

Waitsburg City Hall - Conceptualization

147 Main Street - Waitsburg, WA 99361

Settled uniquely in the breadbasket of the Inland Northwest, the town of Waitsburg is a historic treasure to Washington State. Built upon agriculture, this community was established by pioneers who planted, harvested, milled, and shipped wheat to nearby communities as well as supplied ships along the Pacific coast. This tradition of farming is expanded in Waitsburg today by a new economy of vineyards and wineries that are made possible by a local hard-work ethic.

After a fire had destroyed the majority of wood structures in Waitsburg in September 1880, the town was rebuilt using nearby brick resources. Current structures in the Waitsburg historical district were established during this time. Attention was focused on structural integrity for the resilience and longevity of the Waitsburg community. The current city hall, originally established as the First National Bank Building in 1889, was constructed during this period and stands today as a testimony to the investment for the long term. After over 130 years, Cortner Architectural Company is revisiting Waitsburg to preserve history and invest into the future.



Cortner Architectural Company
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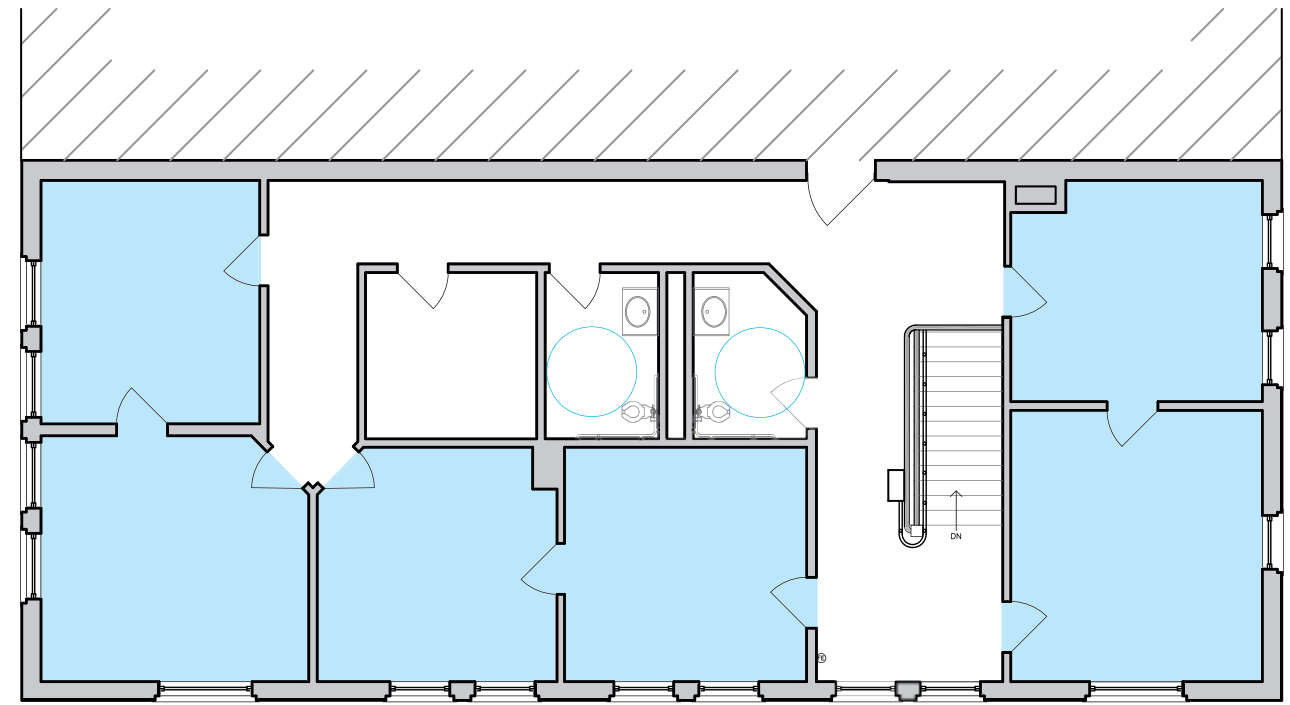
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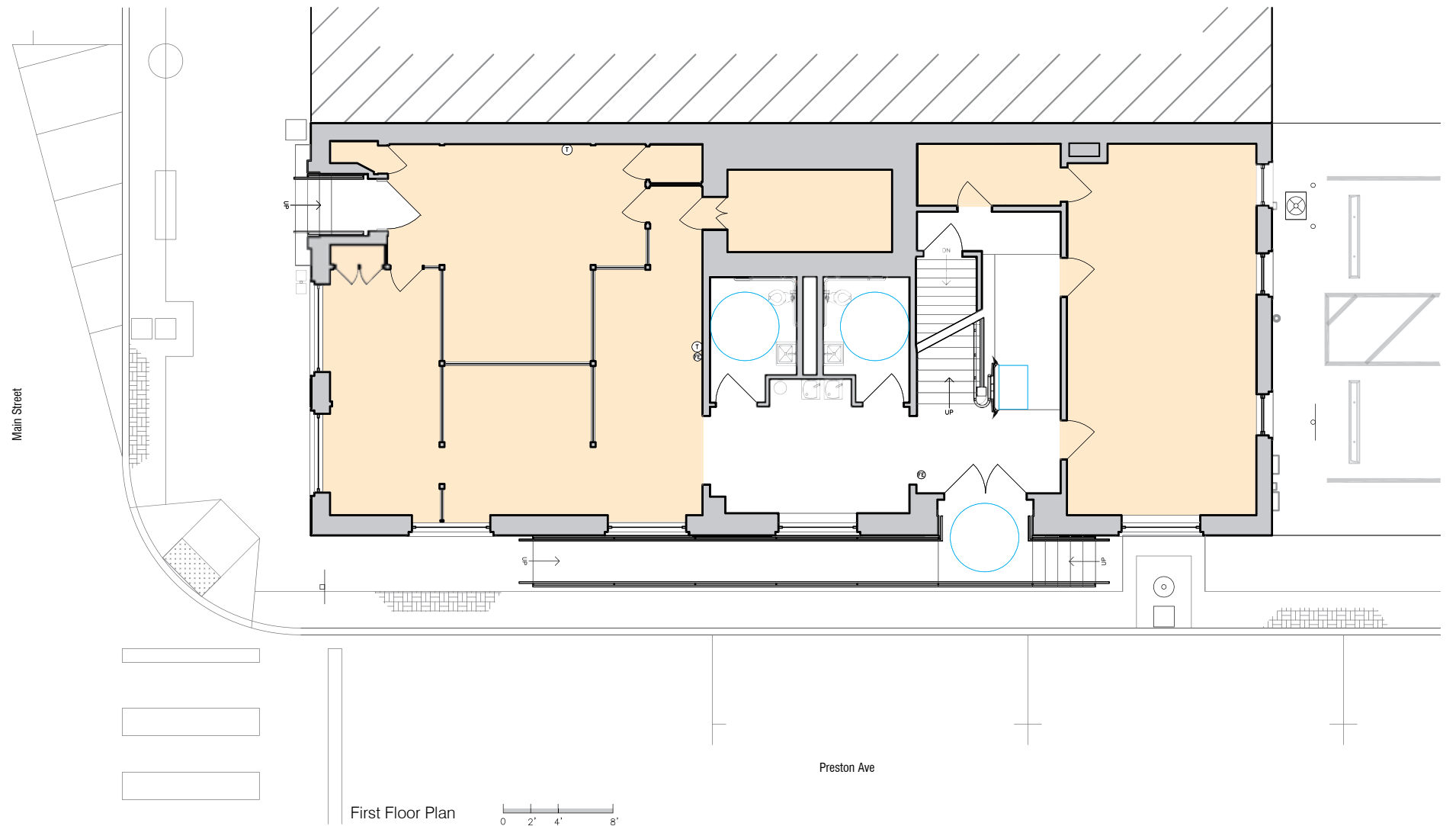
While the brick structure of the Waitsburg City Hall stands strong, deterioration caused by a leaking roof and reduced maintenance have left the facility in need of updating. Additionally, repurposing the building from a bank into a modern facility appropriately equipped for operation of city government and commercial offices is a goal worth meeting to better serve the community. Some of the top priorities of this venture are to make each floor of the City Hall fully accessible to patrons with disabilities as well as to improve public health and safety.

The first item we addressed was the layout of the current floor plans. The building does not comply with current ADA and IBC standards due to the time period it was constructed. To address the issue, Cortner has reworked the plans to allow both the first and second floor to have wheelchair accessible restrooms for both genders. Also, a wheelchair lift system would be installed on the current staircase to preserve the historic woodwork. This would allow everyone access to the second floor without the invasive construction of a typical elevator system. To make room for the new restrooms, the mezzanine level would have to be removed. This also allows the building to open up and achieve a more profound lobby space.

-  New Tenant Spaces
-  Common Spaces
-  City Council Spaces



Second Floor Plan 0 2' 4' 8'



First Floor Plan 0 2' 4' 8'



Existing Lobby Stair



Existing Lobby Stair and New ADA Lift



Building Section

Budget Breakdown

Priority 1:

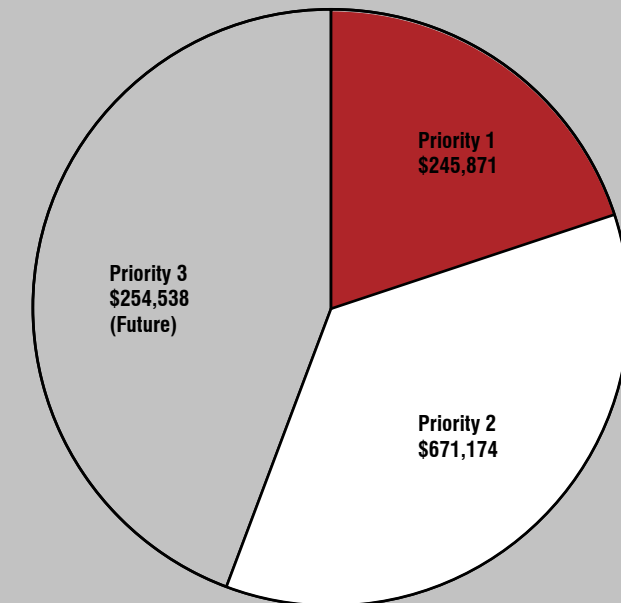
Immediate improvements that need to be completed. Selective asbestos abatement and demolition, seismic upgrades, roof deck repairs and replace roof insulation.

Priority 2:

Additional improvements that allow the opportunity to modernize the facility and be tenant ready. Exterior ADA ramp, stair and railing, interior ADA wheelchair lift, ADA restrooms and common area upgrades.

Priority 3 Future:

Repairs that would need to be completed at some point in the future. Masonry/stone cleaning and repointing, exterior window upgrades, HVAC upgrades, electrical upgrades, and tenant improvements.



Figures are approximate, Includes OH&P and Contingent Escalate. See attached estimate



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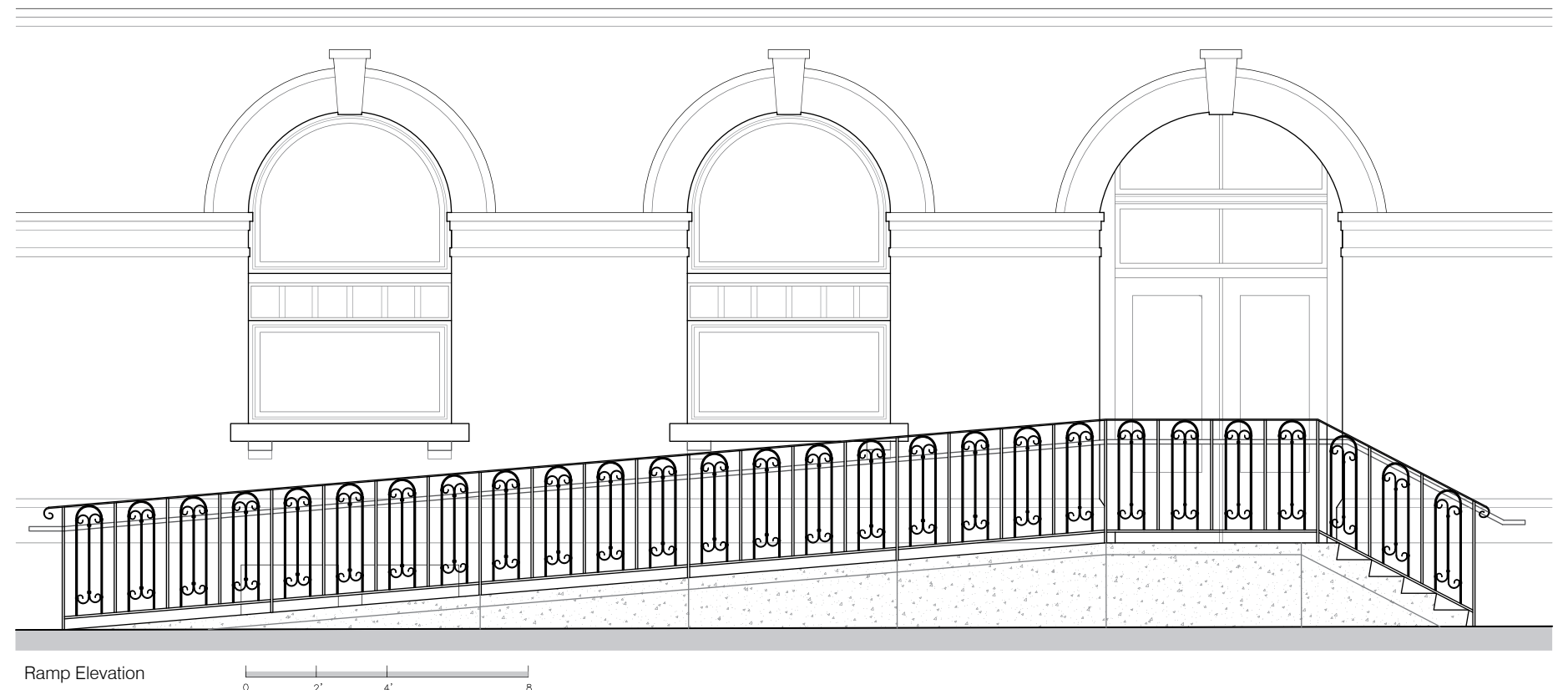


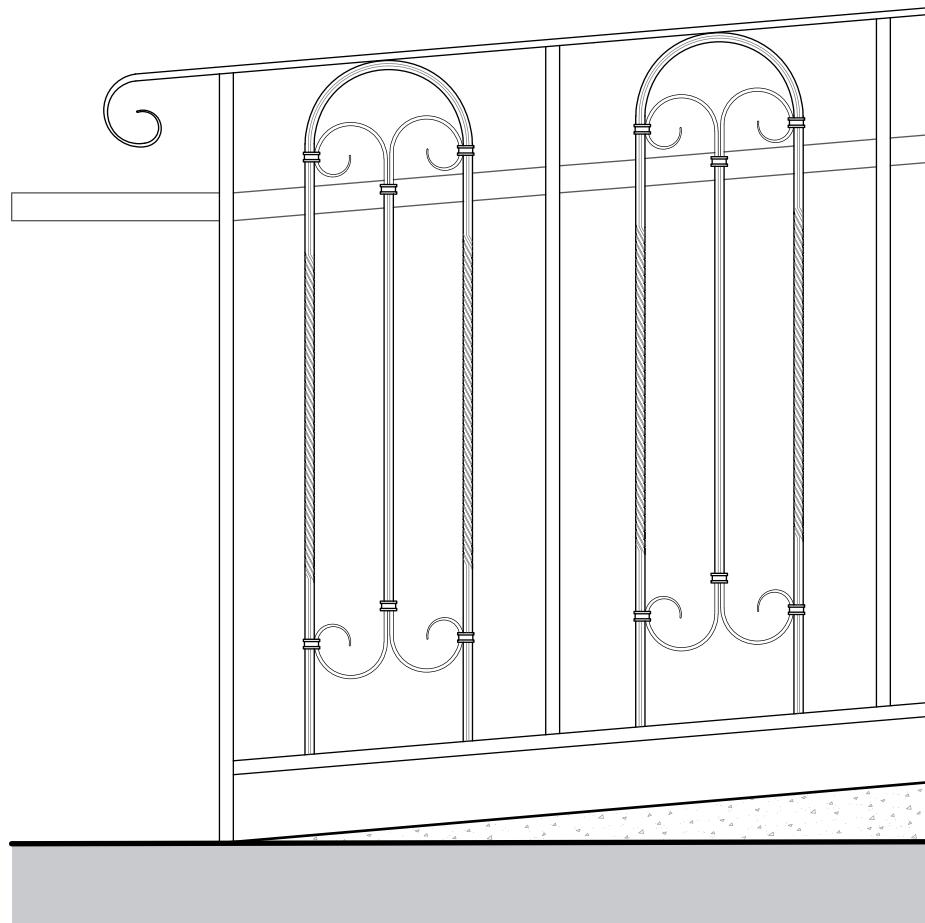
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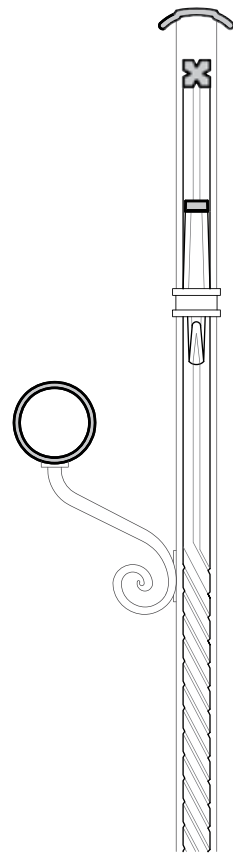
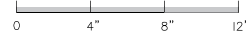
Specific detail of this project includes seismic upgrades to unreinforced masonry, replacing the roof, replacing exterior windows and doors, adding fire alarms to the building, constructing accessible restrooms and stair lift, removing asbestos containing material, increasing energy efficiency, and making the facility more interactive with the public. Attention is also given to maximizing the preservation of historical building features while modernizing function of the facility. The operational summary of architectural and engineering improvements will result in the City Hall on the main floor, meeting space for the City Council on the second floor, leased office space on the remainder of the second floor, and preserving access to the adjacent building on the second floor. After this project is complete, the Waitsburg City Hall will gain a return on investment that will allow the operation to become self-sustaining and expand its service to the community.

In addition, the exterior of the building would also obtain a much-needed addition. The south face of the building would receive an ADA accessible ramp and new stairs. The design of the ramp held budget and context as priorities. Cast-in-place concrete would be used for the run of the ramp and stairs. Above that, the guardrail would be designed to reflect what is already on the exterior as well as bringing the interior out. The design of the arched balusters mirrors the design of the arched windows found on the west and south facades. To appear contextual with the time period of the building, the balusters would be a black iron material typical of the time. Trim pieces for the balusters would match the bars in the teller windows to bring the interior outside. The handrail material, just inset of the balusters, would also be same as the trim material to make it a cohesive design and a little bit of pop from a distance.

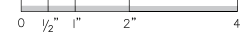




Baluster Elevation



Baluster Section

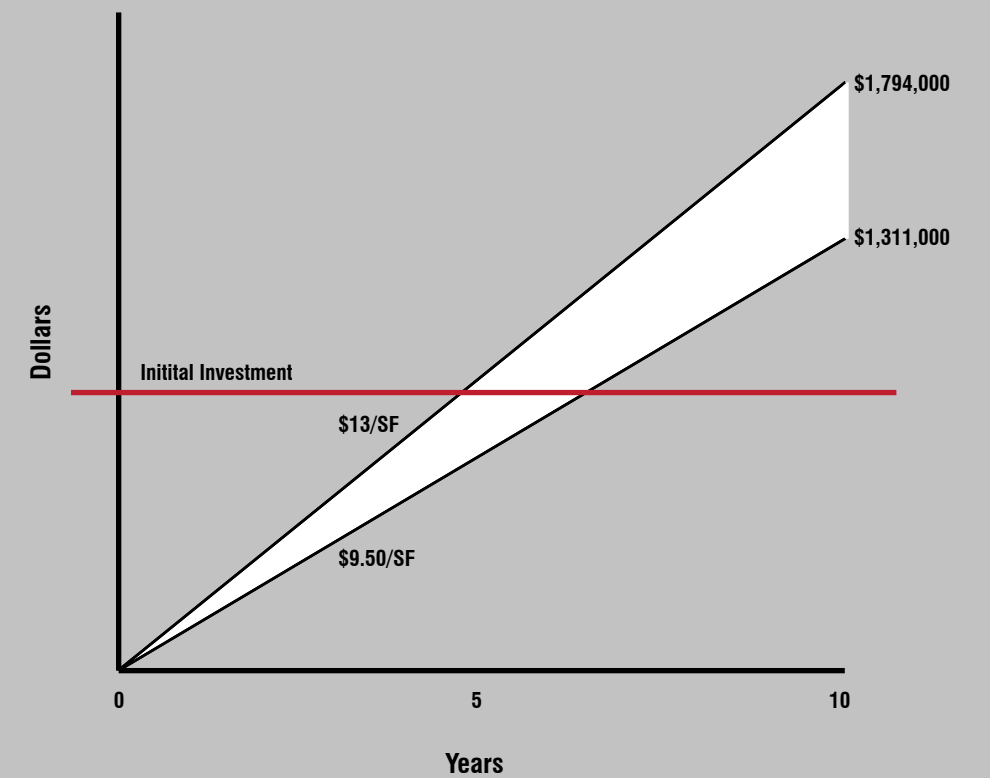


Ramp Perspective

Budget Breakdown

Priorities 1 and 2, comprised into a single figure gives the initial investment

Initial Investment: **\$863,000**



Earliest return on investment : **4.8 years**
 Max return over 10 years: **\$1,794,000**
 Profit: **\$931,000**



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