



4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
dunwoodyga.gov | 678.382.6700

MEMORANDUM

To: Mayor and City Council
From: Brent Walker, Parks and Recreation Director
Date: December 14th, 2020
Subject: **North DeKalb Cultural Arts Center and Library Utilization Study**

ITEM DESCRIPTION

As part of our dedication and continuing efforts to provide cultural art programs to Dunwoody residents, the City solicited consultants to master plan the redevelopment of the North DeKalb Cultural Arts Center and Library.

BACKGROUND

City staff along with employees from the art center non-profits and the DeKalb County Library System met with consultants from Sizemore Group to reimagine the Arts Center and Library. All four organizations in the facility are in need of additional space when their programs return to pre-Covid capacity. The consultants held multiple planning meetings with the user groups and have developed a phased plan for redevelopment of the site.

RECOMMENDATION

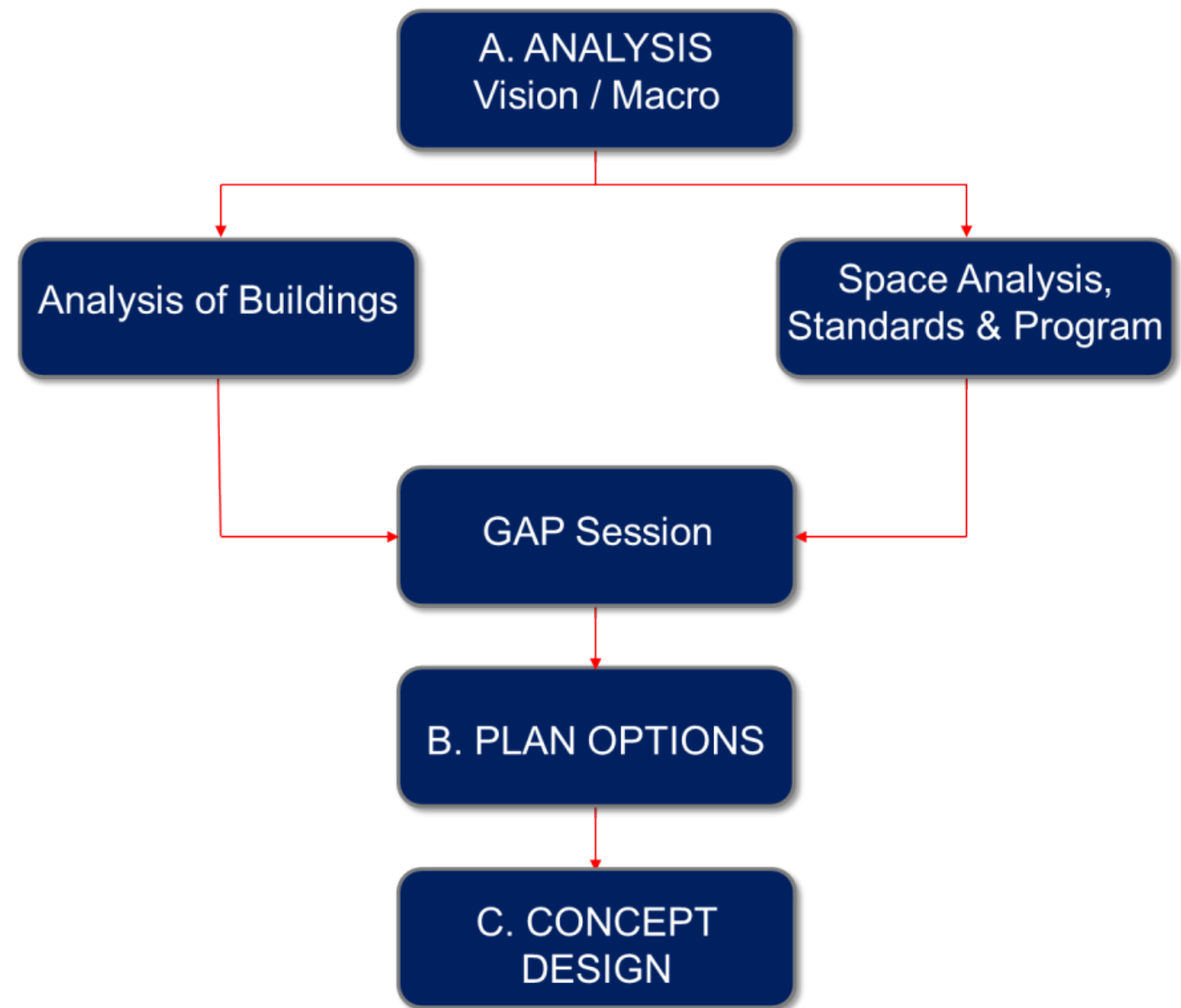
Staff respectfully requests that Council approve the North DeKalb Cultural Arts Center Utilization Study

December 2020

North DeKalb Cultural Arts Center & Library Utilization Study Options

AGENDA

1. Overview of Process
2. Goals
3. Summary of Future Space Need
4. Preliminary Options
5. Phasing



GOALS



FORM

- Create An Art District Look & Feel For The Entire Site With Connection To Surrounding Community
- Open
- Friendly
- Natural Light

FUNCTION

- Make The Arts Cohesive And Work Together - Create Synergy
- Multi-purpose Spaces Vs. Dedicated Spaces

ECONOMY

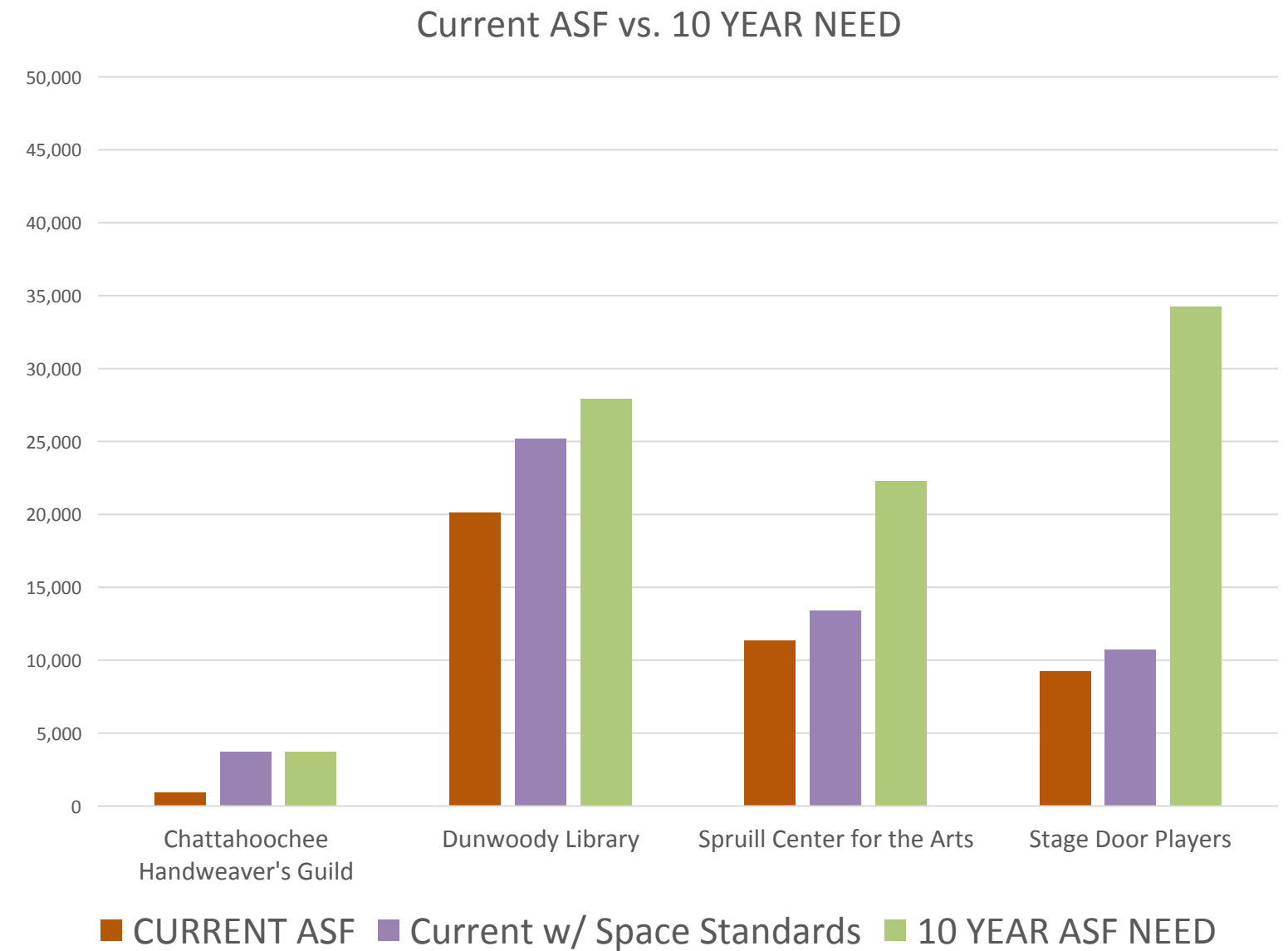
- Solid Chevy

TIME

- Conceptual 25 Years (Space Needs)
- Construction Phasing Strategy (Including Parking Strategy)

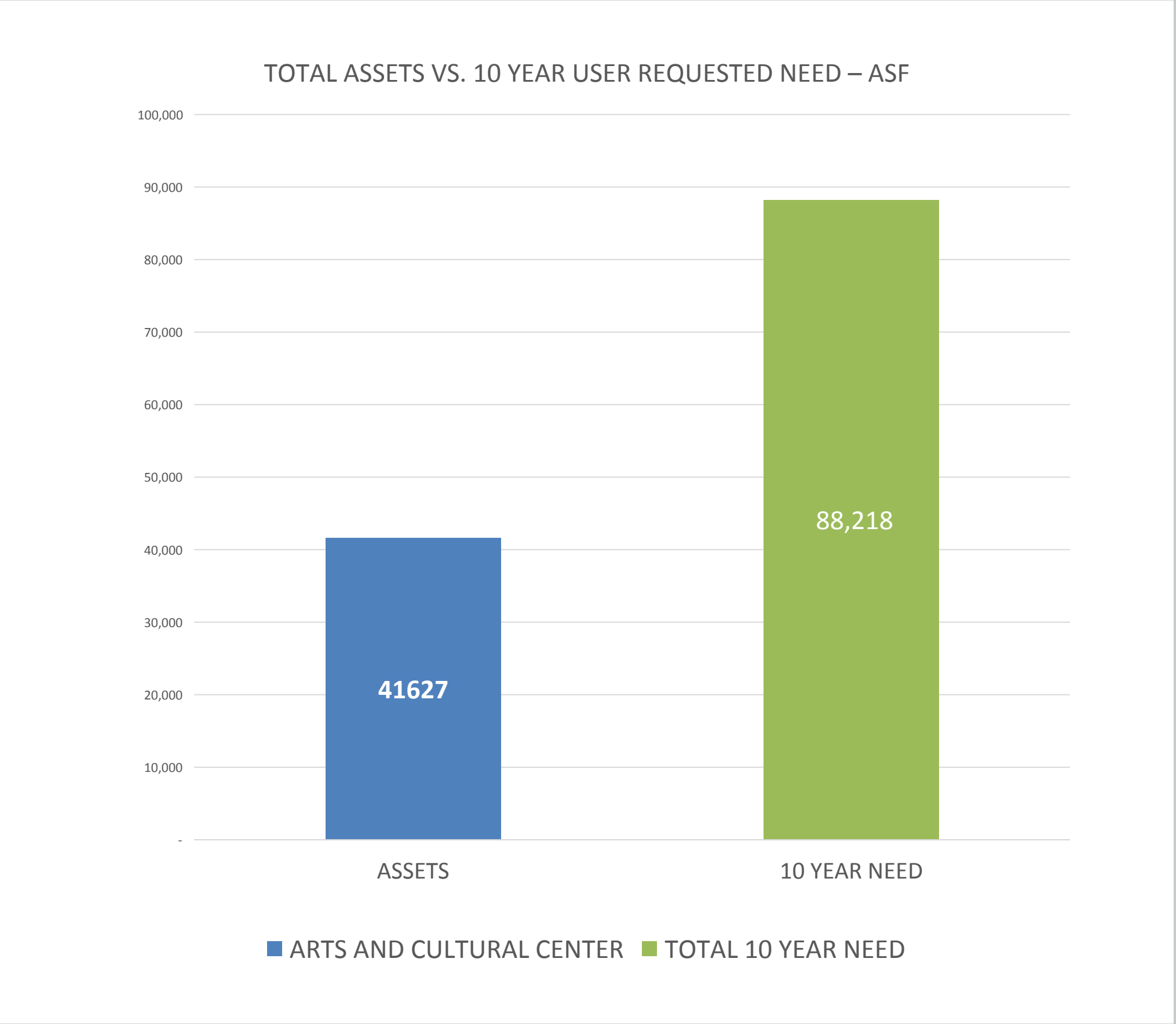
USER REQUESTED NEED

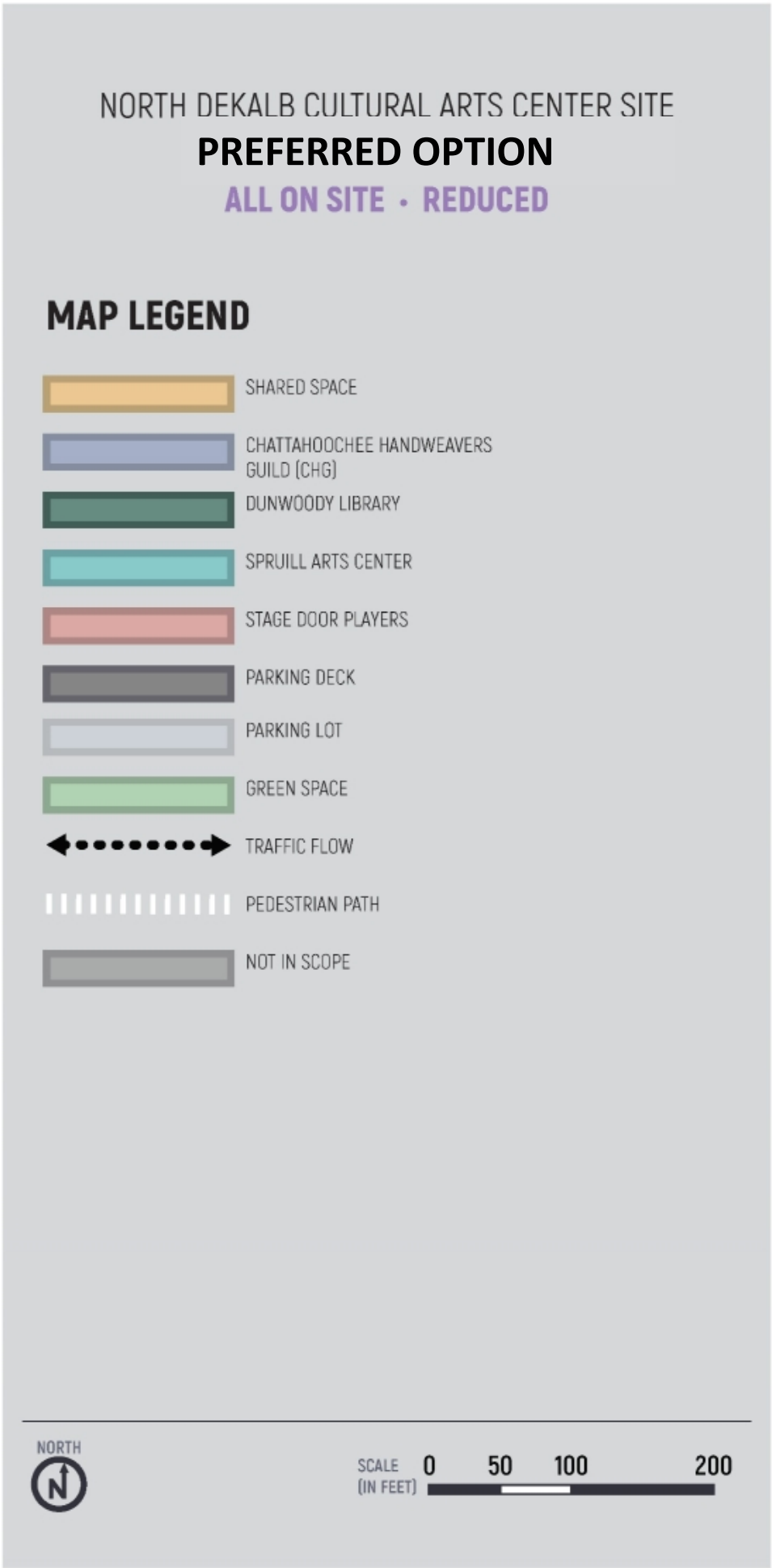
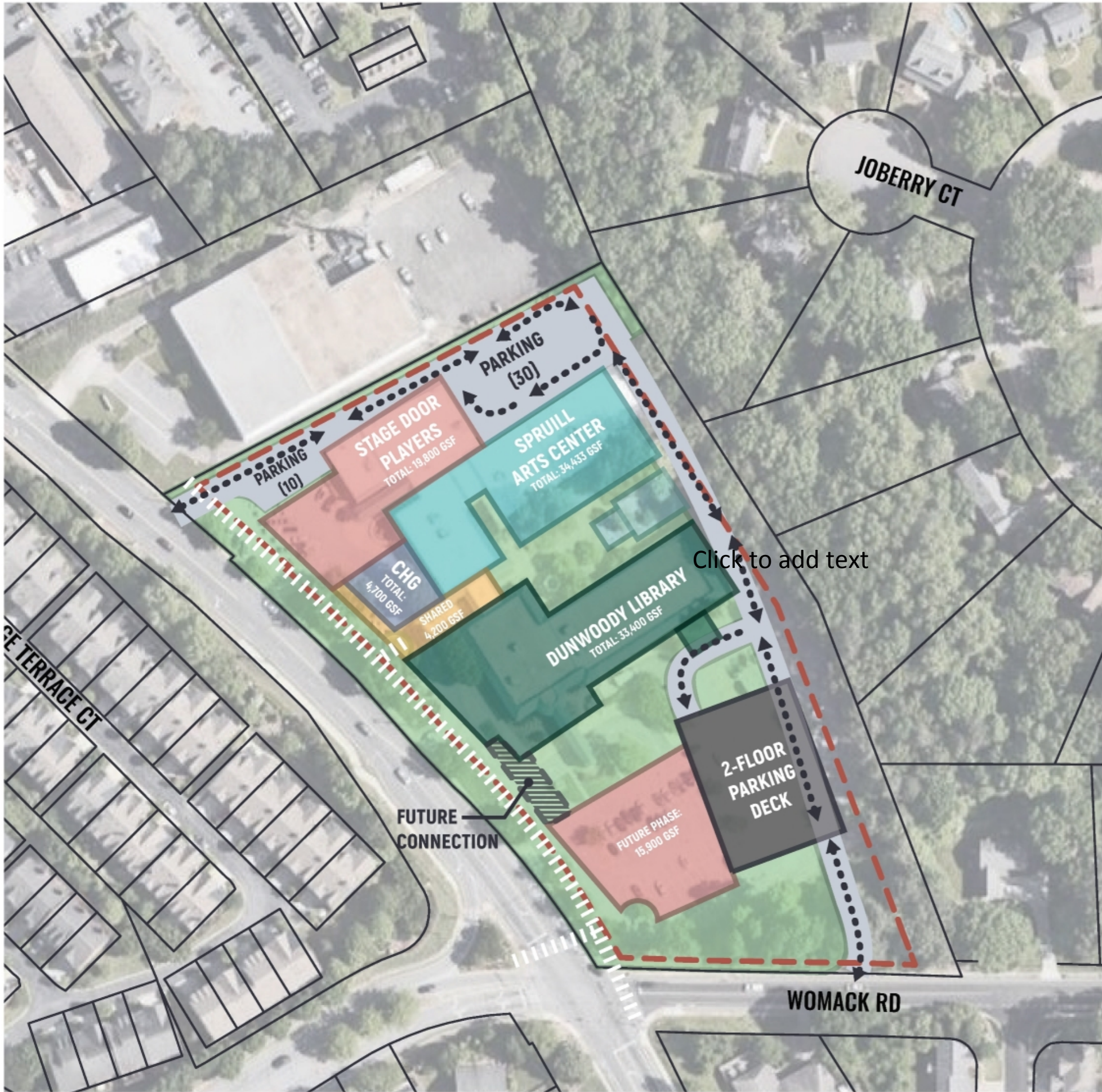
- Chattahoochee Handweaver's Guild
- Dunwoody Library
- Spruill Arts Center
- Stage Door Players

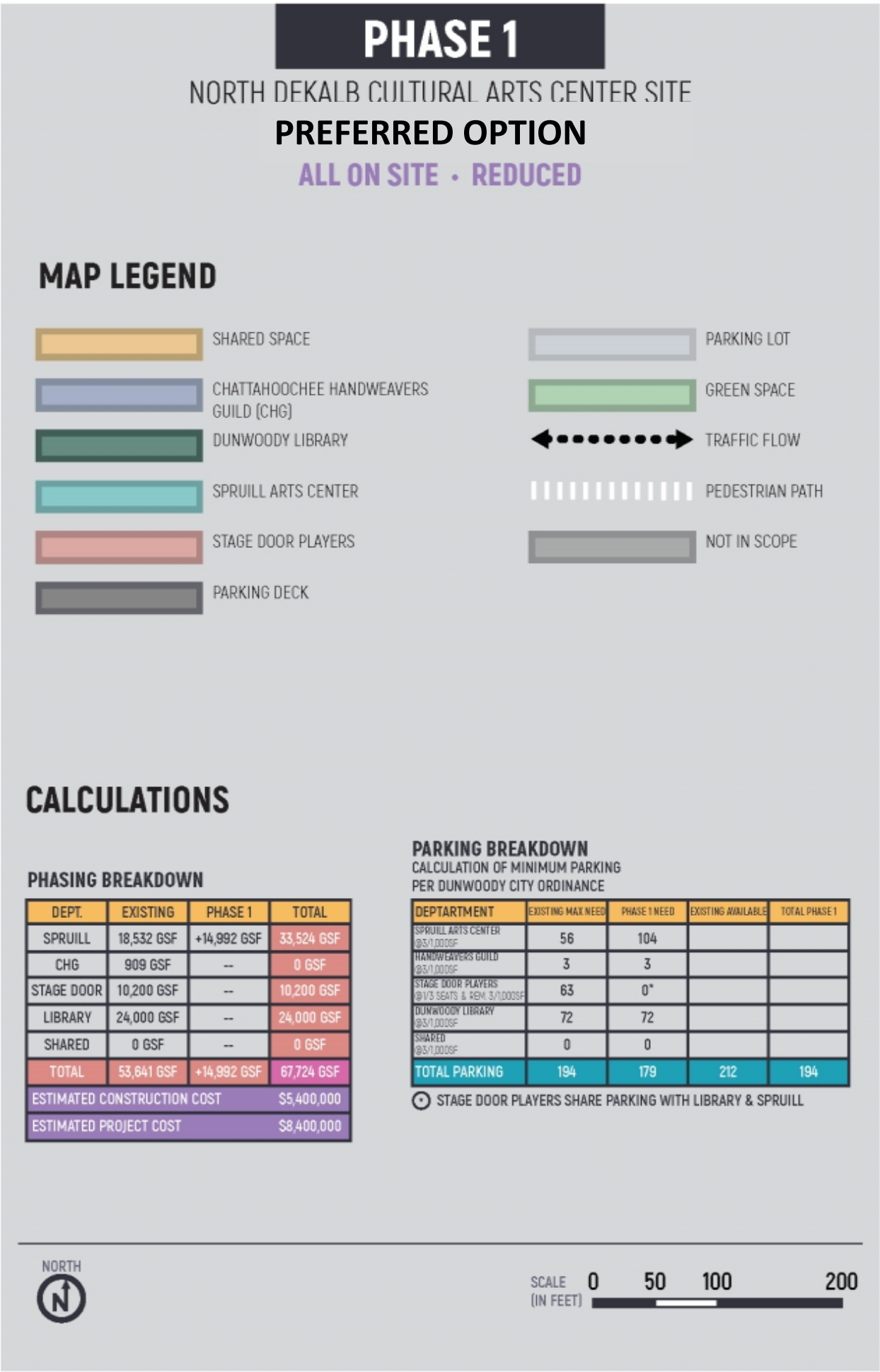


ASSETS VS. TOTAL REQUEST

- North Dekalb Cultural Arts Center =
56,000 GSF
- 2019 Current to Standards = 53,000 ASF
82,500 GSF
- 2029 Future Need =
88,200 ASF
140,400 GSF









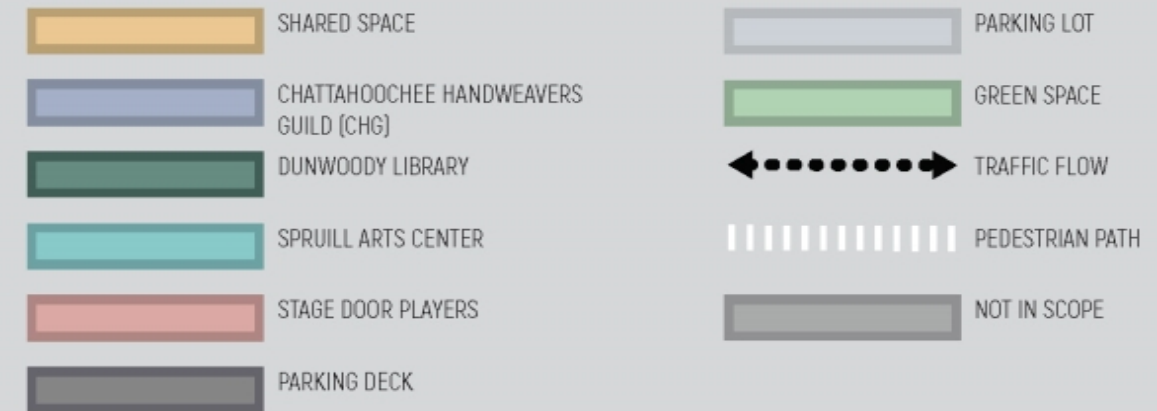
PHASE 2

NORTH DEKALB CULTURAL ARTS CENTER SITE

PREFERRED OPTION

ALL ON SITE • REDUCED

MAP LEGEND



CALCULATIONS

PHASING BREAKDOWN

DEPT.	EXISTING	PHASE 2	TOTAL
SPRUILL	33,524 GSF	+909 GSF	34,433 GSF
CHG	909 GSF	+4,700 GSF	4,700 GSF
STAGE DOOR	10,200 GSF	+9,600	19,800 GSF
LIBRARY	24,000 GSF	--	24,000 GSF
SHARED	0 GSF	+4,200 GSF	4,200 GSF
TOTAL	67,724 GSF	+19,409 GSF	87,133 GSF
ESTIMATED CONSTRUCTION COST			\$8,300,000
ESTIMATED PROJECT COST			\$13,920,000

PARKING BREAKDOWN

PARKING BREAKDOWN
CALCULATION OF MINIMUM PARKING
PER DUNWOODY CITY ORDINANCE

DEPARTMENT	EXISTING MAX NEED	PHASE 2 NEED	EXISTING AVAILABLE	TOTAL PHASE 2
SPRUIELL ARTS CENTER @3/1,000SF	104	104		
HANDWEAVERS GUILD @3/1,000SF	3	15		
STAGE DOOR PLAYERS @1/3 SEATS & REM. 3/1,000SF	63	0*		
DUNWOODY LIBRARY @3/1,000SF	72	72		
SHARED @3/1,000SF	0	13		
TOTAL PARKING	242	204	195	204**

STAGE DOOR PLAYERS SHARE PARKING WITH LIBRARY & SPRUILL

RESTRIPE PARKING TO GAIN 10 SPACES



SCALE 0 50 100 200
(IN FEET)



PHASE 3

NORTH DEKALB CULTURAL ARTS CENTER SITE

PREFERRED OPTION

ALL ON SITE - REDUCED

MAP LEGEND

- SHARED SPACE
- CHATTAHOOCHEE HANDWEAVERS GUILD (CHG)
- DUNWOODY LIBRARY
- SPRUILL ARTS CENTER
- STAGE DOOR PLAYERS
- PARKING DECK
- PARKING LOT
- GREEN SPACE
- TRAFFIC FLOW
- PEDESTRIAN PATH
- NOT IN SCOPE

CALCULATIONS

PHASING BREAKDOWN

DEPT.	EXISTING	PHASE 3	TOTAL
SPRUILL	33,524 GSF	--	34,433 GSF
CHG	4,700 GSF	--	4,700 GSF
STAGE DOOR	19,800 GSF	+15,900 GSF	35,700 GSF
LIBRARY	24,000 GSF	+9,400 GSF	33,400 GSF
SHARED	4,200 GSF	--	4,200 GSF
TOTAL	87,133 GSF	+25,300 GSF	112,433 GSF
ESTIMATED CONSTRUCTION COST			\$24,220,000
ESTIMATED PROJECT COST			\$36,200,000

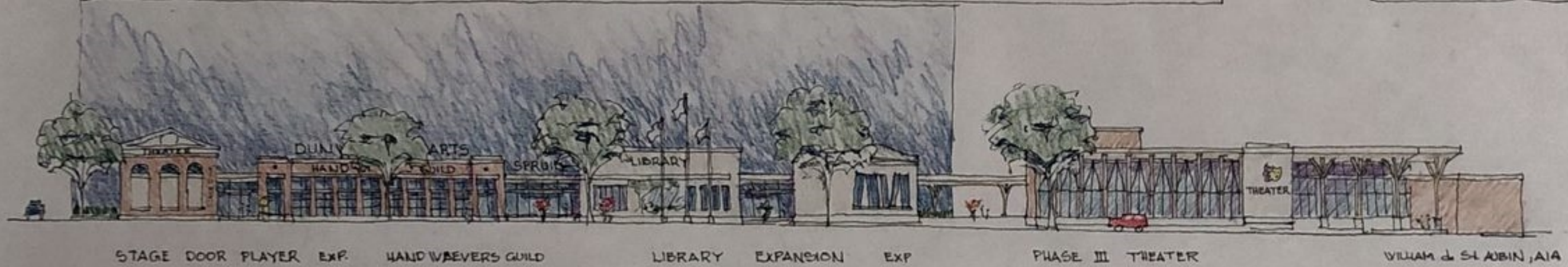
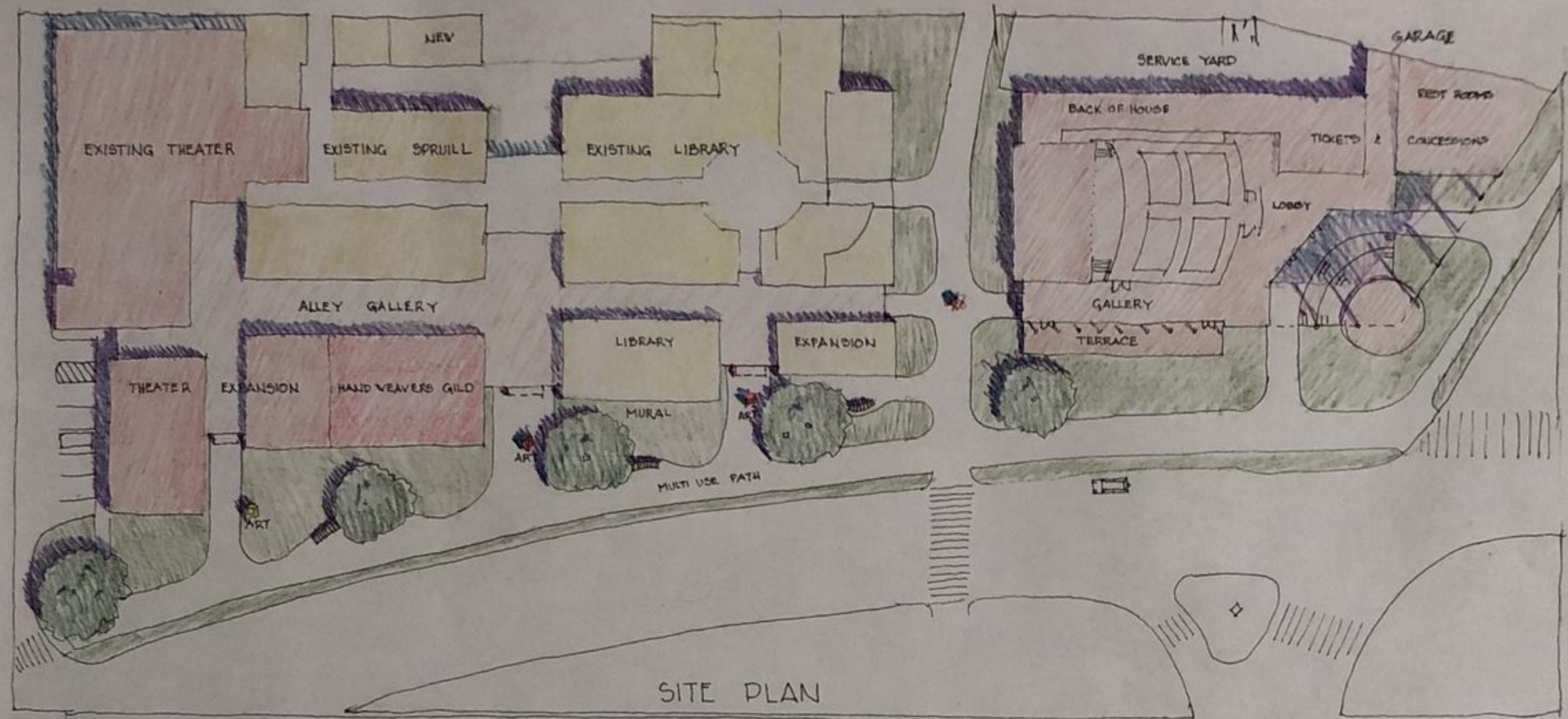
PARKING BREAKDOWN CALCULATION OF MINIMUM PARKING PER DUNWOODY CITY ORDINANCE

DEPARTMENT	EXISTING MAX NEED	PHASE 3 NEED	EXISTING AVAILABLE	TOTAL PHASE 3
SPRUILL ARTS CENTER (33,524 GSF)	104	104		
HANDWEAVERS GUILD (4,700 GSF)	15	15		
STAGE DOOR PLAYERS (19,800 GSF & RE- 3,100 GSF)	98	0*		
DUNWOODY LIBRARY (24,000 GSF)	72	101		
SHARED (4,200 GSF)	13	13		
TOTAL PARKING	302	233	183	240

* STAGE DOOR PLAYERS SHARE PARKING WITH LIBRARY & SPRUILL



SCALE 0 50 100 200
(IN FEET)



CITY OF DUNWOODY CULTURAL CENTER

0' 15' 30' SCALE
SG 7/2020



DISCUSSION

TOTAL PROJECT COST MODEL – Preferred Option - Phase 1

City of Dunwoody		Preliminary Budget		All on Existing Site - Reduced				February 2020							
North Dekalb Cultural Arts Center															
TOTAL PROJECT BUDGET (Preliminary Design Level)															
		PHASE 1													
	NEED		DEMOLITION			RENOVATION			NEW CONSTRUCTION		SUBTOTALS				
ITEM	GSF		GSF	\$/GSF	COST SUBTOTAL	GSF	\$/GSF	COST SUBTOTAL	GSF	\$/GSF	COST SUBTOTAL	Sub-Totals			
CONSTRUCTION COSTS		130,331 GSF	0	\$	-	0	\$	-	15,000	\$	4,875,000		Notes		
Construction Costs:															
Dunwoody Library	39,915 GSF		\$	8	\$	-	\$	150	\$	0	\$	325	\$	-	2 story expansion (11,400sf x2) with elevator, Includes new Kiln and Metal Works space (3,000sf) / New Kiln & Metal Works Bldg - relocated for new road
Chattahoochee Handweavers Guild	5,550 GSF			\$	-	\$	150	\$	0	\$	325	\$	-		
Stage Door Players	51,386 GSF		\$	12	\$	-	\$	150	\$	0	\$	400	\$	-	
Spruill Arts Center	33,480 GSF		\$	8	\$	-	\$	150	\$	15,000	\$	325	\$	4,875,000	
Shared	0 GSF					\$	150	\$	\$	325	\$	-	\$	-	
Demo Outdoor Kiln/Metal Works Area	3,000 GSF												\$	-	
Subtotal					0			0			4,875,000	\$	4,875,000		
Structured Parking Below Arts Center	450 Spaces								\$	45,000	\$	-	\$	-	
Surface Parking	40 Spaces								\$	3,000	\$	-	\$	-	
Site Development- Full Site - above	Above														
Sub-total Construction Cost:					\$	-		\$	-		\$	4,875,000	\$	4,875,000	
Escalation to Mid-point of Construction	2 Year	5%			\$	-		\$	-		\$	487,500	\$	487,500	
TOTAL CONSTRUCTION COST					\$	-		\$	-		\$	5,362,500		\$5,362,500	
Non Construction Costs:															
Site acquisition	0.00 ACRES												\$	-	
Professional fees	15% of Const. Cost			\$	-		\$	-		\$	804,375.00		\$	804,375	
FF&E, IT and Security	15% of Const. Cost						\$	-		\$	804,375.00		\$	804,375	
Administration and Project Management	3% of Const. Cost			\$	-		\$	-		\$	160,875.00		\$	160,875	
Project Contingency	10% of Const. Cost			\$	-		\$	-		\$	536,250.00		\$	536,250	
SUB-TOTAL PROJECT BUDGET					\$0			\$0			\$7,668,375		\$7,668,375		
Other Costs:															
Move Cost	96,851 GSF	\$1												\$96,851	
Telephone and Data	96,851 GSF	\$4												\$387,404	
Financing Costs	3% of Project Cost													\$230,051	
TOTAL PROJECT COST														\$8,382,681	

2 story expansion (11,400sf x2) with elevator, Includes new Kiln and Metal Works space (3,000sf) / New Kiln & Metal Works Bldg - relocated for new road

TOTAL PROJECT COST MODEL – Preferred Option - Phase 2

City of Dunwoody Preliminary Budget All on Existing Site - Reduced February 2020

North Dekalb Cultural Arts Center

TOTAL PROJECT BUDGET (Preliminary Design Level)

		PHASE 2											
		NEED	DEMOLITION			RENOVATION			NEW CONSTRUCTION				SUBTOTALS
ITEM	GSF		GSF	\$/GSF	COST SUBTOTAL	GSF	\$/GSF	COST SUBTOTAL	GSF	\$/GSF	COST SUBTOTAL	Sub-Totals	
CONSTRUCTION COSTS		130,331 GSF	0		\$ -	10,200		\$ 1,530,000	18,500		\$ 6,732,500		Notes
Construction Costs:													
Dunwoody Library	39,915 GSF		\$ 8		\$ -		\$ 150	\$ -		\$ 325	\$ -	\$ -	
Chattahoochee Handweavers Guild	5,550 GSF				\$ -		\$ 150	\$ -	4,700	\$ 325	\$ 1,527,500	\$ 1,527,500	New Additiona including dedicated classrooms
Stage Door Players	51,386 GSF		\$ 12		\$ -	10,200	\$ 150	\$ 1,530,000	9,600	\$ 400	\$ 3,840,000	\$ 5,370,000	New Addition to Stage Door Players. Including expansion of existing theater & classrooms, Renovation to existing space
Spruill Arts Center	33,480 GSF		\$ 8		\$ -		\$ 150	\$ -		\$ 325	\$ -	\$ -	
Shared	0 GSF						\$ 150	\$ -	4,200	\$ 325	\$ 1,365,000	\$ 1,365,000	New Addition for shared lobby and meeting/classroom space
Demo Outdoor Kiln/Metal Works Area	3,000 GSF											\$ -	
Subtotal					0			1,530,000			6,732,500	\$ 8,262,500	
Structured Parking Below Arts Center	450 Spaces									\$ 45,000	\$ -	\$ -	
Surface Parking	40 Spaces								10	\$ 3,000	\$ 30,000	\$ 30,000	Re-stripe parking to gain 10 parking spaces
Site Development- Full Site - above	Above												
Sub-total Construction Cost:					\$ -			\$ 1,530,000			\$ 6,762,500	\$ 8,292,500	
Escalation to Mid-point of Construction	2 Year	5%			\$ -			\$ 153,000			\$ 676,250	\$ 829,250	
TOTAL CONSTRUCTION COST					\$ -			\$ 1,683,000			\$ 7,438,750	\$9,121,750	
Non Construction Costs:													
Site acquisition	0.00 ACRES											\$ -	
Professional fees	15% of Const. Cost				\$ -		\$ 252,450.00			\$ 1,115,812.50		\$ 1,368,263	
FF&E, IT and Security	15% of Const. Cost						\$ 252,450.00			\$ 1,115,812.50		\$ 1,368,263	
Administration and Project Management	3% of Const. Cost				\$ -		\$ 50,490.00			\$ 223,162.50		\$ 273,653	
Project Contingency	10% of Const. Cost				\$ -		\$ 168,300.00			\$ 743,875.00		\$ 912,175	
SUB-TOTAL PROJECT BUDGET					\$0			\$2,406,690			\$10,637,413	\$13,044,103	
Other Costs:													
Move Cost	96,851 GSF	\$1										\$96,851	
Telephone and Data	96,851 GSF	\$4										\$387,404	
Financing Costs	3% of Project Cost											\$391,323	
TOTAL PROJECT COST												\$13,919,681	

TOTAL PROJECT COST MODEL – Preferred Option – Phase 3

City of Dunwoody

Preliminary Budget

All on Existing Site - Reduced

February 2020

North Dekalb Cultural Arts Center

TOTAL PROJECT BUDGET (Preliminary Design Level)

		PHASE 3																	
		NEED	DEMOLITION			RENOVATION			NEW CONSTRUCTION			SUBTOTALS							
ITEM	GSF		GSF	\$/GSF	COST SUBTOTAL	GSF	\$/GSF	COST SUBTOTAL	GSF	\$/GSF	COST SUBTOTAL	Sub-Totals							
CONSTRUCTION COSTS		130,331 GSF	0	\$	-	24,000	\$	3,600,000	25,300	\$	9,415,000		Notes						
Construction Costs:																			
Dunwoody Library	39,915 GSF		\$	8	\$	-	24,000	\$	150	\$	3,600,000	9,400	\$	325	\$	3,055,000	\$	6,655,000	New Addition including classroom space and new book drop off
Chattahoochee Handweavers Guild	5,550 GSF				\$	-		\$	150	\$	-		\$	325	\$	-	\$	-	
Stage Door Players	51,386 GSF		\$	12	\$	-		\$	150	\$	-	15,900	\$	400	\$	6,360,000	\$	6,360,000	New Addition including new 300 seat theater and classroom space
Spruill Arts Center	33,480 GSF		\$	8	\$	-		\$	150	\$	-		\$	325	\$	-	\$	-	
Shared	0 GSF							\$	150	\$	-		\$	325	\$	-	\$	-	
Demo Outdoor Kiln/Metal Works Area	3,000 GSF												\$				\$	-	
Subtotal						0					3,600,000					9,415,000	\$	13,015,000	
Structured Parking Below Arts Center	450 Spaces											200	\$	45,000	\$	9,000,000	\$	9,000,000	New Parking Deck
Surface Parking	40 Spaces												\$	3,000	\$	-	\$	-	
Site Development- Full Site - above	Above																		
Sub-total Construction Cost:					\$	-		\$	3,600,000		\$	18,415,000	\$			22,015,000	\$		
Escalation to Mid-point of Construction	2 Year	5%			\$	-		\$	360,000		\$	1,841,500	\$			2,201,500	\$		
TOTAL CONSTRUCTION COST				\$	-		\$	3,960,000		\$	20,256,500		\$24,216,500						
Non Construction Costs:																			
Site acquisition	0.00 ACRES												\$			-	\$	-	
Professional fees	15% of Const. Cost			\$	-		\$	594,000.00		\$	3,038,475.00		\$			3,632,475	\$	3,632,475	
FF&E, IT and Security	15% of Const. Cost						\$	594,000.00		\$	3,038,475.00		\$			3,632,475	\$	3,632,475	
Administration and Project Management	3% of Const. Cost			\$	-		\$	118,800.00		\$	607,695.00		\$			726,495	\$	726,495	
Project Contingency	10% of Const. Cost			\$	-		\$	396,000.00		\$	2,025,650.00		\$			2,421,650	\$	2,421,650	
SUB-TOTAL PROJECT BUDGET					\$0		\$5,662,800		\$28,966,795		\$34,629,595								
Other Costs:																			
Move Cost	96,851 GSF	\$1														\$96,851			
Telephone and Data	96,851 GSF	\$4														\$387,404			
Financing Costs	3% of Project Cost															\$1,038,888			
TOTAL PROJECT COST													\$36,152,738						



APPENDIX

OPTION PROGRESSION

“LIBRARY TO AUSTIN”



“LIBRARY & STAGE DOOR TO AUSTIN”



“ALL ON ONE SITE”

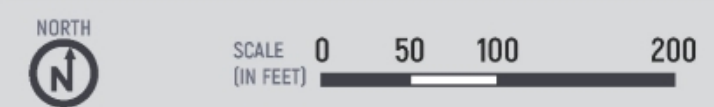




NORTH DEKALB CULTURAL ARTS CENTER SITE

OPTION A

- SHARED SPACE
- CHATTAHOOCHEE HANDWEAVERS GUILD (CHG)
- DUNWOODY LIBRARY
- BOOK DROP-OFF (PART OF DUNWOODY LIBRARY)
- SPRUILL ARTS CENTER
- IRONWORKS FORGE/KILN/GLASSMAKING AREA (PART OF SPRUILL ARTS CENTER)
- STAGE DOOR PLAYERS
- PARKING DECK
- PARKING LOT
- GREEN SPACE
- TRAFFIC FLOW
- PEDESTRIAN PATH



ALL AT EXISTING SITE

TOTAL PROJECT COST

\$112,138,959



OPTION A

- New Two-Story Library
- New Two-Story Addition to Art Center (Spruill)
- New Kiln & Metal Works building
- New Theater over new Parking Deck
- New surface level parking
- Parking Deck- (4) Levels below Arts Center Theater Group @ 100 spaces/ level



NORTH DEKALB CULTURAL ARTS CENTER SITE

OPTION B

- SHARED SPACE
- CHATTAHOOCHEE HANDWEAVERS GUILD (CHG)
- DUNWOODY LIBRARY
- BOOK DROP-OFF (PART OF DUNWOODY LIBRARY)
- SPRUILL ARTS CENTER
- IRONWORKS FORGE/KILN/GLASSMAKING AREA (PART OF SPRUILL ARTS CENTER)
- STAGE DOOR PLAYERS
- PARKING DECK
- PARKING LOT
- GREEN SPACE
- TRAFFIC FLOW
- PEDESTRIAN PATH





AUSTIN ELEMENTARY SCHOOL SITE

OPTION B

- SHARED SPACE
- CHATTAHOOCHEE HANDWEAVERS GUILD (CHG)
- DUNWOODY LIBRARY
- BOOK DROP-OFF (PART OF DUNWOODY LIBRARY)
- SPRUILL ARTS CENTER
- IRONWORKS FORGE/KILN/GLASSMAKING AREA (PART OF SPRUILL ARTS CENTER)
- STAGE DOOR PLAYERS
- PARKING DECK
- PARKING LOT
- GREEN SPACE
- TRAFFIC FLOW
- PEDESTRIAN PATH



SCALE (IN FEET) 0 50 100 200

EXISTING SITE + AUSTIN SITE

TOTAL PROJECT COST

\$96,789,729



OPTION B

- Dunwoody Library & CHG move out to Austin School Site
- Additional surface parking at Austin Site
- Two-Story Addition to Art Center (Spruill)
- Renovation of Library for Theater (Stage Door)
- New Addition for 300 seat theatre (Stage Door)
- New front addition to Art Center for improved front and shared gallery space
- New surface parking
- Parking Deck- (3) Levels below Arts Center Theater Group @ 100 spaces/ level



NORTH DEKALB CULTURAL ARTS CENTER SITE

OPTION C

- SHARED SPACE
- CHATTAHOOCHEE HANDWEAVERS GUILD (CHG)
- DUNWOODY LIBRARY
- BOOK DROP-OFF (PART OF DUNWOODY LIBRARY)
- SPRUILL ARTS CENTER
- IRONWORKS FORGE/KILN/GLASSMAKING AREA (PART OF SPRUILL ARTS CENTER)
- STAGE DOOR PLAYERS
- PARKING DECK
- PARKING LOT
- GREEN SPACE
- TRAFFIC FLOW
- PEDESTRIAN PATH



SCALE (IN FEET) 0 50 100 200

EXISTING SITE + ADJACENT
ACQUISITION

TOTAL PROJECT COST

\$94,779,552



OPTION C

- All uses on one site with site acquisition
- 2 Story Addition to Art Center (Spruill)
- Renovation and Addition of Library
- New front addition to Art Center for improved front and shared gallery space
- New Kiln & Metal Smith Building
- Acquire corner site for New Theater Building with 300 & 150 seat theatres and classroom space
- New surface parking
- Parking Deck- (3) Levels below Arts Center Theater Group @ 100 spaces/level

OPTIONS