION
- EVENT
- FIRST IMPRESSION
- GALLERY
- GLASS BLOWING
- MAKER SPACE
- PROGRAM
- RESTAURANT
- RETAIL
- ROOF DECK
- STUDIO
- VERTICAL CIRCULATION







TORPEDO FACTORY ART CENTER

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# ILLUSTRATIVE OPTION BLEND COMPARISON

## CURRENT TO FUTURE

### CURRENT AREA TOTALS

| | |
|---|---|
| Studios | 32,758 SF |
| Circulation/Building | 23,920 SF |
| Gallery | 4,632 SF |
| Art League** | 6,996 SF |
| Archaeology | 3,630 SF |
| Event Space | 1,829 SF |
| OA Program Space | 1,078 SF |

### FUTURE ILLUSTRATIVE AREA TOTALS

| | |
|---|---|
| Studios | 20,878 SF |
| Circulation/Building | 19,921 SF |
| Gallery | 3,577 SF |
| Art League** | 6,873 SF |
| Archaeology | 3,630 SF |
| Event Space | 3,021 SF |
| OA Program Space | 579 SF |
| Glass Blowing | 1,645 SF |
| First Impression | 4,960 SF |
| Tech Workshop | 3,637 SF |
| Demonstration | 1,284 SF |
| Restaurant | 5,770 SF |
| Retail | 999 SF |
| Roof/Deck* | 19,352 SF |

**Art league = includes offices, class rooms, retail, etc.
*Includes optional program (roof/deck, catering, first impression, access)

# ADDITIONAL CONSIDERATIONS

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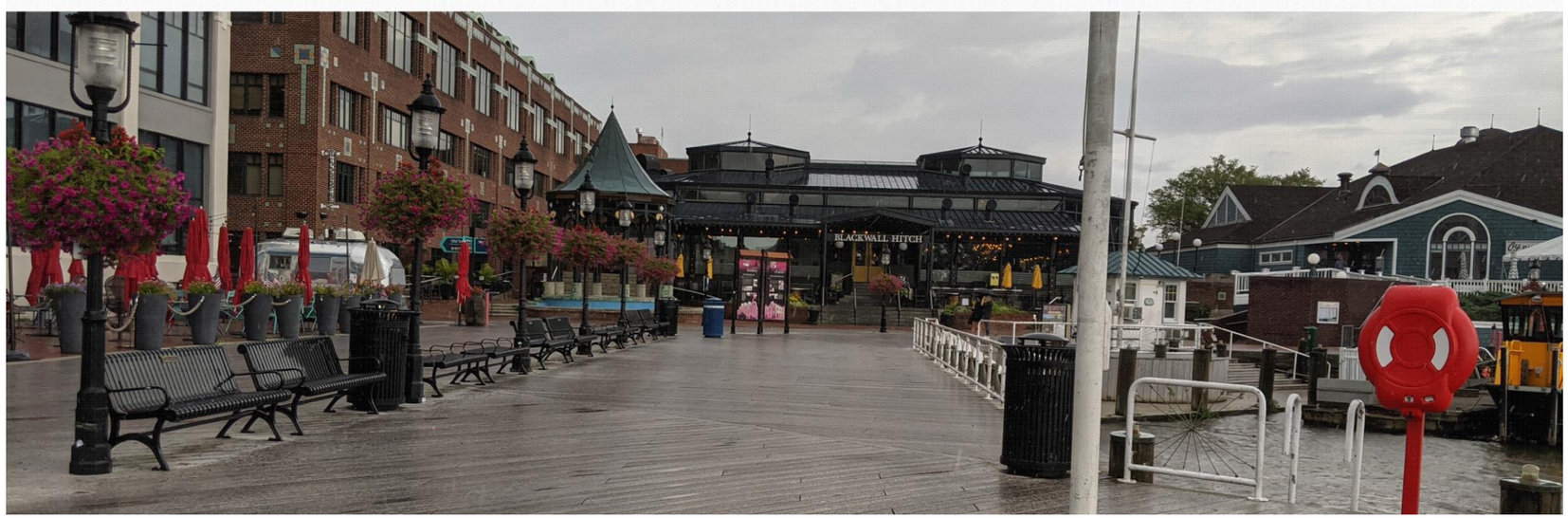
# WATERFRONT PLANS/IMPROVEMENTS

## OLIN PLANS |WIDENING WATERFRONT BOARDWALK



# FURTHER EVALUATION

## WHAT NEEDS TO BE CONSIDERED OR FURTHER STUDIED

### Structural Study

Additional analysis/due diligence as required for optional programs

### Building Assessment

Impact of maintenance and/or renovation costs and timing as relates to Capital Improvement Program

### Fire Protection & Life Safety/Egress

Space functions and design will impact the need for fire rated separation configurations and possible building modifications based on egress capacity

### Restrooms

Space functions and their capacities will determine the need for additional restrooms and their arrangement within the building

### Security/Visibility/Accessibility

Understanding accessibility, increased user engagement, and security needs

### Construction Relocation Plan

Develop a plan to temporarily relocate artists and programs during construction, as needed

# NEXT STEPS

- Preliminary Cost Estimating Exercise
- Preliminary Financial Feasibility
- Continued Stakeholder/Community Outreach
- City Council Presentation (December 2021)

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# Thank You!

# Questions?

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