



City of Gainesville

Parks, Recreation, and Cultural Affairs Department

Thomas Center Building A Renovations:

This memo outlines the results of a comprehensive assessment of needed renovations to the Thomas Center Building A based on an analysis completed by the City's Facilities Department and the Department of Parks, Recreation, and Cultural Affairs. The Thomas Center A facility is a historic landmark in the City of Gainesville. It is a museum and art gallery that is open to the community to visit and use for community events. It serves as a community gathering space and rental facility hosting weddings, small conferences, and a variety of cultural, artistic, and musical productions.

The City is seeking input from the Infrastructure Surtax Citizen Oversight Board (ISOB) regarding the list of renovations and the use of WSPP funding. As an individually listed building on both the Local and National Register of Historic Places, any proposed renovations of the Thomas Center will entail approvals from the City's Historic Preservation Board and oversight from the Historic Preservation Officer. Staff believes all of these projects will enhance and extend the life of this historic landmark.

Immediate need for WSPP funding:

1. Sectional Roof Partial Replacement of Thomas Center A over the East Art Gallery – See attached quote

Additionally we would like to solicit input and consensus from the ISOB for the large renovation/restoration projects for the items outlined below. City staff will need to work to obtain various price proposals for the list:

1. Roof replacement. This includes upgrading underlayment and correcting structural issues and water damage in both clay tile and built up roofs.
2. Exterior walls, correct stucco issues, pressure wash and paint the whole building.
3. Interior walls, correct issues with interior wall finishes (Plaster) and paint throughout.
4. Evaluate the facility and correct any structural issues identified.
5. Replace/overhaul all exterior wood trim, banister rails, stair rails, balusters, trellis, decorative columns, etc.
6. Replace damaged/rotten windows and trim; re-glaze clerestory windows.
7. Waterproof building exterior walls, windows, doors.
8. Replace interior/exterior doors and door frames that have been damaged over time and are in poor condition.
9. Replace cracked and damaged concrete surfaces at exterior entranceways to Thomas Center A.
10. Complete interior renovation of elevator cab.
11. Upgrade Fire Alarm System.
12. Upgrade Fire Suppression System.
13. Renovate interior restrooms and plumbing systems to improve function, aesthetics and accessibility.
14. Complete electrical upgrades to include but not limited to new transformers and lighting fixtures.

15. Complete mechanical engineering study, design and upgrade HVAC system to improve humidity control and energy efficiency.
16. Replace interior floor and ceiling finishes throughout the building, (carpet, vinyl tile, ceramic tile, acoustic ceiling tiles, plaster ceilings, etc.)
17. Replace exterior floor finishes on porticos on Thomas Center A.
18. Rehabilitate/remodel basement/kitchen.
19. Evaluate site drainage to mitigate water intrusion into basement.