

City of Alexandria, Virginia

Torpedo Factory Art Center Implementation Strategy

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&

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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

SMITHGROUP

AGENDA

CURRENT STATE

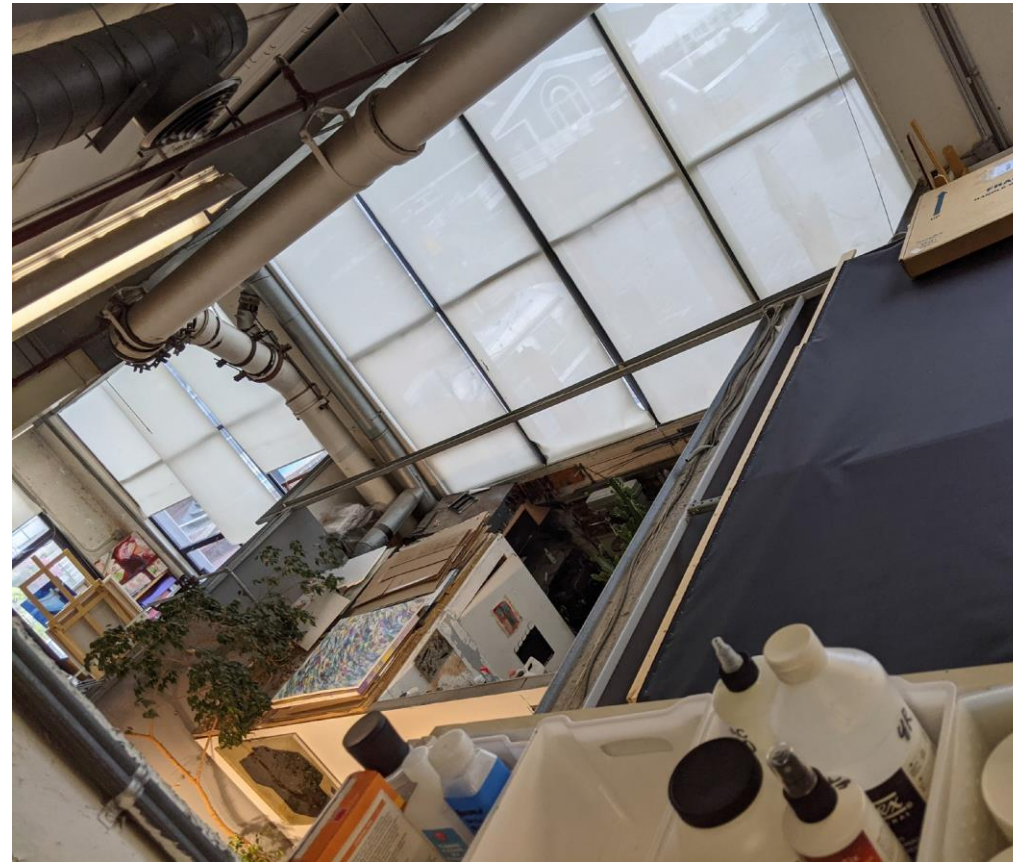
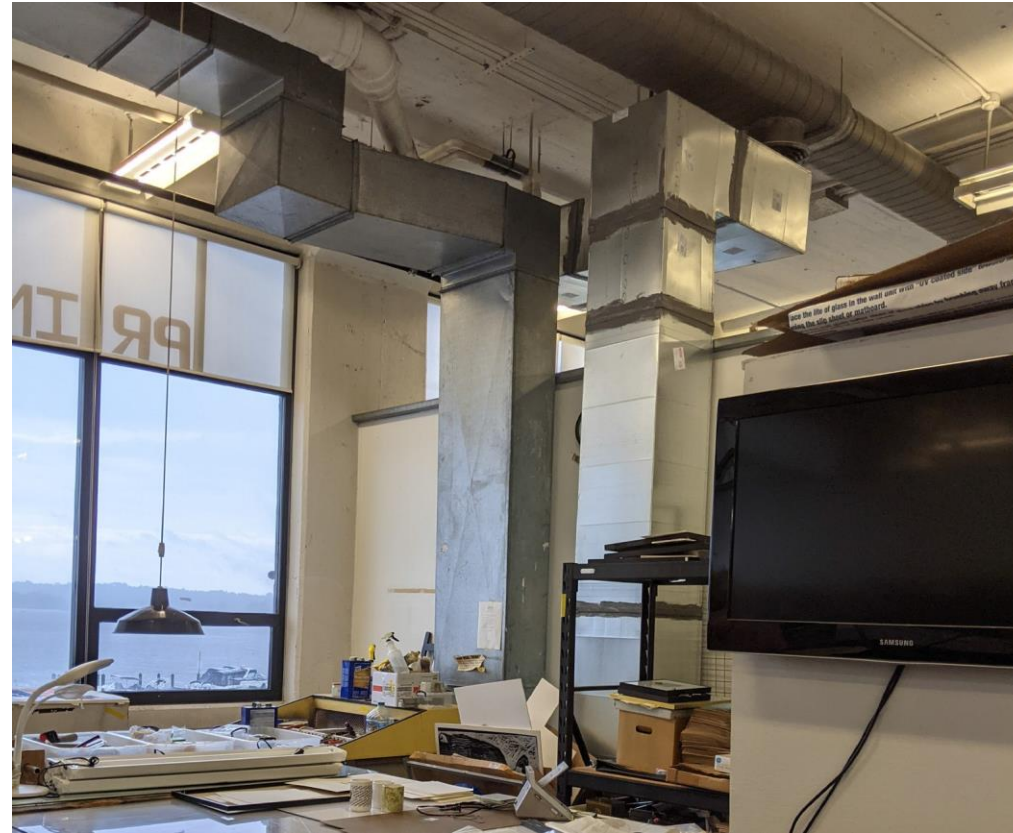
PRECEDENT
IMAGES

CUSTOM
PROGRAM -
ILLUSTRATIVE

ADDITIONAL
CONSIDERATIONS

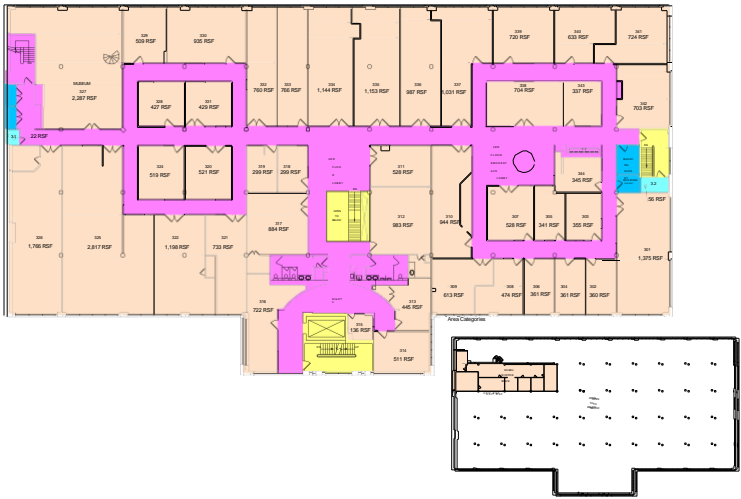
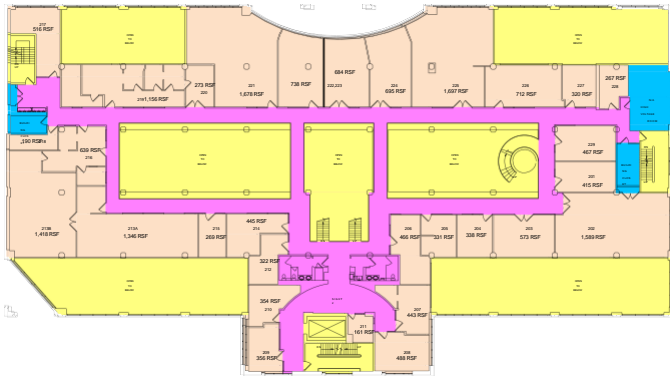
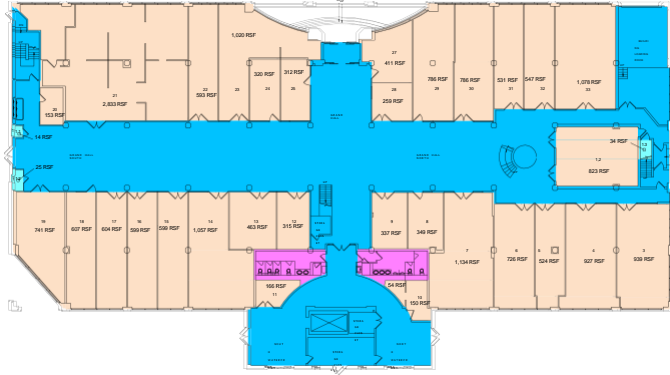
CURRENT STATE

EXISTING CONDITIONS



CURRENT STATE SPACE TYPE BREAKDOWN

EXISTING SPACE USE



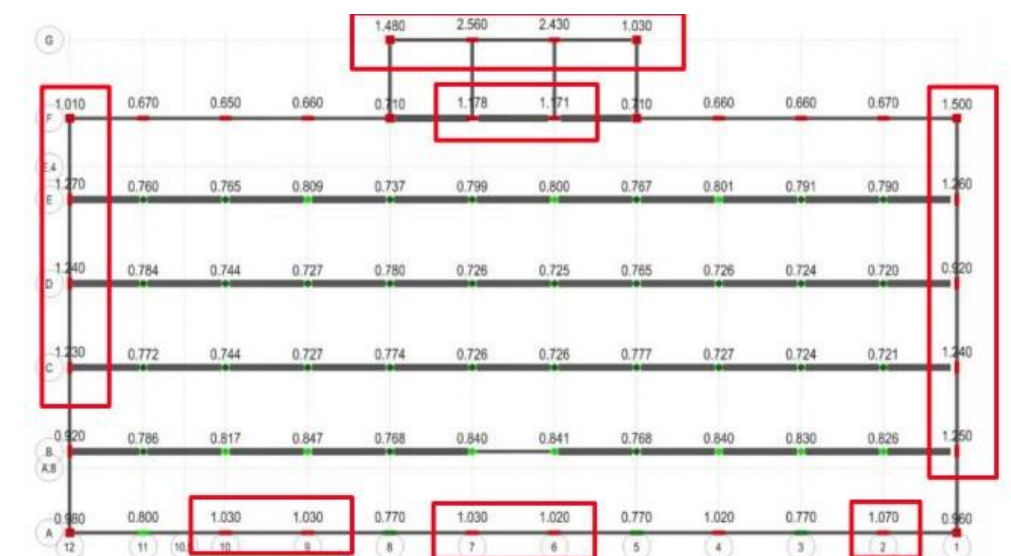
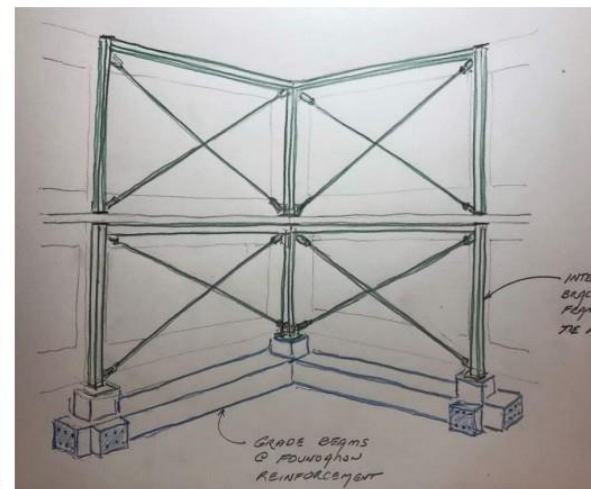
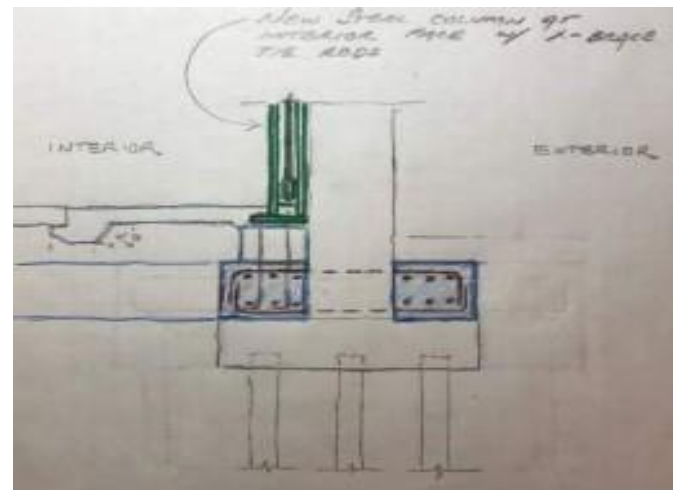
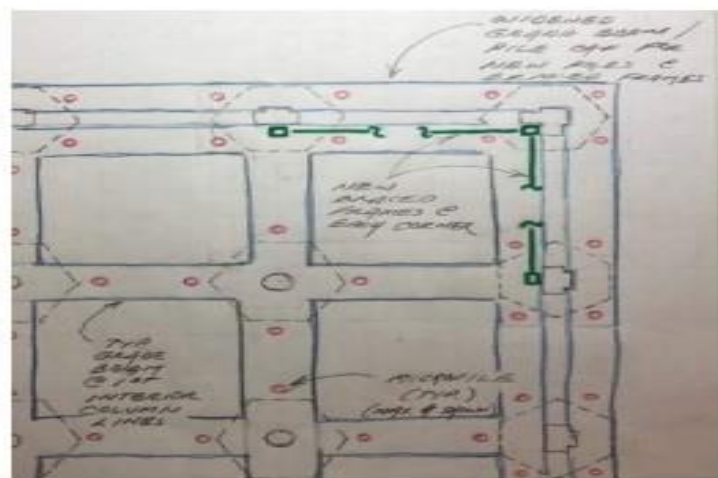
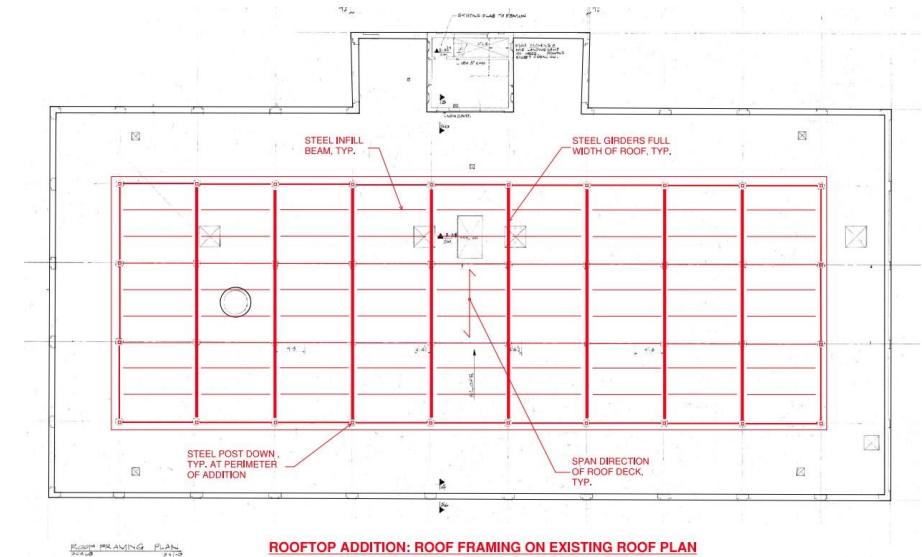
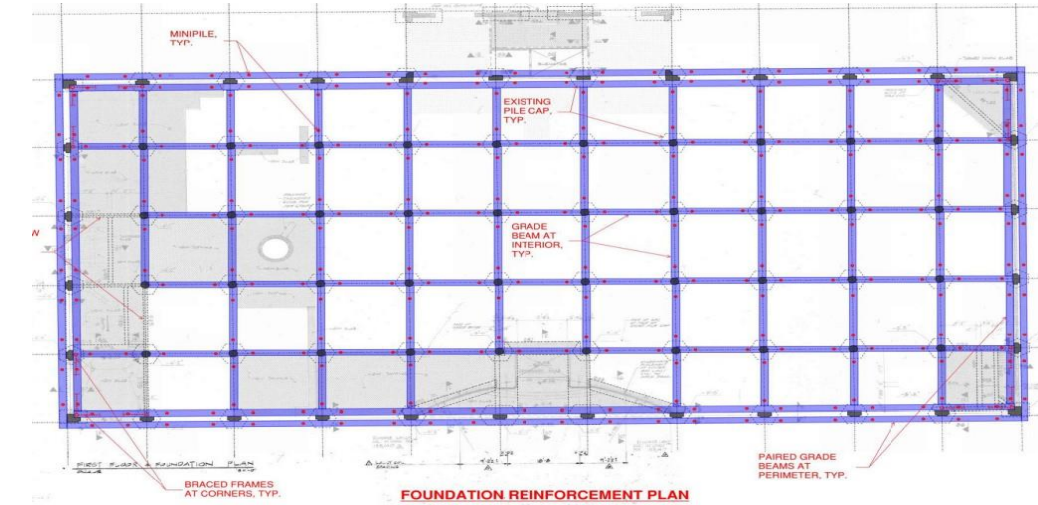
Studios	32,758 SF
Circulation/Building	23,920 SF
Gallery	4,632 SF
Art League	6,996 SF
Archaeology	3,630 SF
Event Space*	1,829 SF
OA Program Space	1,078 SF
TOTAL	75,058 SF

*opening early 2022

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



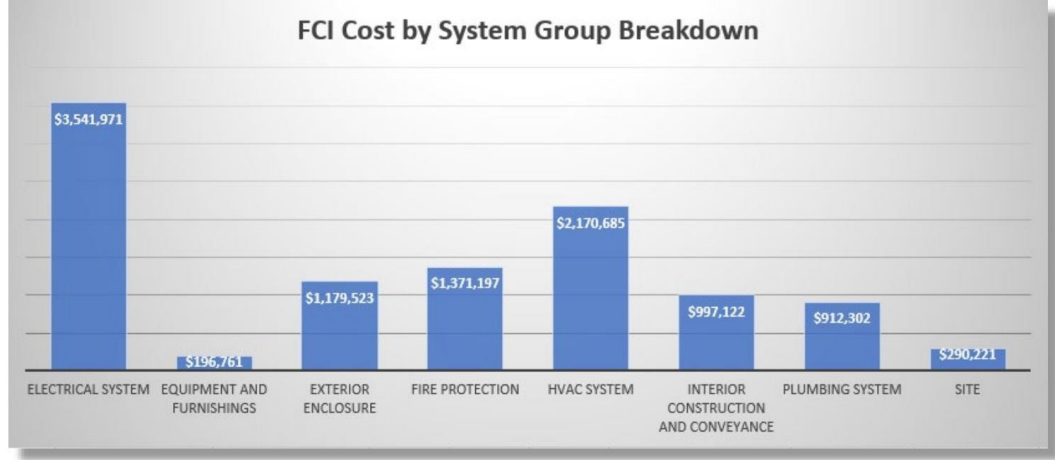
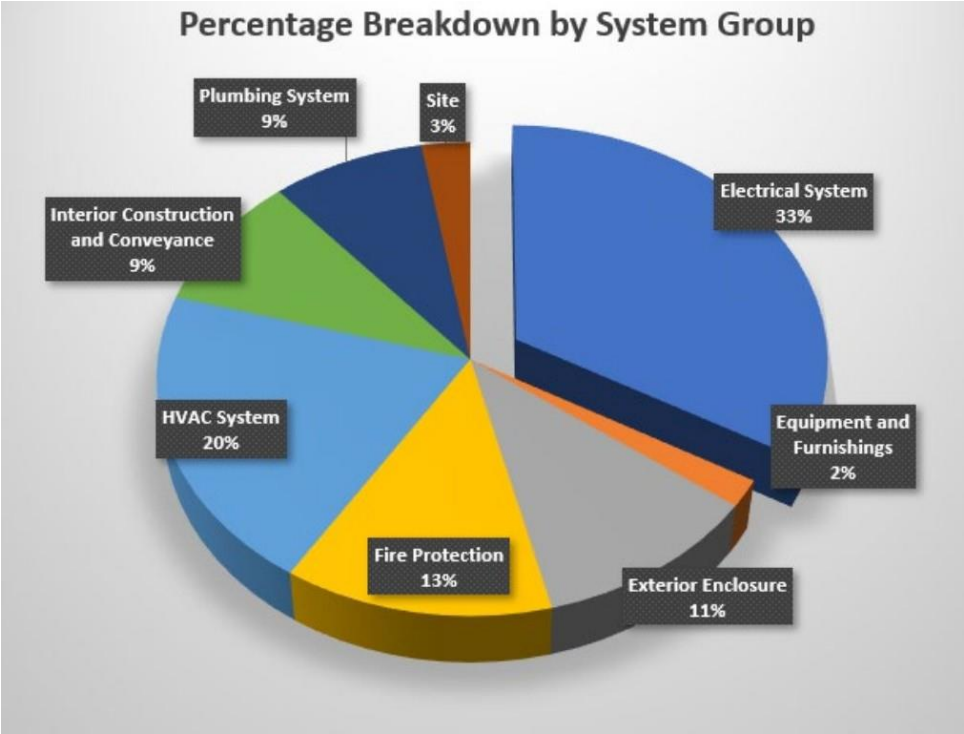
*SOURCE OF INFORMATION | 200AE TFAC STRUCTURAL INVESTIGATION AND FEASIBILITY STUDY 9.24.21

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

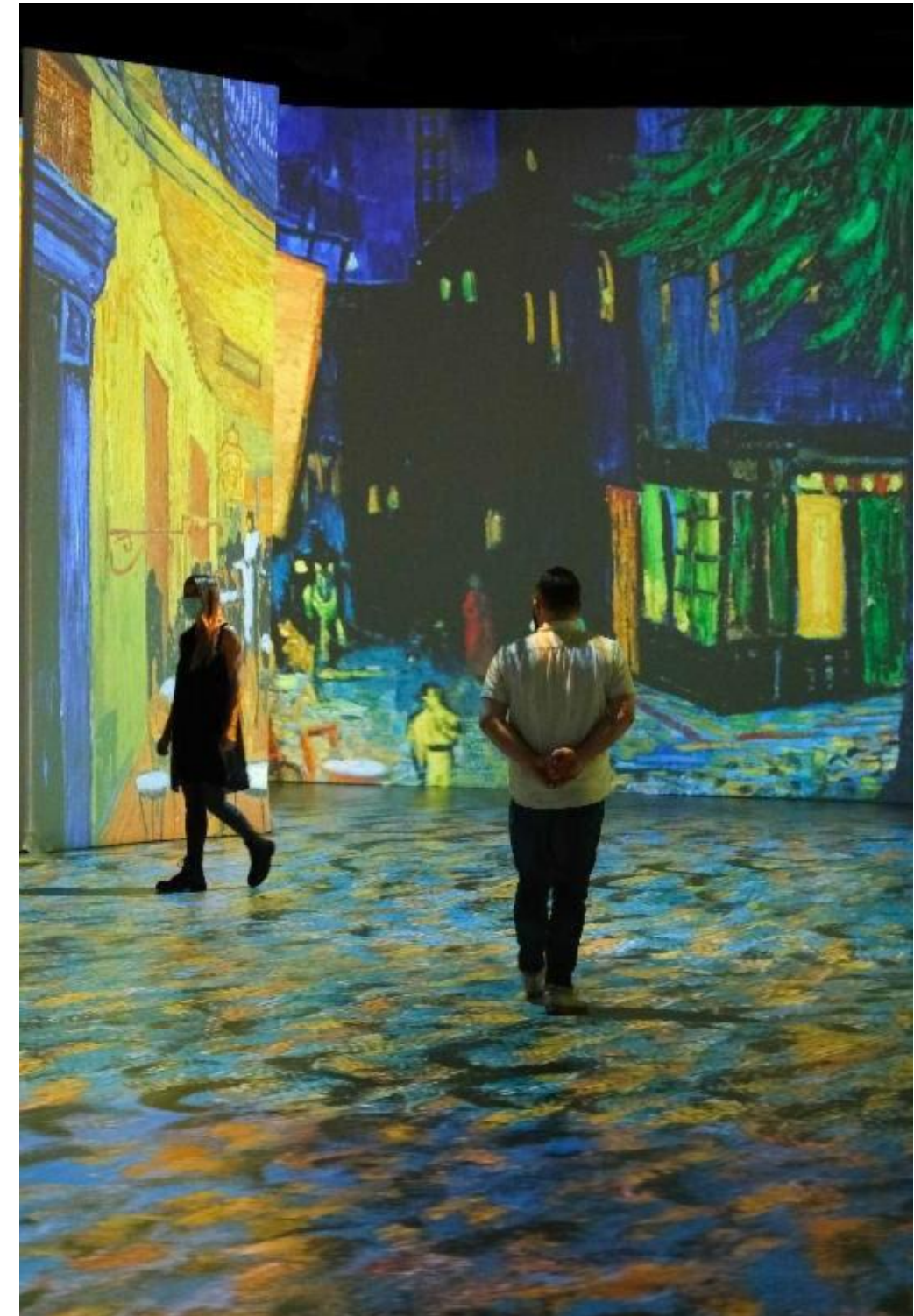
ACTION REPORT RENDERINGS



*SOURCE OF IMAGES: COLE & DENNY ARCHITECTS

PRECEDENT

INTERIOR FIRST IMPRESSION



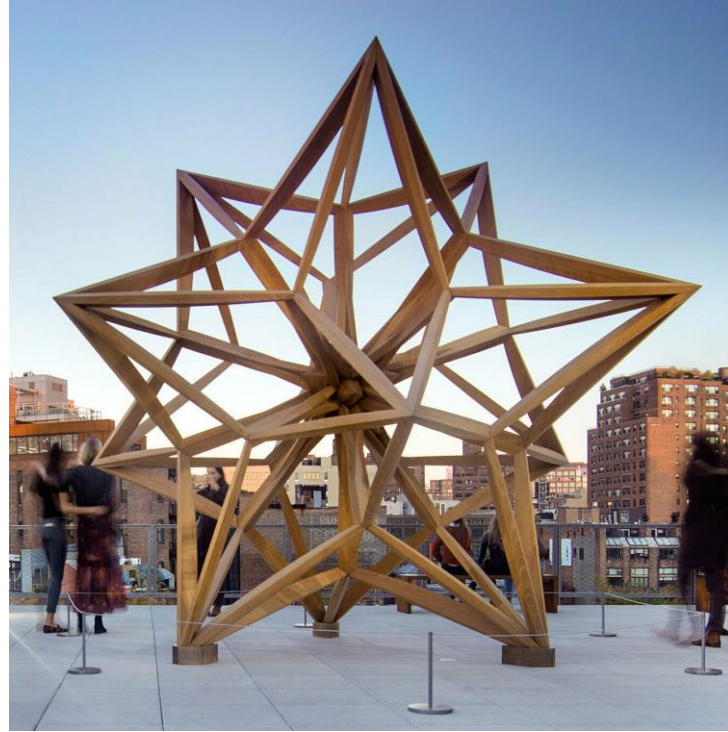
PRECEDENT

INTERIOR FINISH



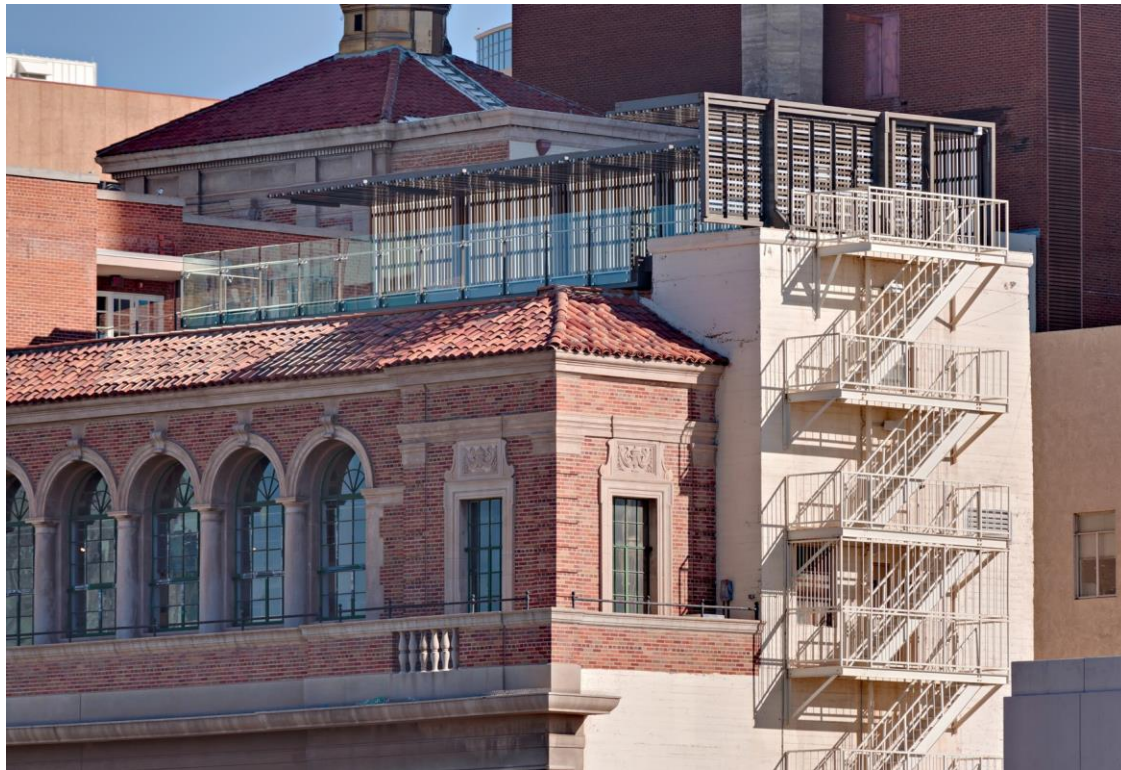
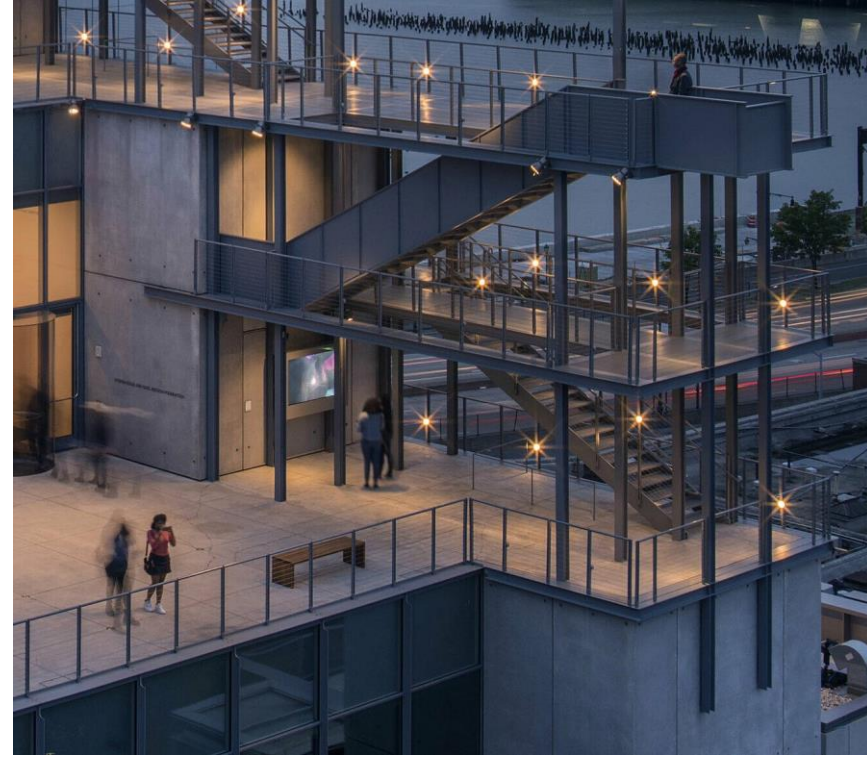
PRECEDENT

GROUND LEVEL



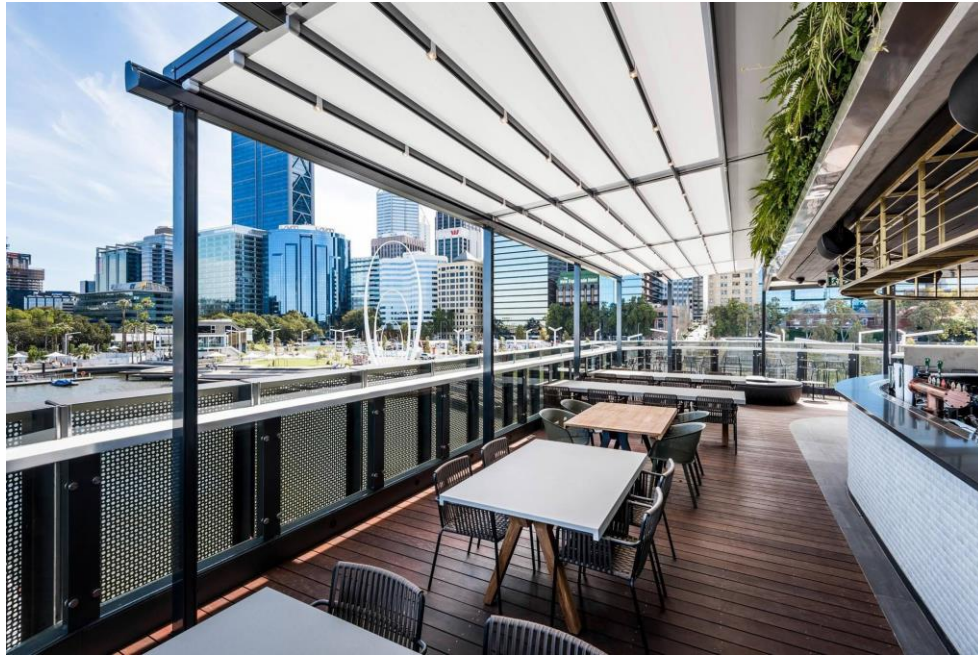
PRECEDENT

ROOF OBSERVATION DECKS



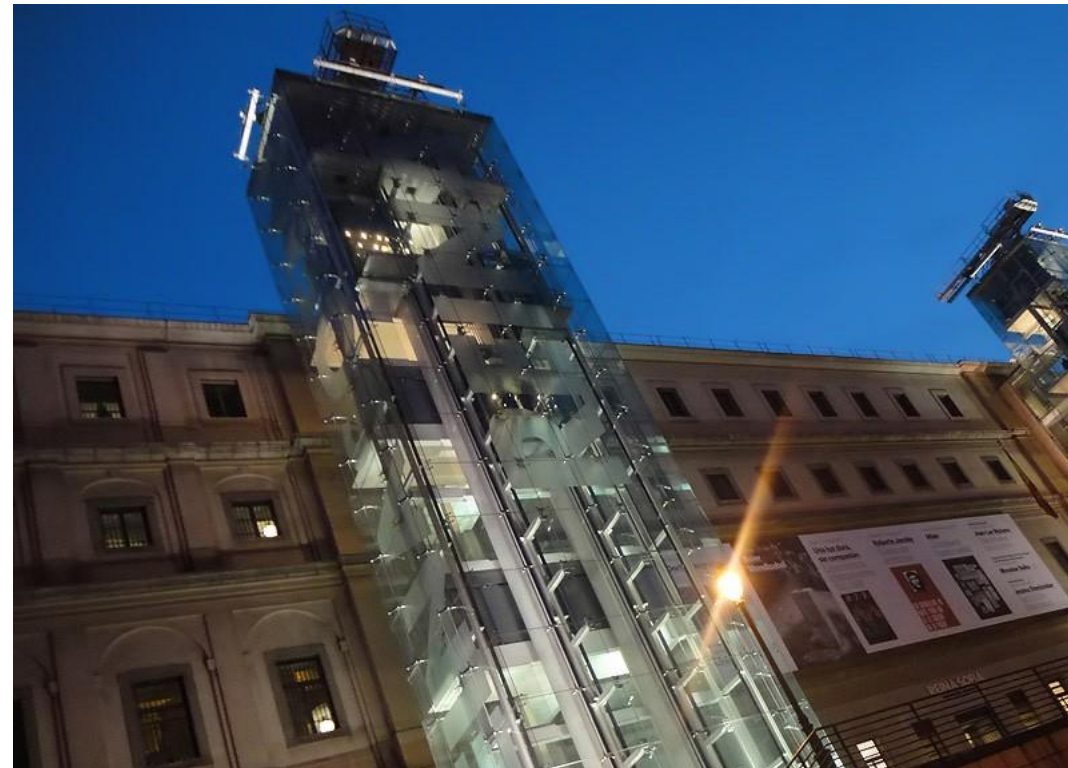
PRECEDENT

ROOF DECK SHADING/PLANTING



PRECEDENT

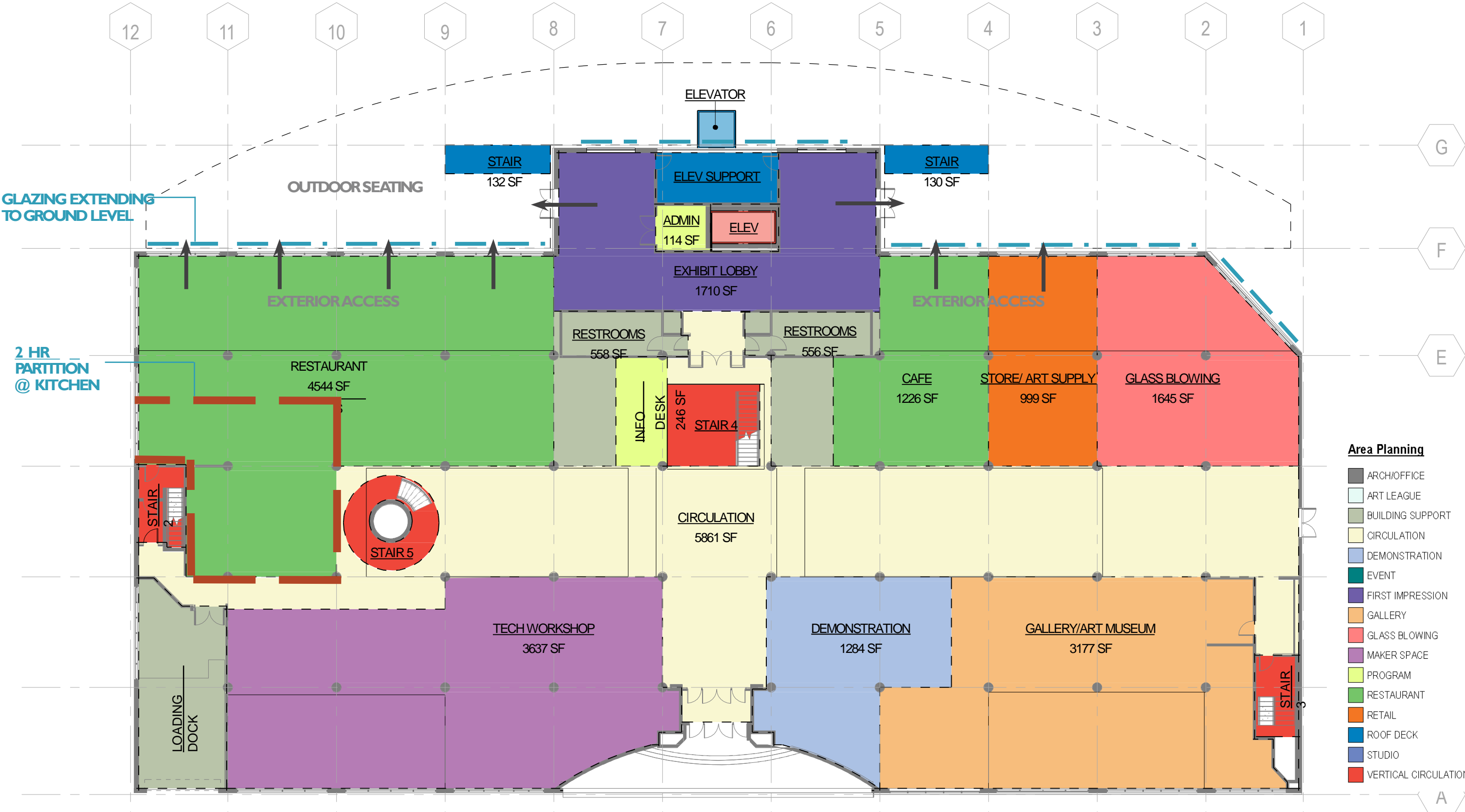
ELEVATOR ACCESS



CUSTOM PROGRAM - ILLUSTRATIVE

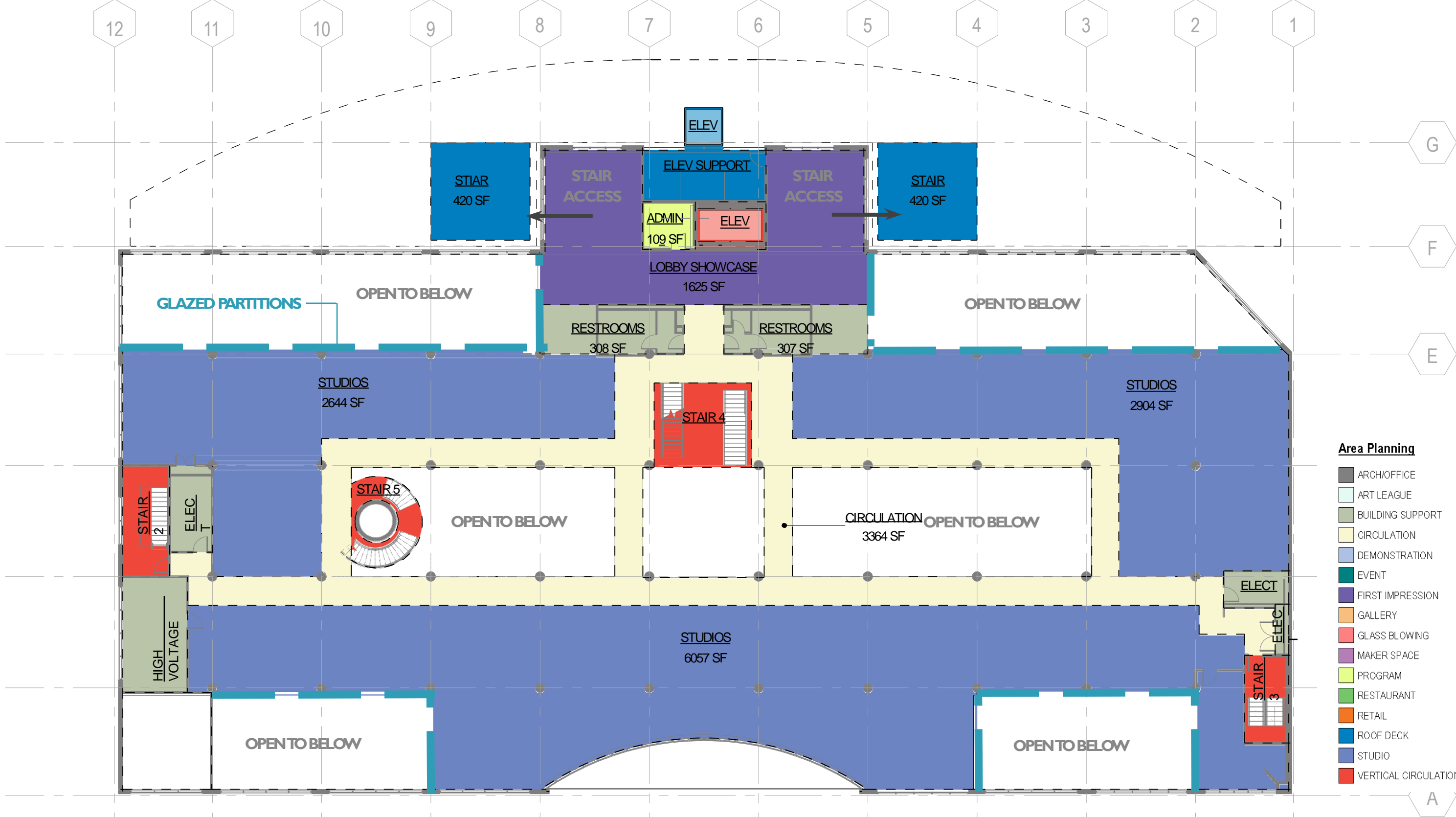
CUSTOM PROGRAM-ILLUSTRATIVE

GROUND FLOOR



CUSTOM PROGRAM-ILLUSTRATIVE

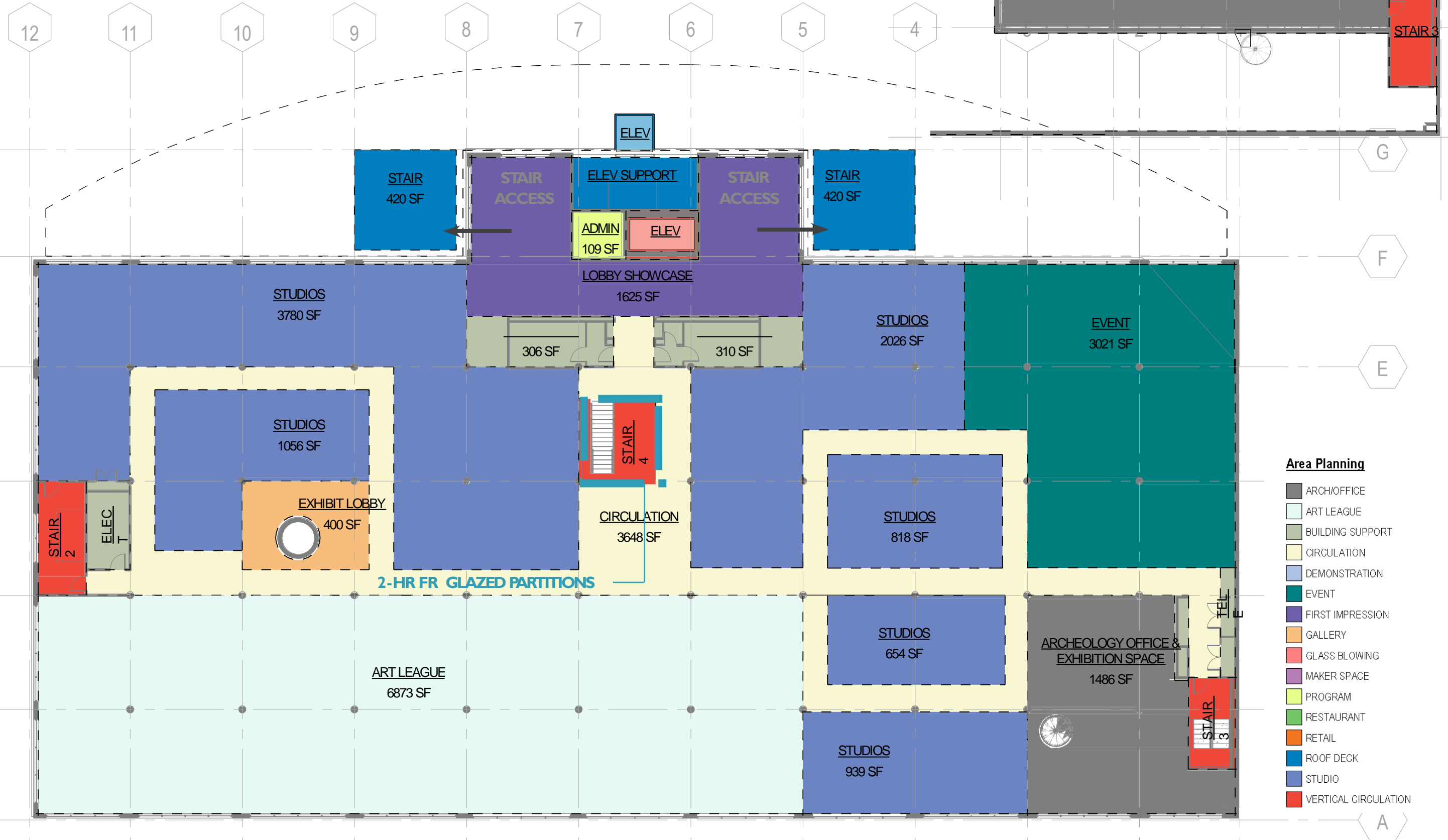
MEZZANINE



- 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

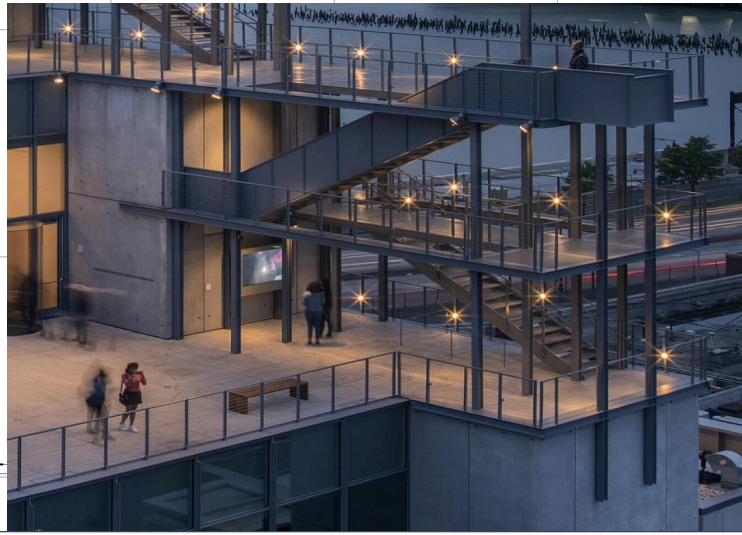
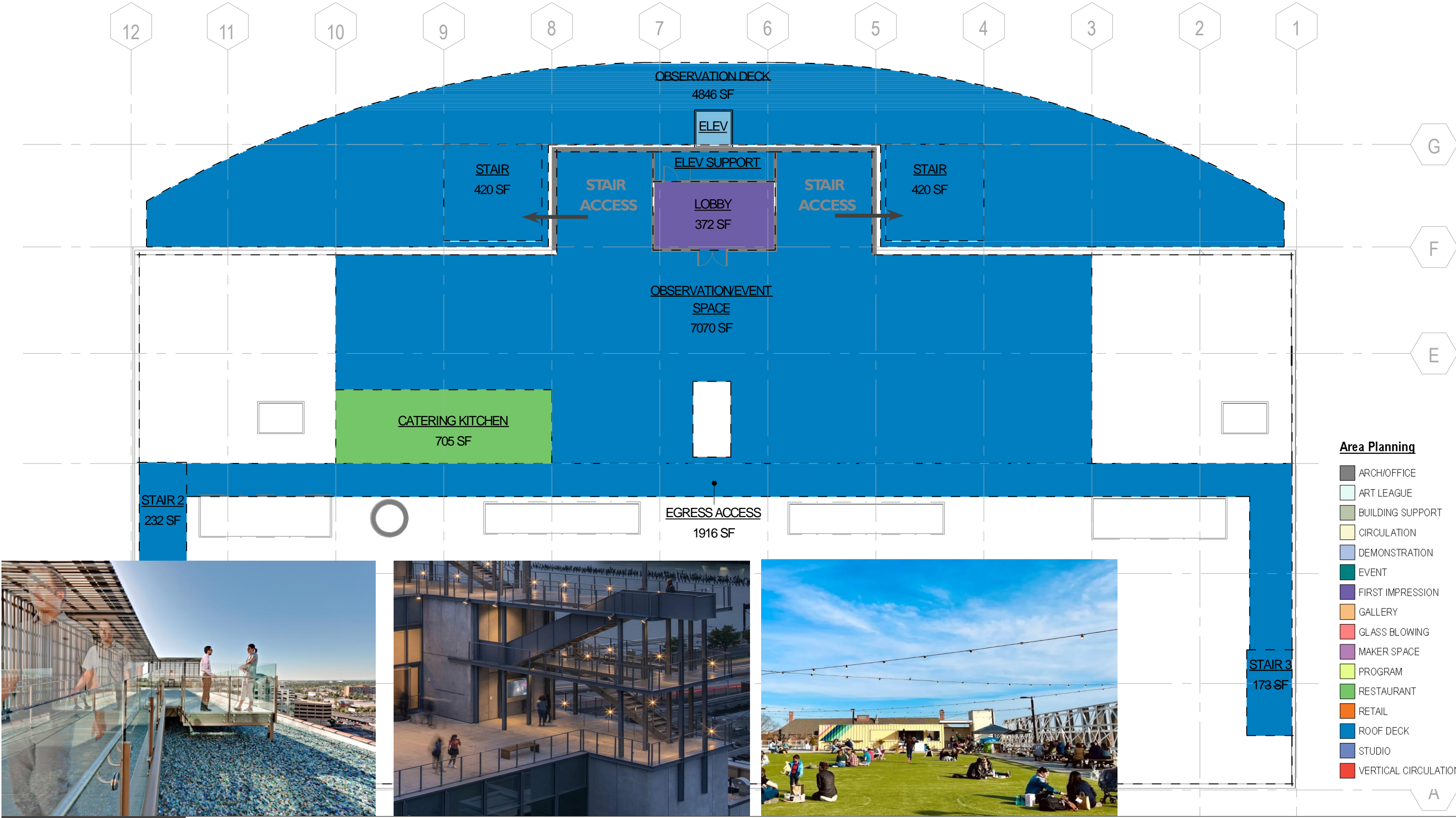
CUSTOM PROGRAM-ILLUSTRATIVE

2ND FLOOR



CUSTOM PROGRAM- ILLUSTRATIVE

ROOF/DECK- OPTIONAL PROGRAM



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

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?