

School Administration/ Preschool (Pine Valley Site)

Ownership:

City of Oak Ridge (Site & building are currently under control of the Board of Education. In the event the Board of Education declares that the facility is no longer needed for legitimate educational purposes, the land and building revert back to the City for ultimate disposition.

Total Acreage: 6 Acres

Location: 304 New York Ave

Availability:

Dependent on timeframe for relocation of the Preschool and School Administration Offices. The City has approved the expenditure of up to \$500,000 for architectural/engineering studies on a possible site for a new preschool. This does not obligate the City to approve or proceed with the actual construction of a new Preschool. Considering the timeframe for required City approvals, issuance of bonds, construction of a new Preschool, construction and/or renovation of the Pine valley facility once vacated, it is probably not unreasonable to estimate three to four years before a new senior center could be available on this site.

Condition:

Building was constructed in 1943. It has a number of problems that would need to be addressed in the event of a significant renovation. A fairly recent study indicated it could cost up to 6 million dollars to fully renovate and bring the building into compliance with current codes and regulations. Following are some of the building systems that would need to be replaced or upgraded: Electrical System, Galvanized

plumbing needs to be updated, windows are single pane, encapsulated asbestos in hallways and other locations, residential type HVAC gas packs approaching end of useful life, lead based paint, playground has serious moisture problems

Options:

1. Demolish entire building and build new structure for a senior center
2. Demolish a section of existing building e.g. upper wing and build a new senior center in that area
3. Renovate a section of building for a senior center

Costs:

Would be dependent on which of the above options was chosen. New construction--\$150 to \$180 a sq. ft. Other costs would include demolition, asbestos abatement and in the case of renovation, updating building systems and meeting newer code requirements.

Parking:

Most of the parking at the Preschool/Administration Building fronts on New York Ave (approximately 52 parking spaces). There is some limited additional parking on Newcomb Rd. The parking is contained in two levels with a total of 15 steps (2 sets stairs with 7-8 steps each) leading down to the main building entrance. It is a fairly steep slope getting to level ground which I feel would present a significant problem for some seniors. The total amount of parking could also be a problem in terms of some senior events. An alternative parking solution will definitely be needed.

Advantages of Pine valley Site:

- City owned
- Fairly central location, although somewhat removed from main thoroughfares

Possible Concerns/issues

- Uncertain timeframe for building/site availability. Dependent on approval and relocation of Preschool and School Administration
- Current age and condition of building and building systems
- Unknown and potential high costs for abatement, demolition and renovation
- Current parking situation would not be satisfactory because of steep slope, stairs
- Vehicle access/egress on to New York Ave

Preschool / School Admn. Bldg.
(Pine Valley)

SITE PLAN

ADMINISTRATION BUILDING

