

May 19, 2020

Vail Town Council  
Town of Vail  
75 S Frontage Road West  
Vail, CO 81657

Attn: George Ruther, Housing Director

Re: Renovation of Vail Gymnastic Center

Council Members,

I deeply appreciate the opportunity to share the investigation my firm has conducted to assess the feasibility of relocating the Early Childhood Education Center (ECEC) to the site that serves as the Vail Gymnastics Center located at 545 N Frontage Rd West. My firm designed the current facility in 2004. The structural design for this facility was performed by Bob Redwine who participated in the structural design for this study.

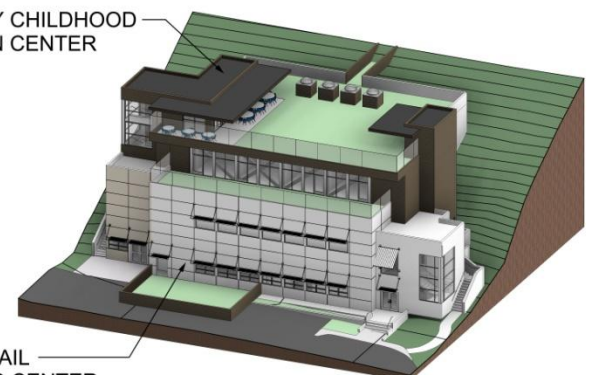
RA Nelson also participated in the study adding their expertise in terms of initial cost estimating and determination of constructability of the proposed improvements.

The concept involves constructing approximately 5,500 square feet above the Gymnastics Center building for the ECEC leaving the current gymnastics functions on the ground level and second level essentially intact. The existing roof of the Gymnastics Center will form the floor of the ECEC and the new roof over ECEC provides 5,000 square feet above of safe, sunny outdoor space for the children's activities immediately adjacent to town owned space. The Gymnastics programs would be interrupted for a limited period when the east truss column and foundation are installed in the existing stairwell.



EXISTING VAIL GYMNASIIC CENTER

NEW EARLY CHILDHOOD  
EDUCATION CENTER



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A portion of the current ground level of the Gymnastics Center would be assigned to ECEC for “toddler care” but the Gymnastics Center would gain about 350 square feet on the Gymnastics level.

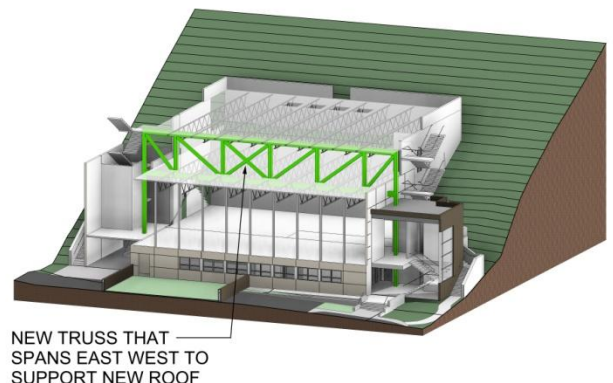
The concept utilizes a good deal of the existing infrastructure at the site today such as excellent access and drop off/pick up, proximity to open space trails (accessed from the roof deck), nearby playground (west of Red Sandstone School), safe, convenient access to Lionshead via the pedestrian bridge over I 70, and ample parking for multiple functions including large groups. . Vehicular circulation and traffic flow needs to be further evaluated to ensure compatibility with existing and adjacent uses.

A very important consideration in determining the feasibility of this concept is that the two uses need to operate independently (with separate vertical access and exiting systems). The proposed design accomplishes this goal and allows for dual use of the available land while complimenting the functions of each entity. For example, it is conceivable that ECEC could use the Gymnastics space for “play space” when the weather limits the utility of outdoor “play spaces”.

The concept meets and exceeds the program developed for the facility in terms of indoor and outdoor space. The south exposure available at the site will contribute provide for desirable outdoor space immediately outside the classrooms and on the roof one story above.

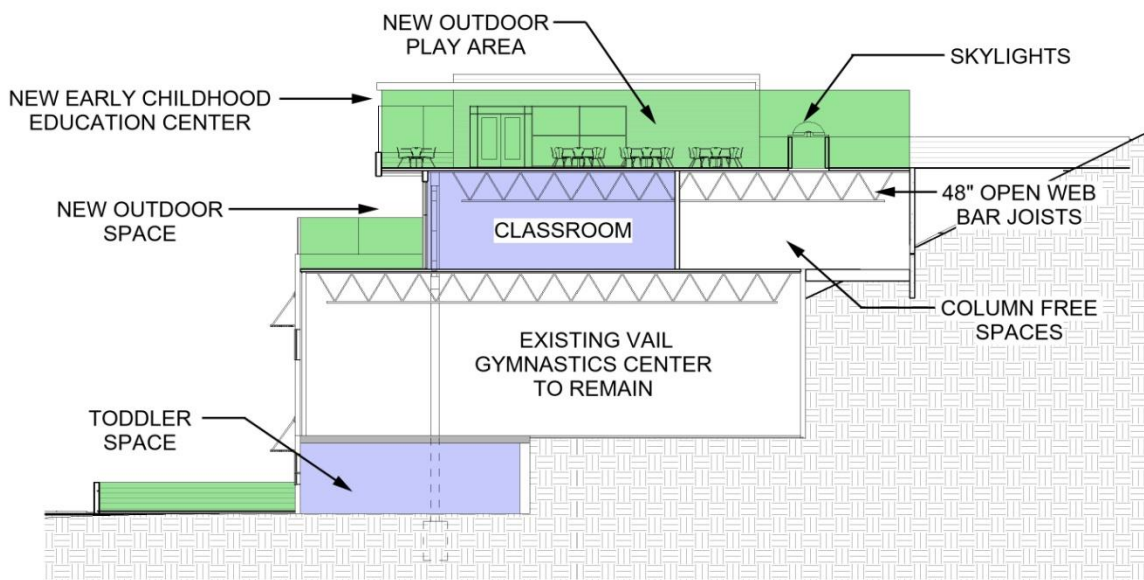
The proposed facility exceeds the size of the current ECEC allowing for expansion of the ECEC if and when that would be desirable.

Structurally the addition would be supported on the south side by a truss that would span east west the entire length of the Gymnastics facility. The addition is supported on the north with micro piles and grade beams beneath the ground similar to the existing facility.



The roof above ECEC would be constructed with the same structural system that forms the roof of the existing Gymnastics Center and would be without columns inside the interior function areas. No columns would be needed within the Gymnastics activity room to accomplish the addition.

The column free interior spaces (both existing and proposed) allow for flexibility in space planning and adaptability if there were to be any change of purpose for the structure in the future.



We have reviewed the preliminary proposal with the Town of Vail Building Department and Colorado Code Consultants. We believe the proposed uses would be classified as I-4 or E and the building would be allowed to be designated as a Type II B Construction Type. The facility will require a sprinkler system but the Type II B designation would not require installation of interior fire protection to the walls and structural system. We have contacted Colorado Code Consultants to provide a proposal to confirm my assumptions on Construction Type. We believe this would be the next step in exploration of this concept.

