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# NOTICE OF SPECIAL MEETING

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A special meeting of the Incline Village General Improvement District Board of Trustees will be held starting at 5:30 p.m. on October 24, 2022 in the **Chateau, 955 Fairway Boulevard**, Incline Village, Nevada.

Public comment is allowed and the public is welcome to make their public comment via telephone (the telephone number will be posted to our website on the day of the meeting). The meeting will be available for viewing at <https://livestream.com/accounts/3411104>.

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A. ROLL CALL OF TRUSTEES\*

B. INITIAL PUBLIC COMMENTS\* - *Unless otherwise determined, the time limit shall be three (3) minutes for each person wishing to make a public comment. Unless otherwise permitted by the Chair, no person shall be allowed to speak more than once on any single agenda item. Not to include comments on General Business items with scheduled public comment. The Board of Trustees may address matters brought up during public comment at the conclusion of the comment period but may not deliberate on any non-agendized item.*

C. APPROVAL OF AGENDA *(for possible action)*

*The Board of Trustees may make a motion for a flexible agenda which is defined as taking items on the agenda out of order; combining agenda items with other agenda items; removing items from the agenda; moving agenda items to an agenda of another meeting, or voting on items in a block.*

**-OR-**

*The Board of Trustees may make a motion to accept and follow the agenda as submitted/posted.*

D. GENERAL BUSINESS *(for possible action)*

1. Recreation Center Expansion Project: An Overview/Outline of the timing of events – A Presentation by IVGID District General Manager Indra Winquest – **Review and Discuss Presentation**

E. FINAL PUBLIC COMMENTS\* - Limited to a maximum of three (3) minutes in duration.

F. ADJOURNMENT *(for possible action)*

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## CERTIFICATION OF POSTING OF THIS AGENDA

I hereby certify that on or before Wednesday, October 19, 2022 at 9:00 a.m., a copy of this agenda (IVGID Board of Trustees Session of October 24, 2022) was delivered to the post office addressed to the people who have requested to receive copies of IVGID's agendas; copies were e-mailed to those people who have requested; and a copy was posted, physically or electronically, at the following locations in accordance with Assembly Bill 253:

1. IVGID Anne Vorderbruggen Building (893 Southwood Boulevard, Incline Village, Nevada; Administrative Offices)
2. IVGID's website ([www.yourtahoeplace.com/Board of Trustees/Meetings and Agendas](http://www.yourtahoeplace.com/Board of Trustees/Meetings and Agendas))
3. State of Nevada public noticing website (<https://notice.nv.gov/>)

/s/ Melissa N. Robertson

Melissa N. Robertson

District Clerk (e-mail: [mnr@ivgid.org](mailto:mnr@ivgid.org))

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**Board of Trustees:** *Tim Callicrate - Chairman, Matthew Dent, Sara Schmitz, Kendra Wong, and Michaela Tonking.*

**Notes:** *Items on the agenda may be taken out of order; combined with other items; removed from the agenda; moved to the agenda of another meeting; moved to or from the Consent Calendar section; or may be voted on in a block. Items with a specific time designation will not be heard prior to the stated time, but may be heard later. Those items followed by an asterisk (\*) are items on the agenda upon which the Board of Trustees will take no action. Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to call IVGID at 832-1100 at least 24 hours prior to the meeting. **IVGID'S agenda packets are available at IVGID's website, [www.yourtahoeplace.com](http://www.yourtahoeplace.com); go to "Board Meetings and Agendas".***

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## Incline Village General Improvement District

*Incline Village General Improvement District is a fiscally responsible community partner which provides superior utility services and community oriented recreation programs and facilities with passion for the quality of life and our environment while investing in the Tahoe basin.*

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## MEMORANDUM

**TO:** Board of Trustees

**FROM:** Indra Winquest  
District General Manager

**SUBJECT:** Recreation Expansion Project – IVGID Timeline of Events

**DATE:** October 24, 2022

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### **I. BACKGROUND**

At the June 29, 2022 meeting of the Board of Trustees, the Board approved the 30% Schematic Design of the Recreation Center Expansion Project as well as the award of the CMAR Preconstruction contract with Core West Inc., and contracts with H&K Design and Exline & Co. On July 27, 2022, the Board of Trustees approved the Grant Agreement for design and preconstruction services for the project between IVGID and the Duffield Foundation (Foundation). On August 2, 2022, IVGID received a preliminary cost estimate from Core Construction at 33 million dollars. This was discussed with the Foundation on August 2, 2022 and on August 4, 2022, the Executive Director of the Foundation requests that the IVGID Staff and the design team develop options for the Foundation to review based on the initial cost estimate, which was considered too high by the Foundation. These options were presented to the Foundation on August 9, 2022. The Foundation notified IVGID Staff that the Donor was not interested in any of the 3 options and requested an option that is estimated at around 25 million dollars.

On August 12, 2022, the Foundation was presented with Option D, which was estimated at 25.6 million dollars. On the same day, the Executive Director of the Foundation advises IVGID Staff they are comfortable with the team moving forward with the development of Option D understanding this work would continue with the Foundation whilst understanding the risk at this time is that the Donors had not made a decision on whether they supported the modified scope of the project. It was communicated by the Foundation that the Donors likely would not be able to review the modified scope (Option D) until late August as they were going to be unavailable. On August 29, District Staff were notified that the Donors had approved moving forward with the modified scope (Option D). Staff immediately drafted an internal memorandum to the Board of Trustees as the approval was received after the August 31, 2022 Board Packet was released

and were unable to place it on the agenda for the meeting. The internal memorandum was sent to the Board of Trustees on August 31, 2022 explaining and updating the events leading to this stage of the project and notifying the Board of Trustees that the modified scope would be agendized for Board of Trustees review and potential approval.

On September 1, 2022, District Staff spoke with two Trustees about their concerns with the modified scope and their desire to have the Board of Trustees discuss possibly committing District funds to fund the additional gymnasium space as well. District Staff immediately notified the Executive Director of the Foundation of this request by these two Trustees. District Staff was then notified by the Executive Director of the Foundation that the Donors were not interested in partnering with the District financially at that point in the project timeline as it had never been discussed or offered previously by IVGID and would likely significantly delay the timeline as well as signaled risk that that the Board of Trustees may not be unanimously in support of the modified scope and project. District Staff was told at this time that the project is now on hold again as the Donors are reconsidering their support for the project

At a meeting on September 7, 2022 between the Executive Director of the Foundation, District General Manager, Director of Public Works, District Engineering Manager and the District Project Manager, the Executive Director of the Foundation communicated that the Donors were requiring unanimous support for both the modified design as well as a unanimous letter of support for the “newly designed project”. On September 7 & 8, 2022, the District General Manager spoke verbally with all 5 Trustees communicating the update on the status of the project including communicating the required expectations of the Foundation which were unanimous support of the modified scope of the project as well as a unanimous letter of support and commitment from the Board of Trustees.

The modified design as well as a letter of support and commitment for the “newly designed” project, as requested by the Foundation, was placed on the agenda for review, discussion and potential approval by the Board of Trustees at the Special Meeting of September 14, 2022.

On September 15, 2022, District Staff was notified by the Executive Director of the Foundation that they were withdrawing support based on the lack of unanimous support for the modified scope of the project and that they would be initiating termination of the grant agreement. The Board of Trustees was notified of this correspondence shortly afterwards by the District General Manager. A letter was received on Monday, September 19, 2022 initiating termination per the terms of the Grant Agreement, however, the Executive Director of the Foundation

formally signed the letter on September 23, 2022 during a meeting between the Executive Director of the Foundation, District General Manager, and District Legal Counsel. The District General Manager notified the Board of Trustees on September 26, 2022 providing a recap of the September 23, 2022 meeting with the Executive Director of the Foundation and the formal termination.

The timeline of events and associated attachments are included in the material for the October 24, 2022 Special Meeting and are intended to provide factual information and explain what led to the eventual withdrawal of support from the Foundation for the Recreation Center Expansion Project.



Date	Time	Attendees	Description	Attachments
		<b>GM = General Manager</b> <b>DPW = Director of Public Works</b> <b>PE = District Engineering Manager</b> <b>PM = District Project Manager</b> <b>RD = Director of Parks and Rec</b>		
April 27, 2022	6:00 PM	Board Meeting	Approval of H+K Architects for 30% Schematic Design and IVGID funds for staff support.	Attachment A - Meeting Minutes
June 10, 2022	10:00 AM	CMAR Selection Committee: <ul style="list-style-type: none"> <li>• IVGID - GM, PM, RD, Trustee Tonking</li> <li>• Foundation</li> <li>• H+K: Jeff Klippenstein and Phil O'Keefe</li> <li>• Public – John Redfern</li> </ul>	The CMAR Selection committee receives proposals from CORE Construction, Plenium Contractors, and Whiting-Turner. The committee unanimously chooses to shortlist CORE Construction and Plenium and brings these companies in for interviews.	
June 15, 2022	1:00 PM	CMAR Selection Committee: <ul style="list-style-type: none"> <li>• IVGID - GM, PM, RD, Trustee Tonking</li> <li>• Foundation</li> <li>• H+K: Jeff Klippenstein and Phil O'Keefe</li> <li>• Public – John Redfern (unavailable for this meeting)</li> </ul>	CMAR Interviews - Selection Committee unanimously chooses CORE Construction as the CMAR.	
June 29, 2022	6:00 PM	Board Meeting	The Board approves the 30% Schematic Design of Project; the award of the H&K contract, the award of the Exline & Co. contract, the award of the CMAR pre-construction contract with CORE West, Inc., and acknowledges the development of and intent to enter into a Progressive Grant Agreement with the Foundation.	Attachment B - Meeting Minutes
July 27, 2022	6:00 PM	Board Meeting	The Board approves the Grant Agreement for design and preconstruction services for the Project between IVGID and Foundation	Attachment C - Meeting Minutes
Aug. 2, 2022	10:40 AM	PM - email from CORE	Receives the 30% Design Cost Estimate from CORE Construction.	Attachment D - Email

<b>Date</b>	<b>Time</b>	<b>Attendees</b>	<b>Description</b>	<b>Attachments</b>
Aug. 2, 2022	4:10 PM	PM and Foundation - Phone Call	PM calls the Director of the Foundation to inform him that the estimate came in at \$33 M.	
Aug. 4, 2022	2:00 PM	<ul style="list-style-type: none"> <li>• IVGID – GM, PE, PM and RD</li> <li>• Foundation</li> <li>• H+K: Jeff Klippenstein and Phil O’Keefe</li> <li>• Exline: Nick Exline</li> <li>• CORE Construction: Kurt Parriott, Tess Zinio and Michael Keller</li> </ul>	At this meeting, the Director of the Foundation requests that the A&E Team present the Donors with options for the footprint because the cost estimate has come in over the previously discussed donation amount (verbally \$25M).	
Aug. 9, 2022	12:00 PM	<ul style="list-style-type: none"> <li>• IVGID – GM, PE, PM and RD</li> <li>• Foundation</li> <li>• H+K: Jeff Klippenstein and Phil O’Keefe</li> <li>• CORE Construction: Kurt Parriott, Tess Zinio and Michael Keller</li> </ul>	The team develops three (3) options and presents these to the Foundation. Option A (\$29.6 M), Option B (\$33.9 M), and Option C (\$32.9 M).	
Aug. 9, 2022	5:30 PM	PM and Foundation - Phone call	The Director of the Foundation explains that the Donors want the project cost scope decreased to meet a \$25 M scope of work. The Donor is not interested in moving forward with Options A, B or C. The Donor states that he is not interested in doing this project if the Team cannot get the estimate down to \$25 M.	
Aug. 12, 2022	12:00 PM	<ul style="list-style-type: none"> <li>• IVGID – GM, PE, PM and RD</li> <li>• Foundation</li> <li>• H+K: Jeff Klippenstein and Phil O’Keefe</li> <li>• CORE Construction: Kurt Parriott, Tess Zinio and Michael Keller.</li> </ul>	At this meeting, the A&E Team and CORE presents Option D to the Director of the Foundation. The Director of the Foundation takes Option D to the Donors for review and potential approval. During this meeting, the Director of the Foundation advises the PM and the A&E Team to continue developing Option D for the submittal to TRPA as the Donor will likely not make a decision until late August because they are not available.	<p>Attachment E - Email from 9/11/22 regarding presentation on 9/12/22</p> <p>Attachment F - Meeting Minutes</p>

<b>Date</b>	<b>Time</b>	<b>Attendees</b>	<b>Description</b>	<b>Attachments</b>
Aug. 12 - 28, 2022	Various	PM and Foundation – Phone Calls	The Director of the Foundation advises the PM that the Foundation is comfortable continuing the development of Option D and preparation of the submittal to TRPA. The Donor will likely not make a decision until late August because they are not available. IVGID and the A&E team move forward per the Foundation's request in order to stay on schedule and meet the TRPA deadline.	
Aug. 29, 2022	8:30 AM	PM and Foundation - Phone Call	GM and PM receive approval from the Director of the Foundation, per the Donors for the design of Option D with a \$25.6 M estimate. Engineering staff prepares an Internal Memo to the Board.	
Aug. 30, 2022	4:35 PM	PM and Foundation - Email	PM receives email from the Director of the Foundation giving written direction to move forward with the TRPA submittal of Option D and that the Donors have given their approval Option D.	Attachment G– Email
Aug. 31, 2022	5:38 PM	General Manager - Email	The GM distributes the Internal Memo is to the Board via email. IVGID does not receive approval of Option D from the Foundation in time to put it on the Agenda for the August 31, 2022 Board meeting. Therefore, the Internal Memo is distributed to the Board explaining the status of the project. The Internal Memo describes all the options, A, B, C and D along with the associated cost estimates. The Internal Memo states, “The Foundation has agreed to move forward with Option D. This option will be submitted to TRPA on Sept. 15 for review. TRPA has approved this project as and Environmental Improvement Project (EIP).”	Attachment H– Internal Memo
Aug. 31, 2022	6:00 PM	Board Meeting	Board Meeting Agenda was distributed at 8:38 a.m. on August 26; Board Meeting Packet was distributed at 12:48 p.m. on August 26.	

Date	Time	Attendees	Description	Attachments
Sept. 1, 2022	10:30 AM	Trustee Schmitz and GM – Email	Email sent by Trustee Schmitz to GM expressing concerns over the modifications to the design and the elimination of the additional gym space and the need for an immediate meeting to discuss. Trustee Schmitz additionally states, <i>"If this project doesn't provide long term benefit to the general community, since they will be paying for the maintenance and the long term building upkeep, I can't support it."</i>	Attachment I
Sept. 1, 2022	11:05 am – 11:42 am	PE, PM and Trustee Schmitz – Phone Call	The PE, PM and Trustee Schmitz discuss the Internal Memo and the footprint options. Trustee Schmitz states she believes there is a need for the larger options, the larger footprint. The PE and the PM state that Option D is the only option that the Donor will agree to. Trustee Schmitz again says she is in favor of the larger scoped project, the footprint with the mutli-use gym, and that it is her opinion that IVGID should explore funding the difference between the \$29.6 M footprint (Option A) and the \$25 M footprint (Option D).	
Sept. 1, 2022	11:43 am – 11:57 am	PE, PM and Trustee Dent – Phone Call	Trustee Dent is also in favor of IVGID exploring funding the difference between the \$29.6 M footprint (Option A) and the \$25 M footprint (Option D).	
Sept. 1, 2022		GM and Trustee Schmitz – Phone Call	Phone conversation with Trustee Schmitz regarding the desire for the Trustees to explore IVGID contributing financially to the project to include the additional gym space.	

Date	Time	Attendees	Descriptions	Attachments
Sept. 1, 2022		GM and Trustee Dent – Phone Call	Phone conversation with Trustee Dent regarding the desire for the Trustees to explore IVGID contributing financially to the project to include the additional gym space.	
Sept. 1, 2022	2:00 PM	<ul style="list-style-type: none"> <li>• IVGID – GM, PE, PM and RD</li> <li>• Foundation</li> <li>• H+K: Jeff Klippenstein and Phil O’Keefe</li> <li>• Exline: Nick Exline</li> <li>• CORE Construction: Kurt Parriott, Tess Zinio and Michael Keller.</li> </ul>	At this meeting, the Team discusses that the Board may be in favor of exploring adding the multi-purpose space back into the project. The A&E Team makes it clear that if this is the direction they are given, there is little time to make any further changes. IVGID places the A&E Team on hold until direction is given by the Foundation.	
Sept. 1, 2022	8:38 PM	PM email	PM sends the Director of the Foundation an email and copies GM and PE. The PM explains that there are Board members interested in exploring bringing the multi-use gym back into the project with IVGID funding the difference between the \$29.6 M footprint (Option A) and the \$25 M footprint (Option D). Attached to this email is the Option A plan.	Attachment J
Sept. 5, 2022	9:45 AM	PM, GM and Foundation - Phone Call	PM and GM receive a phone call from the Director of the Foundation stating, <i>“Due to the latest set of potential plan changes the project is on hold as the Donors need to reconsider participation in the project”</i> .	
Sept. 6, 2022	10:00 AM	<ul style="list-style-type: none"> <li>• IVGID: GM and PM</li> <li>• H+K</li> <li>• CORE</li> <li>• Foundation</li> <li>• Dave Duffield</li> </ul>	The project meeting with the Donor is canceled because the Donor needs to reconsider his participation in the project due to Board members statements regarding wanting to explore contributing financially and adding the multi-use gym back into the project at this stage of the design phase.	

Date	Time	Attendees	Description	Attachments
Sept. 7, 2022	8:00 AM	<ul style="list-style-type: none"> <li>• IVGID: GM, DPW, PE, and PM</li> <li>• Foundation</li> </ul>	<p>The Director of the Foundation explains that the Donors are unhappy with the Board now expressing the desire to explore contributing financially and adding the mutli-use gym back into the project. Contributing financially has never been discussed previously, during, or prior to the start of the project. The Donors are extremely unhappy with the process and the project is in jeopardy. The Director of the Foundation explains that the Donors are requiring both unanimous support from the Board of the modified scope of the project, Option D and a letter of support and commitment for the project and modified scope. The Donors want assurance that the Board is 100% in support of the modified project moving forward. The Foundation supports continuing with the submittal of Option D to the TRPA understanding there is a special meeting of the Board of Trustees on September 14 to review, discuss and potentially approve the modified scope of the project.</p>	
Sept. 7 - 8, 2022	See Description	GM and the five (5) Trustees – Phone Calls	<p>The GM has discussions with the five (5) Trustees providing a project status update. The expectations of the Foundation for (1) unanimous support of the modified project scope and for (2) a letter of support and commitment from the five (5) Board Members of the project.</p> <p>Sept. 7<sup>th</sup>, 9:00 AM - Trustee Tonking (3 minutes),  Sept. 7<sup>th</sup>, 10:02 AM - Chairman Callicrate (3 minutes),  Sept. 7<sup>th</sup>, 10:11 AM - Trustee Wong (9 minutes),  Sept. 7<sup>th</sup>, 3:03 PM - Trustee Dent (38 minutes),  Sept. 8<sup>th</sup>, 9:39 AM - Trustee Schmitz (92 minutes).</p>	

Date	Time	Attendees	Description	Attachment
Sept. 13, 2022	7:30 AM	PE and Trustee Schmitz	PE and Trustee Schmitz meet to review the floor plans because Trustee Schmitz has difficulty reviewing the floor plans in the board packet. Option D is plotted on larger paper for discussion. The other options could not be printed on larger paper because of technical problems. PE states that Option D is the only option that the Donor is willing to approve and if the Board does not approve this option, there will be no project. Trustee Schmitz continued to focus on other floor plans, the need for gym space for the youth to use, and which tenant improvements are needed. Trustee Schmitz also questions that the MOU states a "multi-use gymnasium" PE requests that Trustee Schmitz clarify this before the Board Meeting with GM or at the meeting if she had further questions regarding wording of the MOU.	
Sept. 14, 2022	2:00 PM	Special Board Meeting	During meeting at 1:42:33 – PE states, " <i>We are putting together the package that is associated with Option D</i> " and then PM states, " <i>Because as of right now that is the only option that the Donor is willing to agree to.</i> " Board of Trustees Vote: Option D of the Project 4-1 and Letter of Support 5-0.	
Sept. 14, 2022	4:00 PM		Submittal made for the Rec Center Expansion Project to the TRPA. In order to meet the TRPA meeting schedule as well as keep to the Project schedule.	
Sept. 14, 2022	5:23 PM	GM, Foundation and Donors – Email	GM sends email to the Director of the Foundation, as well as to the Donors, explaining the actions that the Board took at the Board meeting. The email also explains that the Board has a fiduciary responsible to discuss any concerns that they may have and explains the stated reasoning behind why Trustee Schmitz voted "No".	Attachment K

<b>Date</b>	<b>Time</b>	<b>Attendees</b>	<b>Description</b>	<b>Attachments</b>
Sept. 15, 2022	9:15 AM	PM and Foundation - Phone call	PM receives a phone call from the Director of the Foundation; the Donors are withdrawing support of the project. PM puts A&E Team on hold.	
Sept. 15, 2022	5:32 PM	GM and the five (5) Trustees – Email	The GM send an email to the Board of Trustees notifying that the Foundation has stated they are not comfortable moving forward with the project as they did not receive unanimous support of the modified design (Option D). GM requests the Board to keep this confidential in hopes that the Foundation will reconsider.	Attachment L
Sept. 16, 2022		Donor and GM – Email	The Donor sends the GM an email explaining that he is, <i>“saddened by the lack of unanimous support among the member of the IVGID Board of Trustees for the Recreation Center Expansion Project.”</i>	Attachment M
Sept. 19, 2022	11:47 AM	Foundation and GM - Email	The GM receives a formal email from the Director of the Foundation initiating the termination of the Grant Agreement per the terms of the Grant Agreement with a request for a follow up meeting at the end of the week. Staff notified A&E Team that project was on an indefinite hold.	Attachment N
Sept. 23, 2022	12:21 AM	GM and the five (5) Trustees – Email	Email sent by the GM to the Board of Trustees stating that the Foundation is requesting a meeting for Friday Sept. 23 to finalize the details of termination of the Grant Agreement. IVGID Legal Counsel to be present.	Attachment O



<b>Date</b>	<b>Time</b>	<b>Attendees</b>	<b>Description</b>	<b>Attachment</b>
Sept. 23, 2022	3:30 PM	<ul style="list-style-type: none"> <li>• IVGID: GM and Legal Counsel</li> <li>• Foundation</li> </ul>	Meeting with the GM, the Director of the Foundation, and Legal Counsel to discuss details of termination of the Grant Agreement. The Director of the Foundation signs and dates the email initiating termination of the Grant Agreement.	
Sept. 26, 2022	5:58 PM	GM and the five (5) Trustees – Email	The GM sends an email to the Board of Trustees summarizing the meeting between the GM, the Foundation and the Legal Counsel. This email explains the steps to be taken to finalize the termination of the Grant Agreement. The steps include gathering the final invoices from the consultants to expedite payment and full reimbursement from the Foundation.	Attachment P
Sept. 26, 2022	7:45 p.m.		Kendra Wong sends out an e-mail regarding the project	
Sept. 28, 2022	6:00 pm	Board Meeting		

H. **CONSENT CALENDAR** *(for possible action)*

- H.1. **SUBJECT: Review, discuss, and possibly authorize a three-year contract for Federal Legislative Advocacy Services with Marcus G. Faust, P.C. in the amount of \$67,044 in year one, with a three year not-to-exceed amount of \$215,000. (Requesting Staff Member: Director of Public Works Brad Underwood)**
- H.2. **SUBJECT: Review, discuss, and possibly approve the Change Order to contract with CORE Construction (Burnt Cedar Swimming Pool and Site Improvements Project) to crack seal, slurry seal and stripe of all the asphalt located within the Burnt Cedar Beach Property (Attachment A), in the amount of \$61,845,; authorize the re-allocation of \$37,213 in available funding within the Burnt Cedar Pool and Site Improvements Project (CIP3972BD1301) to the Pavement Maintenance – Burnt Cedar Beach Project (CIP3972LI202); and authorize Staff to execute any change orders for additional work not anticipated at this time of approximately 10% of the change order value; up to the amount of \$6,200.00. (Requesting Staff Member: Director of Public Works Brad Underwood)**

Trustee Dent made a motion to approve the Consent Calendar as submitted. Trustee Schmitz seconded the motion. Board Chairman Callicrate called the question and the motion was passed unanimously.

I. **GENERAL BUSINESS** *(for possible action)*

- I.1. **SUBJECT: Review, discuss, and possibly award the 30% Schematic Design Contract, for the Recreation Center Expansion Project 30% Schematic Design; Vendor: H&K Architect in the amount not to exceed of \$72,000; under Memorandum of Understanding with the David and Cheryl Duffield Foundation; authorize \$29,000 of Public Works Staff support through the 30% Schematic design phase, and authorize an FY2021/22 budget augmentation of \$101,000, within the Community Services – Recreation Center Fund (350) to support this work (Requesting Staff Member: Engineering Manager Kate Nelson)**

Engineering Manager Kate Nelson gave an overview of the submitted materials. District General Manager Winquest said he wanted to clarify that

the Director of Finance is happy to respond on any financial questions. There were no plans, on the District's part, to include any of the items in the Community Services Master Plans however since the design consultant visited the Recreation Center, they identified that the lobby was an issue and there could be the ability to move some of the administrative offices to that area so as to free up some additional space. It wasn't in the original plan but knowing it's in the Master Plan, and that the Board has highly recommended that we use our Master Plans as guides, this is an opportunity to explore, discuss, and maybe check some of the boxes in the Community Services Master Plan. Trustee Tonking said she was sitting on the interview plan and the way Staff went through the process was phenomenal, really well done process and feel it is an opportunity to look at and possibly fix some of things that we have in the Recreation Center. Trustee Dent said the \$101,000 and the \$29,000 of Staff time - how much Staff time are we spending, all the costs would be recovered and he wants to make sure we know what is being spent. District General Winqest said \$72,000 would be reimbursed, \$29,000 of the Staff time was discussed and it is our good faith effort, within the Memorandum of Understanding, we have had full transparency including up until now, and then the Staff time will be included and the donor agrees to reimbursement. Trustee Schmitz said she agrees with the last question, and would like to ask a clarifying question, heard you say if we go with the \$72,000, it would be covered by the donor? District General Manager Winqest clarified that \$65,000 would be covered by the donor and \$7,000 will be covered by District. Trustee Schmitz said how much Staff time have we spent so far? Engineering Manager Nelson said we have captured it under the general line item, we have it through the end of March and then April. Trustee Schmitz said we can capture that and we need to be open and transparent about it. She doesn't see the deliverable, agenda packet page 202, this is what we have committed to deliver, she doesn't see the deliverable for project cost estimation? Engineering Manager Nelson said what we will receive is a high level estimate and that is what we will bring that to the Board. Trustee Schmitz asked if we can add that as a deliverable? Maintenance and cost estimate – not included nor is the last one, what budget estimate do we need to have for those final 2 deliverables? Engineering Manager Nelson said those two deliverables will be coming from the District General Manager and Staff and Boys and Girls Club, and the other item from the Committee. District General Manager Winqest said it will be a deliverable by Staff and our Vision Committee. These are items that our Buildings and Parks Departments already do as well as leveraging another building by the Boys and Girls Club. It will evolve and these things are being worked and working on concurrently; they will be presented in June in total. Trustee Schmitz asked if we are going to see and approve the

budget for internal Staff time and what the District is providing for the 30% design? District General Manager Winqest said he doesn't think is necessary as these types of tasks are incorporated into our everyday job description. Trustee Schmitz said this is beyond the day to day operations and would expect we have a budget and that we are tracking those costs to share with our community. Board Chairman Callicrate said that the \$29,000 is pretty clear. Trustee Schmitz said that the \$29,000 doesn't include this. Engineering Manager Nelson said we track our time down to 15 minutes and that she is not sure that the District General Manager or the Parks and Recreation Superintendent have that ability. District General Manager Winqest said there needs to be a level of trust and managing our workloads. Can we ask Staff to track their time by the minute, yes, however it would be very high level. Trustee Tonking said she is a little confused on Trustee Schmitz' question as the District has a lot of projects that Staff oversees and we don't see it and don't track it on any of those projects so she is confused about what Trustee Schmitz is asking for. Trustee Schmitz said that there are 2 deliverables that are required on this specific project and, to be fully transparent, we should have some element of reporting and it is a deliverable and if we could outsource it well, she thought we were going to be asking the architect to do some of this work. Trustee Tonking said we should believe that our Staff wouldn't put this on their plate if they couldn't do it and it is not taking away from other work. They may have to work a little longer because of what they are doing. Trustee Schmitz said it is about what costs the District is spending and if we could offload that effort, maybe we should do it. Engineering Manager Nelson said because we know the costs so well, to outsource it, it would be spending time to give that information, and the best people to develop this information is Staff. Further, the Boys and Girls Club know their business and they are our best resources so it would be difficult to outsource. Trustee Dent said is this something that we can say a range of hours as he thinks that is all Trustee Schmitz is looking for? District General Manager Winqest said we can give it a rough estimate – up to this point, he has spent about 6 to 8 hours, our Staff has spent 5 or 6 hours, Buildings Team will spend several hours and it would cost us more money to contract this out. Our Staff and the Boys and Girls Club know this effort, we can give you the rough estimate but this is our good faith effort as it could be a \$25 million project and opportunities come up like this very rarely. We can give you the best information that we can as we move through this project. Trustee Dent said we get public records requests which are a huge ask and that this is not about the time that is being spent but that we want to be transparent. Everyone on the Board is in support of this project and the Board just wants to know that the District has spent X amount and Y amount was spent by the donor. Trustee Schmitz said that is

exactly correct and the amount of public records requests we might get, she wants to have the information, understand what this is, and when we get the public records request, it doesn't become a huge burden on Staff.

Trustee Tonking made a motion to award the 30% Schematic Design Contract, Option 2 (Attachment A) for the Recreation Center Expansion Project 30% Schematic Design; Vendor: H&K Architect in the amount of \$72,000 (Option 2); under Memorandum of Understanding with the David and Cheryl Duffield Foundation; authorize \$29,000 of Public Works Staff support through the 30% Schematic design phase, and authorize an FY2021/22 budget augmentation of \$101,000, within the Community Services – Recreation Center Fund (350) to support this work. Trustee Dent seconded the motion. Board Chairman Callicrate asked for further comment; receiving none, he called the question and the motion was passed unanimously.

**I.2. SUBJECT: Review, discuss and provide direction related to potential edits to Ordinance 7, An Ordinance Establishing Rates, Rules and Regulations for IVGID Recreation Passes and Recreation Punch Cards by the Incline Village General Improvement District (Requesting Staff Member: District General Manager Indra Winqest)**

District General Manager Winqest gave an overview of the submitted materials. The following direction was provided:

LIMIT OF PEOPLE ON THE BEACHES (DAILY)

- ❖ Yes, to a limitation on the number of guests that passholders can bring to the beaches.
- ❖ Dust off Resolution 1575 and evaluate the group reservations and how Staff manages that effort.
- ❖ Think about it as parcels and keep in mind equity.
- ❖ Whatever we come up won't be perfect and the solution will be brought forth at our next meeting.
- ❖ Consider including a group reservation paragraph within Ordinance 7.

FAMILY TREE

- ❖ Purchase up to 3 additional picture passes per parcel but stamped with no guests.

NAME OF PUNCH CARD

**the Aquatics Fund 390-39-850-7415 for the purchase of new pool furniture. (Requesting Staff Member: Director of Public Works Brad Underwood)**

- G.3. SUBJECT: Approve Amendment No. 5 for the Effluent Pond Lining Project in the amount of \$216,000 – 2599SS2010 - Fund: Utilities; Division: Sewer; Vendor: Jacobs Engineering Group Inc. (Jacobs) and authorize Staff to execute the Amendment (Requesting Staff Member: Director of Public Works Brad Underwood)**

Trustee Tonking made a motion to approve the revised Consent Calendar. Trustee Dent seconded the motion. Board Chairman Callicrate called the question and the motion was passed unanimously.

**H. GENERAL BUSINESS *(for possible action)***

- H.1. SUBJECT: Review, discuss, and possibly approve the 30% Schematic Design of the Recreation Center Expansion Project; the award of the H&K contract, the award of the Exline & Co. contract, the award of the CMAR pre-construction contract with CORE West, Inc., and acknowledge the development of and intent to enter into a Progressive Grant Agreement with the Duffield Foundation. (Requesting Staff Member: District General Manager Indra Winqest with support from Director of Public Works Brad Underwood)**

District General Manager Winqest gave an overview of the submitted material. Boys and Girls Club Executive Director Mindy Carbajal gave a verbal overview of what the Boys and Girls Club does for kids as well as the services that they provide. Board Chairman Callicrate thanked Ms. Carbajal for her presentation and said that this is a golden opportunity to work together which will alleviate the stress on our team. Trustee Schmitz said, as your very first volunteer, it was a pleasure to get to know you and that this is a great opportunity for this community. Trustee Schmitz then asked if Washoe County will be providing the busing for the kids? Ms. Carbajal said we will need to look at that to see what works. Trustee Tonking said, as a point of clarification, Washoe County is trying to cut busing services in the village. District General Manager Winqest said that Washoe County has used the Recreation Center as a drop off point and we would work with Washoe County and Ms. Carbajal to solve this problem. Regarding the agreement, he wanted to get the approval first from the Board and we will

work through a Memorandum of Understanding and Staff is hoping to bring back the Progressive Grant Agreement on July 27 for approval. Engineering Manager Kate Nelson and District Project Manager Bree Waters gave an overview of the submitted materials. CORE (Mr. Coombs) and H&K Architects (Mr. Jeff Klippenstein) representatives gave their presentation which was included in the packet. Trustee Schmitz said upstairs, the plans show increasing the size of the fitness area and at the furthest area to the left, there is a breakroom. There is another one up in front so could that space be used to expand the fitness area thus having that entire space which would be wonderful? Where the massage room is there was a coffee station that looks like it is being removed and that there will still be a beautiful fireplace so what is the plan for the existing space? Mr. Klippenstein said leave it alone. Trustee Schmitz said so it would be more of a community gathering area? District General Manager Winqest said yes, within the tenant improvements on agenda packet page 50. That will be required tenant improvements and yes, the lobby will be a larger space for the community. Massage area will move upstairs which is a better area. Existing child care area is being looked at. We don't have a break room for our Staff but we are looking at it. Trustee Schmitz said she knows that we have a demand for a larger fitness area and that a lot of people will want to know where the coffee station is going. District General Manager Winqest said we aren't getting rid of that station as we understand the importance. Mr. Coombs of CORE gave his presentation. District General Manager Winqest gave an overview of tenant improvements and we believe that a walking track will be valuable and it is just an opportunity and not a requirement. To get that information, we will have to spend that money, as a District, to bring back those options. Board Chairman Callicrate said he appreciates all the presentations and that this is an exciting opportunity for all of us. Trustee Dent said his only concern is the timeline associated with it and he would be surprised if we finish in that time as it is a very optimistic schedule. District General Manager Winqest said we understand and we know we can do it. Trustee Schmitz said let's have a deliverable timeline that we can live with and get it done. On agenda packet page 154, it says we do a 50% design. As an engineer herself, she knows that changes after the fact, and Staff doesn't have a check in with the Board until 100%, could cause us to back up and is that a milestone check in we can have? Project Manager Waters said we discussed this specific question and that when we get to 60% design and have a better idea of costs, we will come back to the Board and that will probably be in October. At that time, we will have a better idea of tenant improvements, etc. and will have a better discussion then. We know when we will be submitting with other agencies. Trustee Schmitz said she thinks that the walking path is great and that people were asking if it was

going to be oval but she understands that is not feasible. Mr. Klippenstein said we will round as much as we can but that it starts to interfere with the courts. Trustee Tonking said she has been part of the process and is proud of the work done so far. She is all for looking at tenant improvements and working through those and is happy to be working with H&K and CORE. Thank you to the Duffield Foundation, Boys and Girls Club and IVGID Staff, Staff. District General Counsel Nelson said there will be a couple of contract changes – Exline – we received a request to modify some insurance requirements, Risk is comfortable with that, and that would be updated. CORE contract – there’s a formatting issue where the attached is referred to as an exhibit; that will be updated. In addition, that amendment should include the specific tasks that CORE will be performing which are actually set forth on page 131 of their proposal but not included as part of the attachment; that will be updated if the Board decides to move forward tonight and thus he requests the flexibility for Staff to make those changes.

Trustee Tonking made a motion to (1) approve the 30% Schematic Design for the Recreation Center Expansion Project; (2) approve the contract with H+K Architects for Recreation Center Expansion for 100% Construction Documents through permitting and bidding for \$2,025,000; (3) approve the contract with H+K Architects for the Recreation Center Tenant Improvements, which are non-reimbursed, for 100% Construction Documents through permitting and bidding, for \$110,000; (4) approve Exline & Company’s contract for entitlement and environmental permitting for an amount not to exceed \$150,000; (5) approve CORE West, Inc. as the Construction Manager at Risk (CMAR), for a contract including the fixed fee pre-construction services of \$125,000 and (6) direct Staff to proceed with the development of a Progressive Grant Agreement through the design and bid process with the David and Cheryl Duffield Foundation, which will be brought to the July 27 Board of Trustees meeting for approval with the amendments made by Nelson. Trustee Dent seconded the motion. Board Chairman Callicrate asked for any further comments; receiving none, he called the question and the motion was passed unanimously.

**H.2. SUBJECT: Reimbursement Agreement for replacement of a section of water main within Ponderosa Ranch Road (Requesting Staff Member: Director of Public Works Brad Underwood)**

Engineering Manager Kate Nelson gave an overview of the submitted materials. Trustee Dent asked if this was typical – 50/50? Engineering Manager Nelson said when you are paying 100% it is for an extension



Minutes  
Meeting of July 27, 2022  
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District General Counsel Nelson gave an overview of the submitted materials. Board Chairman Callicrate said he read through this several times and likes that it refers back to the Board's pricing policy. Trustee Dent said, referencing agenda packet page 124, can you please help him understand who is a local government agency? District General Counsel Nelson said Washoe County, etc. any agency that serves the District. Trustee Wong said she had nothing to add. Trustee Schmitz said she had no questions. Trustee Tonking said she had no questions.

Trustee Tonking made a motion to adopt Policy and Procedure No. 141/Resolution No. 1895 regarding complimentary and discounted use of District facilities and recreational programs. Trustee Dent seconded the motion. Board Chairman Callicrate asked if there were any further comments; hearing none, he called the question and the motion was passed unanimously.

**H.2. SUBJECT: Review, discuss and possibly approve a grant agreement between IVGID and the Dave & Cheryl Duffield Foundation for design and preconstruction services for the Recreation Center Expansion Project (Requesting Staff Member: District General Manager Indra Winqest)**

District General Manager Winqest gave an overview of the submitted materials. Trustee Dent said we may want to ask for a little more money per quarter. District General Manager Winqest said they will get that all worked out. Trustee Dent said it would be beneficial to have two separate project numbers as he knows there were concerns with previous projects. District General Manager Winqest said we will be tracking everything separately if the Board decides to move forward with tenant improvements. It is up to the Board and we can do it as we are already planning to create a sub-project. Trustee Schmitz said she concurs with Trustee Dent as we do need to appropriate some funds to the tenant improvement part of the project and that is an action that the Board should take. Trustee Wong said she agrees with setting up another project and thanked the District General Manager for his work on this effort. The community is starting to get very excited about it and seeing it come to fruition – the efforts are appreciated. Trustee Tonking said she agrees with Trustee Dent's suggestion on multiple projects.

Trustee Tonking made a motion to approve a grant agreement for design and preconstruction services for the Recreation Center Expansion Project between IVGID and the Dave & Cheryl Duffield Foundation and allow Staff to execute all documents. Trustee Dent

seconded the motion. Board Chairman Callicrate asked if there were any further comments; hearing none, he called the question and the motion was passed unanimously.

**H.4. SUBJECTS: Review, discuss and possibly approve:**

- A. District's Form 4410LGF - Indebtedness Report, as of June 30, 2022, for filing with the Nevada Department of Taxation, the Washoe County Clerk, and Washoe County Debt Management Commission (Requesting Staff Member: Director of Finance Paul Navazio)**
  
- B. District's Form 4411LGF - Five-Year Capital Improvement Plan, to include the IVGID-prepared Five Year Capital Plan Summary for fiscal years 2022-23 through 2027-28, for filing with the Nevada Department of Taxation, the Washoe County Clerk and the State of Nevada Legislative Counsel Bureau (Requesting Staff Member: Director of Finance Paul Navazio)**

Director of Finance Navazio gave an overview of the submitted materials and made two changes to agenda packet pages 162 and 163 as well as distributing a possible replacement page (page 174) which was also shared with the public that was present. Trustee Schmitz said on agenda packet page 156 and now on agenda packet page 174, we are estimating \$36 million for the pipeline project yet on the presentation it was \$38.5 million – what is the difference? Director of Finance Navazio said \$38.5 million specifically addressed the total amount of debt financing for all Utility projects and we aren't contemplating debt for the difference as it is overall in the Utility Rate study. Trustee Schmitz said on agenda packet page 156, there is \$1.5 million for beach house and that she thinks we have sufficient fund balance so why bond? Director of Finance Navazio said it is an estimate and that it is roughly a split of \$3 million so we would not bond for the entirety of the project but, in a future year, we may pursue bonding and the Board will have the opportunity to decide. Trustee Schmitz asked about tenant improvements and do we need to amend our budget and submit to the State for expenditures for tenant improvements? Director of Finance Navazio said we can amend the budget for setting up the two projects and that for the purposes of this filing, year 1 of the 5 year is required to tie out to the final budget form 4404LGF. We will bring forward an action that pulls out the tenant improvements and that it doesn't affect this form. Trustee Schmitz asked if it was a significant effort to amend our budget? Director of Finance

**Bree Waters**

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**From:** Kurt Parriott <kurtparriott@coreconstruction.com>  
**Sent:** Tuesday, August 2, 2022 1:34 PM  
**To:** Bree Waters; Kate Nelson  
**Cc:** Michael Keller; Travis Coombs; Paul Salisbury; Tess Zinio; Phil O'Keefe; Jeff Klippenstein  
**Subject:** IVGID Rec Center - Early SD Estimate Deliverable  
**Attachments:** IVGID Rec Center Early SD Estimate Deliverable.pdf

Good Afternoon Team, please find the attached Early Schematic Design Estimate Deliverable for the IVGID Recreation Center Expansion Project. Apologies for the delay as most of you know we've been trying to wrap this up since late last week. Included in this deliverable are the below listed items.

1. Estimate Summary and Detailed Breakdown
2. Bases of Estimate
3. Preliminary Construction Schedule
4. Phasing & Logistics

We would be happy to present this information and walk through the estimate in detail. Until then, please feel free to reach out with any questions or comments.

For now, we would like to review this information amongst this team to ensure that we have accurately accounted for the scope of work at this early design stage, and we can remain flexible to reallocate things as necessary.

Thank you

**Kurt Parriott**

PreConstruction Manager

**CORE Construction | West**

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# CORE



## EARLY SCHEMATIC DESIGN ESTIMATE

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1. Early Schematic Design Estimate
2. Basis of Estimate
3. Preliminary Construction Schedule
4. Phasing & Logistics

August 2, 2022



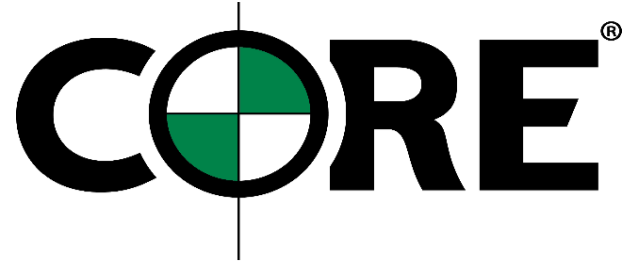


# ONE

Early  
Schematic  
Design  
Estimate







# Recreation Center Expansion Project

## Incline Village General Improvement District

30% Schematic Design Construction Cost Estimate

Prepared on: August 2, 2022

#	Description	Base Price	BREAKOUTS		ALTERNATES (NOT
			Site Work	New Building	ALT #1 Alterations & Catwalk
	<b>GENERAL</b>	\$115,900			
GEN3	Waste Management & Cleaning Requirements	\$115,900	\$25,500	\$90,400	\$0
	<b>DEMOLITION / OFF-SITE INFRASTRUCTURE</b>	\$259,766	\$233,927	\$25,839	\$0
3	Selective Demolition	\$259,766	\$233,927	\$25,839	\$0
	<b>SITE WORK (ROUGH)</b>	\$2,712,640	\$2,712,640	\$0	\$0
6	Temporary Site Construction Requirements	\$199,473	\$199,473	\$0	\$0
7	Horizontal Survey & Staking	\$41,829	\$41,829	\$0	\$0
8	Earthwork	\$1,455,918	\$1,455,918	\$0	\$0
9	Utilities	\$558,115	\$558,115	\$0	\$0
10	TRPA Requirements	\$282,000	\$282,000	\$0	\$0
11	Dust Control	\$126,040	\$126,040	\$0	\$0
12	Storm Water Management	\$49,265	\$49,265	\$0	\$0
	<b>SITE WORK (FINISH)</b>	\$956,373	\$956,373	\$0	\$0
14	Asphalt Paving	\$111,772	\$111,772	\$0	\$0
15	Site Signage, Striping, & Parking Accessories	\$18,128	\$18,128	\$0	\$0
16	Landscaping & Irrigation	\$271,505	\$271,505	\$0	\$0
17	Unit Pavers	\$102,320	\$102,320	\$0	\$0
23	Fencing & Gates	\$41,420	\$41,420	\$0	\$0
24	Site Concrete	\$364,237	\$364,237	\$0	\$0
25	Site Masonry	\$35,291	\$35,291	\$0	\$0
26	Site Metals	\$11,700	\$11,700	\$0	\$0
	<b>STRUCTURE</b>	\$7,157,080	\$0	\$7,157,080	\$391,763
27	Structural Layout & Coordination	\$31,051	\$0	\$31,051	\$0
30	Building Concrete	\$1,277,716	\$0	\$1,277,716	\$16,575
31	Structural Masonry	\$1,927,703	\$0	\$1,927,703	\$0
32	Metal Deck	\$1,017,988	\$0	\$1,017,988	\$29,055
33	Superstructure	\$2,496,002	\$0	\$2,496,002	\$105,105
34	Ornamental & Fabricated Metals	\$290,670	\$0	\$290,670	\$241,028
36	Rough Carpentry	\$115,950	\$0	\$115,950	\$0
	<b>ENCLOSURE</b>	\$3,539,228	\$25,080	\$3,514,148	\$0
37	Temporary Dry-In, Testing, & Mockups	\$39,016	\$0	\$39,016	\$0
38	Dampproofing / Waterproofing	\$84,521	\$3,300	\$81,221	\$0
39	Air & Moisture / Weather Barrier Assembly	\$107,133	\$0	\$107,133	\$0
40	Architectural Caulking & Sealants	\$56,980	\$21,780	\$35,200	\$0
44	Thermal & Sound Insulation	\$317,166	\$0	\$317,166	\$0
45	Metal Roofing	\$131,670	\$0	\$131,670	\$0
46	Asphalt Shingle Roofing	\$789,429	\$0	\$789,429	\$0
47	Other Roofing Systems	\$74,700	\$0	\$74,700	\$0
49	Metal Panels	\$714,513	\$0	\$714,513	\$0
52	Exterior Aluminum, Glass, & Glazing	\$1,207,240	\$0	\$1,207,240	\$0
54	Special Doors	\$16,860	\$0	\$16,860	\$0
	<b>INTERIOR FINISHES</b>	\$2,946,816	\$0	\$2,946,816	\$951,773
55	Temporary Requirements for Phasing / Quality Control	\$133,039	\$0	\$133,039	\$0
56	Doors, Frames, & Hardware	\$167,800	\$0	\$167,800	\$0
58	Interior Layout & Coordination	\$35,200	\$0	\$35,200	\$0
59	Casework & Finished Carpentry	\$227,620	\$0	\$227,620	\$0
60	Framing & Drywall	\$755,691	\$0	\$755,691	\$900,000
61	Paint & High Performance Coatings	\$259,922	\$0	\$259,922	\$0
62	Acoustical Ceiling Treatments	\$357,259	\$0	\$357,259	\$0
63	Acoustical Wall Treatments	\$208,430	\$0	\$208,430	\$0
64	Tile	\$126,840	\$0	\$126,840	\$0
65	Carpet & Resilient Flooring	\$210,357	\$0	\$210,357	\$51,773
67	Concrete Finishing	\$13,579	\$0	\$13,579	\$0
68	Wood Flooring	\$164,020	\$0	\$164,020	\$0
69	Gymnastics / Spring Floor	\$158,250	\$0	\$158,250	\$0
70	Progressive & Final Clean Requirements	\$128,810	\$0	\$128,810	\$0
	<b>SPECIALTIES</b>	\$704,068	\$0	\$704,068	\$0
71	Visual Display Boards	\$30,204	\$0	\$30,204	\$0
72	Building Signage	\$89,920	\$0	\$89,920	\$0
73	Wall & Door Protection	\$10,376	\$0	\$10,376	\$0
74	Toilet, Bath, & Laundry Accessories	\$90,840	\$0	\$90,840	\$0
75	Fire Protection Specialties	\$6,390	\$0	\$6,390	\$0
77	Lockers	\$124,100	\$0	\$124,100	\$0
78	Flagpoles	\$9,500	\$0	\$9,500	\$0
81	Operable Wall	\$148,680	\$0	\$148,680	\$0
82	Window Blinds & Shades	\$194,058	\$0	\$194,058	\$0
	<b>EQUIPMENT</b>	\$320,000	\$0	\$320,000	\$0
86	Residential Equipment & Appliances	\$21,140	\$0	\$21,140	\$0
89	Athletic Equipment	\$90,860	\$0	\$90,860	\$0
95	Conveying Equipment	\$157,000	\$0	\$157,000	\$0
96	Temporary Use of Equipment During Construction	\$51,000	\$0	\$51,000	\$0
	<b>MEP SYSTEMS</b>	\$6,302,542	\$253,331	\$6,049,211	\$81,803
97	Fire Suppression System	\$216,571	\$0	\$216,571	\$9,263
98	Plumbing Systems	\$1,284,800	\$0	\$1,284,800	\$0
100	HVAC Systems	\$2,041,600	\$0	\$2,041,600	\$29,250
101	Building Controls	\$255,200	\$0	\$255,200	\$2,925
102	Test & Balance	\$33,440	\$0	\$33,440	\$1,365
103	Electrical Systems	\$2,435,731	\$253,331	\$2,182,400	\$39,000
104	Temporary Power & Lighting	\$35,200	\$0	\$35,200	\$0
	<b>UNIQUE FEATURES OF WORK</b>	\$0	\$0	\$0	\$0
<b>Subtotal</b>		\$25,014,413	\$4,206,852	\$20,807,562	\$1,425,338
	<b>CONTINGENCIES &amp; ALLOWANCES</b>	<b>SUB TOTAL</b>			
10.0%	Design & Estimating Contingency	\$2,501,442	\$420,685	\$2,080,757	\$192,564
2.5%	Contractor Construction Contingency	\$625,361	\$105,171	\$520,190	\$48,141
0.0%	Owner Contingency	\$0	\$0	\$0	\$0
AL1	Boulder Removal	\$50,000	\$8,409	\$41,591	\$0
AL2	Snow Removal	\$75,000	\$12,613	\$62,387	\$0
AL3	Temporary Utilities, Power, Water, Heat	\$285,000	\$47,930	\$237,070	\$0
<b>Subtotal</b>		\$28,551,216	\$4,801,661	\$23,749,556	\$1,666,043
<b>RATE</b>	<b>GENERAL CONDITIONS</b>	<b>SUB TOTAL</b>	<b>SUB TOTAL</b>	<b>SUB TOTAL</b>	<b>SUB TOTAL</b>
LS	General Conditions	\$2,063,327	\$347,004	\$1,716,323	\$120,401
<b>Subtotal</b>		\$30,614,543	\$5,148,666	\$25,465,879	\$1,786,444
<b>RATE</b>	<b>INSURANCE, BONDS, AND BUILDERS RISK</b>	<b>SUB TOTAL</b>	<b>SUB TOTAL</b>	<b>SUB TOTAL</b>	<b>SUB TOTAL</b>
1.00%	General Liability	\$330,000	\$55,499	\$274,502	\$19,257
1.38%	Subcontractor Default Insurance	\$394,007	\$66,263	\$327,744	\$22,992
0.67%	Payment and Performance Bond	\$221,100	\$37,184	\$183,916	\$12,902
0.38%	Builders Risk Insurance	\$125,400	\$21,090	\$104,311	\$7,318
<b>Subtotal</b>		\$31,685,050	\$5,328,702	\$26,356,352	\$1,848,913
<b>RATE</b>	<b>CONTRACTOR'S FEE</b>	<b>SUB TOTAL</b>	<b>SUB TOTAL</b>	<b>SUB TOTAL</b>	<b>SUB TOTAL</b>
4.15%	Construction Manager At Risk Fee	\$1,314,930	\$221,141	\$1,093,789	\$76,730
<b>Subtotal</b>		\$32,999,980	\$5,549,843	\$27,450,140	\$1,925,643
<b>Current Working Estimate</b>			<b>Site Work</b>	<b>New Building</b>	<b>ALT #1 Alterations &amp; Catwalk</b>
<b>Estimate Total without Escalation</b>		\$32,999,980	\$5,549,843	\$27,450,140	\$1,925,643
<b>RATE</b>	<b>MARKET &amp; ESCALATION CONTINGENCY</b>	<b>SUB TOTAL</b>			
8.0%	Recommended Market & Escalation Contingency	\$2,001,154	\$336,548	\$1,664,606	\$154,051
<b>Current Working Estimate</b>			<b>Site Work</b>	<b>New Building</b>	<b>ALT #1 Alterations &amp; Catwalk</b>
<b>Estimate Total Including Recommended Escalation</b>		\$35,001,134	\$5,886,391	\$29,114,746	\$2,079,695



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30% Schematic Design  
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DESCRIPTION	QUANTITY	UNIT COST	TOTAL	BREAKOUTS & ALTERNATES	COMMENTS
<b>GROSS BUILDING AREA</b>			41,200 SF		
<b>Building Area Breakdown</b>					
New Building Area	35,200	SF			
Alterations Area	6,000	SF			
Site Area	3.2	Acres			
<b>GENERAL</b>			\$115,900		
<b>GEN3 Waste Management &amp; Cleaning Requirements</b>			<b>\$115,900</b>		
			0		
Waste Management Plan			0		
General Debris Dumpsters	85	PULL	800.00	68,000	New Building
Waste Stream Management Dumpsters	28	PULL	800.00	22,400	New Building
Waste Management Labor	340	HR	75.00	25,500	Site Work
			0		
			0		
<b>DEMOLITION / OFF-SITE INFRASTRUCTURE</b>			<b>\$259,766</b>		
<b>3 Selective Demolition</b>			<b>\$259,766</b>		
			0		
Site Demolition			0		
Remove Ex. Concrete / AC Paving	36,659	SF	3.00	109,976	Site Work
Remove Ex. Landscape	43,041	SF	1.50	64,562	Site Work
Remove Curb / Gutter	780	LF	5.00	3,900	Site Work
Remove Light Poles/Bases	3	EA	1,250.00	3,750	Site Work
Remove Light Bollards/Bases	16	EA	850.00	13,600	Site Work
Remove Underground Utilities		LF	50.00	0	Site Work
Remove Trees	28	EA	850.00	23,800	Site Work
Remove Trash Enclosure	1	EA	1,850.00	1,850	Site Work
Remove Flag Pole	1	EA	1,350.00	1,350	Site Work
Remove Existing Bldg. Ext. Wall Finish	2,308	SF	8.00	18,464	New Building
Cut Back Existing Roof Line	95	LF	25.00	2,375	New Building
Remove Existing Windows	5	EA	1,000.00	5,000	New Building
Miscellaneous Demolition & Haul Debris	1	LS	11,139.00	11,139	Site Work
			0		
			0		
<b>5 Major Off-Site Improvements</b>			<b>\$0</b>		
			0		
Scope Not Anticipated			0	0	
			0		
			0		
<b>SITE WORK (ROUGH)</b>			<b>\$2,712,640</b>		
<b>6 Temporary Site Construction Requirements</b>			<b>\$199,473</b>		
			0		
Temporary Construction Fencing	1,500	LF	12.00	18,000	Site Work
Temporary Construction Fencing Relocate	750	LF	7.00	5,250	Site Work
Lockable Access Gate	2	PR	600.00	1,200	Site Work
Public Safety / Site Security Signage	20	EA	100.00	2,000	Site Work
Construction Storage Units				0	
Mobilization	3	EA	155.00	465	Site Work
Monthly Rental	20	MO	525.00	10,290	Site Work
Construction Toilets				0	
Mobilization	12	EA	155.00	1,860	Site Work
Monthly Rental	20	MO	1,860.00	36,456	Site Work
Additional Service / Cleanings	85	WK	420.00	35,700	Site Work
Wash Stations				0	
Mobilization	4	EA	155.00	620	Site Work
Monthly Rental	20	MO	250.00	4,900	Site Work
Gravel Staging Area	5,000	SF	2.50	12,500	Site Work
Street Sweeping	20	DAY	800.00	16,000	Site Work
Construction Camera				0	
Camera Initial Setup	1	EA	6,000.00	6,000	Site Work
Camera Monthly Rent	20	MO	800.00	15,680	Site Work
Temporary Parking Stalls	1,296	SF	12.00	15,552	Site Work
Temporary Concrete Stairs	125	LF	52.00	6,500	Site Work
Temporary Access around Expansion	2,100	SF	5.00	10,500	Site Work
			0		
			0		
<b>7 Horizontal Survey &amp; Staking</b>			<b>\$41,829</b>		
			0		
Site Horizontal Survey & Staking				0	
Mobilization / Office Support & Calcs	1	LS	5,500.00	5,500	Site Work
Survey & Staking	3.2	ACRE	7,000.00	22,331	Site Work
Restaking/Additional Mobilizations	1	LS	6,958.00	6,958	Site Work



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DESCRIPTION	QUANTITY	UNIT COST	TOTAL	BREAKOUTS & ALTERNATES	COMMENTS
Building Survey & Gridline Transfer	35,200 GSF	0.20	7,040	Site Work	
			0		
			0		
<b>8 Earthwork</b>			<b>\$1,455,918</b>		
			0		
Mobilization	1 LS	42,405.00	42,405	Site Work	
Structural & Over-Excavation			0		
Cut (Bulk +20%)	19,994 CY	12.00	239,923	Site Work	
Fill (Bulk +20%)	11,996 CY	12.00	143,954	Site Work	
Export	7,997 CY	50.00	399,871	Site Work	
Import Structural Fill (Angular Rock)	1,900 CY	65.00	123,514	Site Work	
Import Structural Fill (Suitable)	2,213 CY	65.00	143,813	Site Work	
Geotextile	25,653 SF	0.85	21,805	Site Work	
Footing Excavation & Backfill	824 CY	70.00	57,712	Site Work	
Scarify & Recompact	51,618 SF	0.35	18,066	Site Work	
MPE Trench & Backfill	1,600 LF	55.00	88,000	Site Work	
Fine Grading	62,266 SF	0.45	28,020	Site Work	
Base Course Aggregate			0		
Building Pad, 6"	23,492 SF	2.70	63,428	Site Work	
AC Paving, 6"	18,407 SF	2.70	49,699	Site Work	
Sidewalk, 6"	9,412 LF	2.70	25,412	Site Work	
Curb / Gutter, 6"	1,430 LF	7.20	10,296	Site Work	
			0		
			0		
<b>9 Utilities</b>			<b>\$558,115</b>		
			0		
Demolition			0		
Trench, Remove Pipe, & Backfill	393 LF	40.00	15,720	Site Work	
Remove FDC	1 EA	750.00	750	Site Work	
Remove Fire Hydrant	1 EA	750.00	750	Site Work	
Remove FES	1 EA	750.00	750	Site Work	
Remove Catch Basin	1 EA	1,000.00	1,000	Site Work	
Domestic & Fire Water System			0		
Connect to Existing Service	3 EA	4,500.00	13,500	Site Work	
Domestic Meter and Backflow, 2"	1 EA	45,000.00	45,000	Site Work	
Fire Backflow, 8"	1 EA	60,000.00	60,000	Site Work	
FDC	1 EA	4,000.00	4,000	Site Work	
PIV	1 EA	3,650.00	3,650	Site Work	
Fire Hydrant Assembly	2 EA	6,000.00	12,000	Site Work	
Piping, Inc. Trench & Backfill			0		
3"	77 LF	85.00	6,545	Site Work	
6"	126 LF	105.00	13,230	Site Work	
8"	108 LF	115.00	12,420	Site Work	
Fire Riser Sweep Into Building	1 EA	5,250.00	5,250	Site Work	
Sanitary Sewer System			0		Assumed No Grease Interceptor
Connect to Existing Service	1 EA	3,500.00	3,500	Site Work	
Manhole	2 EA	6,500.00	13,000	Site Work	
Cleanout	6 EA	800.00	4,800	Site Work	
Piping, Inc. Trench & Backfill			0		
8"	175 LF	115.00	20,125	Site Work	
Storm Water System			0		
Connect to Existing Service	1 EA	3,500.00	3,500	Site Work	
Catch Basin	1 EA	1,500.00	1,500	Site Work	
Area Drain	2 EA	900.00	1,800	Site Work	
Manhole	2 EA	6,500.00	13,000	Site Work	
Cleanout	6 EA	800.00	4,800	Site Work	
Drainage Basin			0		
Drainage Basin Filter Fabric	3,000 SF	0.85	2,550	Site Work	
Drainage Basin Drain Rock, 2' Depth	3,000 SF	7.50	22,500	Site Work	
Other Permanent BMP Allowance	1 LS	125,000.00	125,000	Site Work	
Piping, Inc. Trench & Backfill			0		
8"	260 LF	115.00	29,900	Site Work	
Outfall Structure	2 EA	3,250.00	6,500	Site Work	
Natural Gas System			0		
Connect to Existing Service	1 EA	3,500.00	3,500	Site Work	
Trench & Backfill, Piping by Utility			0		
< 2"	193 LF	50.00	9,650	Site Work	
Electrical Primary/Secondary			0		
Primary Power to Transformer			0		
Connect to Existing Service	1 EA	3,500.00	3,500	Site Work	
Adjust Existing Transformer/New Pad	1 EA	5,000.00	5,000	Site Work	
Transformer Pad	1 EA	3,500.00	3,500	Site Work	
Vault	1 EA	15,500.00	15,500	Site Work	
Pullbox	1 EA	2,750.00	2,750	Site Work	
Conduits, Trench & Backfill			0		
4"	296 LF	80.00	23,700	Site Work	
Secondary Feed to Building			0		





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Conduits, Trench & Backfill			0		
(4) 4"	45	LF 200.00	9,000	Site Work	
Stub Up @ Switchgear Location	1	EA 2,000.00	2,000	Site Work	
Transformer - By Utility		NIC	0		
Conductors & Cable - By Utility		NIC	0		
Telecom Infrastructure			0		
Telecom Vault, 4'x6'	1	EA 8,500.00	8,500	Site Work	
Conduit, Trench & Backfill			0		
(2) 4"	223	LF 110.00	24,475	Site Work	
			0		
			0		
<b>10 TRPA Requirements</b>			<b>\$282,000</b>		
			0		
Temporary Asphalt	40,000	SF 4.00	160,000	Site Work	
Temporary Asphalt Removal	40,000	SF 2.00	80,000	Site Work	
TRPA Consultant Services SWPPP, NOI	1	EA 8,000.00	8,000	Site Work	
TRPA Consultant Services Training, Inspecti	1	EA 25,000.00	25,000	Site Work	
TRPA Consultant Services BMP & Maint Pla	1	EA 9,000.00	9,000	Site Work	
			0		
			0		
<b>11 Dust Control</b>			<b>\$126,040</b>		
			0		
Dust Control Sign	1	EA 1,750.00	1,750	Site Work	
Metered Connection	1	EA 1,500.00	1,500	Site Work	
Construction Water	3.2	ACRE 9,800.00	31,263	Site Work	
Temporary Gravel Access/Staging	7,500	SF 2.00	15,000	Site Work	
Trackout Pad	1	EA 5,000.00	5,000	Site Work	
Water Truck	28	WK 650.00	18,233	Site Work	
Operator (20 HR / WK)	561	HR 95.00	53,295	Site Work	
			0		
			0		
<b>12 Storm Water Management</b>			<b>\$49,265</b>		
			0		
Plan & Permit	3.2	ACRE 1,000.00	3,190	Site Work	
Concrete Washout	1	EA 12,500.00	12,500	Site Work	
Silt Fence	750	LF 8.00	6,000	Site Work	
Prevention Methods, Initial Setup	3.2	ACRE 2,500.00	7,975	Site Work	
Prevention Methods, Maintenance	20	MO 1,000.00	19,600	Site Work	
			0		
			0		
<b>13 Dewatering</b>			<b>\$0</b>		
			0		
Scope Not Anticipated			0		
			0		
			0		
<b>SITE WORK (FINISH)</b>			<b>\$956,373</b>		
<b>14 Asphalt Paving</b>			<b>\$111,772</b>		
			0		
Asphalt Paving			0		
4" Section & Seal	18,407	SF 3.85	70,867	Site Work	
Rehab Ex. AC Pavement	54,540	SF 0.75	40,905	Site Work	
			0		
			0		
<b>15 Site Signage, Striping, &amp; Parking Accessories</b>			<b>\$18,128</b>		
			0		
Site Signage			0		
Post Mounted Parking Signs	12	EA 350.00	4,200	Site Work	
Paint & Striping			0		
Linear Striping	2,880	LF 1.50	4,320	Site Work	
Diagonal Striping	486	SF 3.00	1,458	Site Work	
Stop Bar	2	EA 175.00	350	Site Work	
Directional Arrows/Markers	12	EA 150.00	1,800	Site Work	
Handicap Stall Symbol	6	EA 300.00	1,800	Site Work	
Painted Curb - Allowance	600	LF 5.00	3,000	Site Work	
Parking Accessories			0		
Precast Parking Bumper	6	EA 200.00	1,200	Site Work	
			0		
			0		
<b>16 Landscaping &amp; Irrigation</b>			<b>\$271,505</b>		
			0		
Planting, Select Area	13,049	SF 1.65	21,531	Site Work	
Revegetation Mix	41,265	SF 0.75	30,949	Site Work	
Sod & Mulch	40,019	SF 1.45	58,028	Site Work	



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DESCRIPTION	QUANTITY		UNIT COST	TOTAL	BREAKOUTS & ALTERNATES	COMMENTS
Rocks and Boulders	40,019	SF	0.80	32,015		Site Work
Irrigation Systems	53,068	SF	1.95	103,483		Site Work
Miscellaneous				0		Site Work
Landscape Maintenance	3	MO	8,500.00	25,500		Site Work
				0		
				0		
<b>17 Unit Pavers</b>				<b>\$102,320</b>		
				0		
Unit Pavers	2,558	SF	40.00	102,320		Site Work
				0		
				0		
<b>18 Site Furnishings</b>				<b>\$0</b>		
				0		
Benches		NIC		0	Site Work	Assumed OFOI
				0		
				0		
<b>23 Fencing &amp; Gates</b>				<b>\$41,420</b>		
				0		
Fencing				0		
Wrought Iron Fence, 7'	89	LF	280.00	24,920		Site Work
Gates				0		
Wrought Iron Man Gate, 4'Wx7'H	2	EA	1,750.00	3,500		Site Work
Transformer Enclosure Gate, 10'	1	EA	6,500.00	6,500		Site Work
Trash Enclosure Gate, 10'	1	EA	6,500.00	6,500		Site Work
				0		
				0		
<b>24 Site Concrete</b>				<b>\$364,237</b>		
				0		
Curb & Gutter	1,430	LF	34.00	48,620		Site Work
Sidewalk, 4"	9,046	SF	6.40	57,894		Site Work
Steps on Grade	366	LF	40.50	14,823		Site Work
Truncated Domes	24	SF	135.00	3,240		Site Work
CIP Concrete Retaining Walls	1,406	SF	75.00	105,450		Site Work
Site Wall Footings	114	CY	800.00	91,259		Site Work
Light Pole Foundation	6	EA	1,550.00	9,300		Site Work
Light Bollard Foundation	16	EA	1,550.00	24,800		Site Work
Flagpole Foundation	1	EA	1,250.00	1,250		Site Work
Fill & Set Bollard, FOB by Steel	16	EA	450.00	7,200		Site Work
Splash Block	8	EA	50.00	400		Site Work
				0		
				0		
<b>25 Site Masonry</b>				<b>\$35,291</b>		
				0		
Site Walls				0		
Stem Wall	176	SF	32.00	5,632		Site Work
CMU, 8" Precision	616	SF	32.00	19,712		Site Work
CMU Precast Cap, 2"	88	LF	32.00	2,816		Site Work
Premium - Decorative Block, 33%	203	SF	6.00	1,220		Site Work
Premium - 4"/8" Pattern, 33%	203	SF	9.60	1,951		Site Work
Reinforcing	792	SF	5.00	3,960		Site Work
				0		
				0		
<b>26 Site Metals</b>				<b>\$11,700</b>		
				0		
Site Bollard, FOB	16	EA	450.00	7,200		Site Work
Stair Handrail	25	LF	180.00	4,500		Site Work
				0		
				0		
<b>STRUCTURE</b>				<b>\$7,157,080</b>		
<b>27 Structural Layout &amp; Coordination</b>				<b>\$31,051</b>		
				0		
Underslab Utility Layout	1,800	LF	1.00	1,800		New Building
Foundation Layout	22,607	SF	0.25	5,652		New Building
Concrete Wall Layout	205	LF	2.50	513		New Building
Masonry Layout	2,300	LF	2.50	5,750		New Building
Superstructure Layout	43,343	SF	0.40	17,337		New Building
				0		
				0		
<b>30 Building Concrete</b>				<b>\$1,277,716</b>		
				0		
Standard Foundations				0		
Continuous Footings	652	CY	800.00	521,481		New Building
Spread Footings	123	CY	800.00	98,560		New Building



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DESCRIPTION	QUANTITY	UNIT COST	TOTAL	BREAKOUTS & ALTERNATES	COMMENTS
Thickened Slab Edge	49 CY	800.00	39,527		New Building
Slab on Grade			0		
5" SOG	23,492 SF	8.00	187,936		New Building
Vapor Barrier, 15 Mil	23,492 SF	1.00	23,492		New Building
Column Pour Back	42 EA	800.00	33,600		New Building
Recessed Slab Premium	9,490 SF	3.50	33,215		New Building
Equipment Pads	1,500 SF	25.00	37,500		New Building
Structural Walls & Pits			0		
Foam Pit, Walls, Floor & Sump	1 EA	57,500.00	57,500		New Building
Trampoline Pit, Walls, Floor & Sump	1 EA	35,000.00	35,000		New Building
Elevator Pit, Walls, Floor & Sump	1 EA	17,500.00	17,500		New Building
Slab on Metal Deck			0		
6-1/2" SOMD, Normal Weight	9,404 SF	8.50	79,934		New Building
Acoustic Slab	1,100 SF	30.00	33,000		New Building
Metal Pan Stair Infill			0		
Treads, Float Finish	376 LF	40.00	15,040		New Building
Safety Nosing	376 LF	20.00	7,520		New Building
Landing, Float Finish	182 SF	10.50	1,911		New Building
Miscellaneous Trade Related Work			0		
Grout Base Plates	42 EA	150.00	6,300		New Building
Bollards - Allowance	16 EA	550.00	8,800		New Building
Precast Pedestal Caps at Columns	42 EA	950.00	39,900		New Building
			0		
<b>Alternate #1 - Alterations &amp; Catwalk</b>			0		
Slab on Metal Deck			0		
6-1/2" SOMD, Normal Weight	1,950 SF	8.50	See Alternate / 16575	ALT #1 Alterations & Catwalk	
			0		
			0		
			0		
			0		
<b>31 Structural Masonry</b>			<b>\$1,927,703</b>		
			0		
CMU, 8"			0		
Stem Wall	225 SF	32.00	7,200		New Building
Wall	7,581 SF	32.00	242,592		New Building
Pedestals	2,811 SF	32.00	89,952		New Building
Premium - Decorative Block, 33%	3,429 SF	6.00	20,576		New Building
Premium - 4"/8" Pattern, 33%	3,429 SF	9.60	32,922		New Building
CMU, 12"			0		
Stem Wall	1,500 SF	38.00	57,000		New Building
Wall	26,029 SF	38.00	989,102		New Building
Structural Wall Infill	625 SF	38.00	23,750		New Building
Premium - Split Face, 100%	26,029 SF	4.00	104,116		New Building
Premium - Decorative Block Color, 33%	8,590 SF	8.00	68,717		New Building
Premium - 4"/8" Pattern, 33%	8,590 SF	11.40	97,921		New Building
Reinforcing	38,771 SF	5.00	193,855		New Building
			0		
			0		
<b>32 Metal Deck</b>			<b>\$1,017,988</b>		
			0		
Metal Deck			0		
Early Engineering (Decking)	43,343 SF	1.40	60,680		New Building
Floor Deck, 2" 20 Ga.	9,692 SF	8.50	82,382		New Building
Roof Deck, Epic Toris 5A	33,651 SF	26.00	874,926		New Building
			0		
<b>Alternate #1 - Alterations &amp; Catwalk</b>			0		
Metal Deck			0		
Early Engineering (Decking)	1,950 SF	1.40	See Alternate / 2730	ALT #1 Alterations & Catwalk	
Floor Deck, 2" 20 Ga.	1,950 SF	8.50	See Alternate / 16575	ALT #1 Alterations & Catwalk	
Alteration Premium	1,950 SF	5.00	See Alternate / 9750	ALT #1 Alterations & Catwalk	
			0		
			0		
<b>33 Superstructure</b>			<b>\$2,496,002</b>		
			0		
Floor Framing - 14#/SF	9,692 SF	49.00	474,908		New Building
Roof Framing - 14#/SF	33,651 SF	49.00	1,648,899		New Building
Exposed Structure Premium	11,603 SF	5.00	58,015		New Building
Miscellaneous Steel, Connections, etc.	10% LS	3,141,795.20	314,180		New Building
			0		
<b>Alternate #1 - Alterations &amp; Catwalk</b>			0		
Floor Framing - 14#/SF	1,950 SF	49.00	See Alternate / 95550	ALT #1 Alterations & Catwalk	
Miscellaneous Steel, Connections, etc.	10% LS	95,550.00	See Alternate / 9555	ALT #1 Alterations & Catwalk	
			0		
			0		
<b>34 Ornamental &amp; Fabricated Metals</b>			<b>\$290,670</b>		
			0		
Railings			0		



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DESCRIPTION	QUANTITY	UNIT COST	TOTAL	BREAKOUTS & ALTERNATES	COMMENTS
Glazed Gaurdrail	116 LF	790.00	91,640		New Building
Stair Guardrail, Vert Pipe w/ Handrail	252 LF	530.00	133,560		New Building
Stair Handrail, Wall-Mount	195 LF	140.00	27,300		New Building
Ladders			0		
Elevator Pit Ladder	1 EA	1,500.00	1,500		New Building
Miscellaneous Metals			0		
Elevator Steel	1 EA	6,750.00	6,750		New Building
Metal Fabrications Allowance	35,200 SF	0.85	29,920		New Building
			0		
<b>Alternate #1 - Alterations &amp; Catwalk</b>			0		
Railings			0		
Catwalk Guardrail, Vert Pipe w/ Handrail	303 LF	790.00	See Alternate / 239370		ALT #1 Alterations & Catwalk
Miscellaneous Metals			0		
Metal Fabrications Allowance	1,950 SF	0.85	See Alternate / 1657.5		ALT #1 Alterations & Catwalk
			0		
			0		
<b>35 Fire Proofing</b>			<b>\$0</b>		
			0		
Scope Not Anticipated			0		
			0		
			0		
<b>36 Rough Carpentry</b>			<b>\$115,950</b>		
			0		
Rough Carpentry, Materials	35,200 SF	1.00	35,200		New Building
Carpenter Labor	21 WK	3,800.00	80,750		New Building
			0		
			0		
<b>ENCLOSURE</b>			<b>\$3,539,228</b>		
<b>37 Temporary Dry-In, Testing, &amp; Mockups</b>			<b>\$39,016</b>		
			0		
Temporary Dry-In Windows - 100%	5,540 SF	3.25	18,005		New Building
Temporary Roof Dry-In Protection - 50%	16,809 SF	1.25	21,011		New Building
			0		
			0		
<b>38 Dampproofing / Waterproofing</b>			<b>\$84,521</b>		
			0		
<b>Site Work</b>			0		
Site Wall & Foundation Dampproofing	600 SF	5.50	3,300		Site Work
			0		
<b>New Building</b>			0		
Building Foundation Dampproofing	10,222 SF	5.50	56,221		New Building
Elevator Pit Dampproofing	1 EA	5,000.00	5,000		New Building
Trampoline Pit Dampproofing	1 EA	20,000.00	20,000		New Building
			0		
			0		
<b>39 Air &amp; Moisture / Weather Barrier Assembly</b>			<b>\$107,133</b>		
			0		
Fluid Applied Membrane Air Barrier	16,482 SF	6.50	107,133		New Building
			0		
			0		
<b>40 Architectural Caulking &amp; Sealants</b>			<b>\$56,980</b>		
			0		
<b>Site Work</b>			0		
Building Slab Edge to Site Concrete	1,815 LF	12.00	21,780		Site Work
			0		
<b>New Building</b>			0		
Caulking & Sealants	35,200 SF	1.00	35,200		New Building
			0		
			0		
<b>43 Expansion Control</b>			<b>\$0</b>		
			0		
Scope Not Anticipated			0		
			0		
			0		
<b>44 Thermal &amp; Sound Insulation</b>			<b>\$317,166</b>		
			0		
<b>Thermal Insulation</b>			0		
Foundation Rigid Insulation	10,222 SF	4.25	43,444		New Building
Exterior Wall Insulation, Batt	25,787 SF	2.25	58,020		New Building
Exterior Wall Insulation, Rigid	23,252 SF	6.25	145,324		New Building
Poly Seal Exterior Penetrations	35,200 GSF	0.15	5,280		New Building
<b>Sound Insulation</b>			0		
Interior Wall Insulation	23,675 SF	2.00	47,349		New Building





**DETAILED ESTIMATE**

August 2, 2022

**30% Schematic Design**  
IVGID Rec Center Expansion

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	BREAKOUTS & ALTERNATES	COMMENTS
Top & Bottom of Wall Sealants	986 LF	18.00	17,748		New Building
			0		
			0		
<b>45 Metal Roofing</b>			<b>\$131,670</b>		
			0		
Standing Seam Metal Roof, Curved, R-30	2,660 SF	48.00	127,680		New Building
Misc. Flashings	2,660 SF	1.50	3,990		New Building
			0		
			0		
<b>46 Asphalt Shingle Roofing</b>			<b>\$789,429</b>		
			0		
Asphalt Shingle, Composite, R-30	30,958 SF	24.00	742,992		New Building
Misc. Flashings	30,958 SF	1.50	46,437		New Building
			0		
			0		
<b>47 Other Roofing Systems</b>			<b>\$74,700</b>		
			0		
Roof Ice Melt System	1,245 LF	60.00	74,700		New Building
			0		
			0		
<b>49 Metal Panels</b>			<b>\$714,513</b>		
			0		
Standing Seam Metal Wall Panel	6,422 SF	40.00	256,880		New Building
Formed Metal Soffit Panels	8,236 SF	40.00	329,440		New Building
Eave Fascia Panel, 1'-6"	1,824 LF	65.00	118,560		New Building
Misc. Flashings	6,422 SF	1.50	9,633		New Building
			0		
			0		
<b>52 Exterior Aluminum, Glass, &amp; Glazing</b>			<b>\$1,207,240</b>		
			0		
Exterior Curtain Wall	170 SF	140.00	23,800		New Building
Exterior Storefront Windows	5,370 SF	105.00	563,850		New Building
Interior Storefront Windows	3,705 SF	98.00	363,090		New Building
Glazed Door Assemblies			0		
Single	19 EA	4,500.00	85,500		New Building
Double	19 PR	8,000.00	152,000		New Building
Automatic Opener	2 SET	9,500.00	19,000		New Building
			0		
			0		
<b>54 Special Doors</b>			<b>\$16,860</b>		
			0		
Overhead Coiling, 10'x7'4"	2 EA	8,430.00	16,860		New Building
			0		
			0		
<b>INTERIOR FINISHES</b>			<b>\$2,946,816</b>		
<b>55 Temporary Requirements for Phasing / Quality Control</b>			<b>\$133,039</b>		
			0		
Temporary Opening Protection	35,200 GSF	0.25	8,800		New Building
Temporary Finish Protection	35,200 GSF	0.50	17,600		New Building
Finish Masonry Protection	35,200 GSF	0.20	7,040		New Building
Forklift Rental	28 WK	500.00	14,025		New Building
Operator Allowance (5 HR/WK)	140 HR	95.00	13,324		New Building
Qtr Time Laborer	21 WK	3,400.00	72,250		New Building
			0		
			0		
<b>56 Doors, Frames, &amp; Hardware</b>			<b>\$167,800</b>		
			0		
Supply FOB			0		
Single Door	34 EA	2,750.00	93,500		New Building
Double Door	12 PR	4,500.00	54,000		New Building
Install Door Leaf	58 EA	350.00	20,300		New Building
			0		
			0		
<b>58 Interior Layout &amp; Coordination</b>			<b>\$35,200</b>		
			0		
Interior Wall Layout	35,200 SF	1.00	35,200		New Building
			0		
			0		
<b>59 Casework &amp; Finished Carpentry</b>			<b>\$227,620</b>		
			0		
Plastic Laminate			0		
Base Cabinets	217 LF	365.00	79,205		New Building



**DETAILED ESTIMATE**

August 2, 2022

**30% Schematic Design**  
 IVGID Rec Center Expansion

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	BREAKOUTS & ALTERNATES	COMMENTS
Kitchen Base Cabinets	36 LF	365.00	13,140		New Building
Reception Desk	43 LF	425.00	18,275		New Building
Reception Transaction Desk	19 LF	425.00	8,075		New Building
Reception Back Cabinets	14 LF	365.00	5,110		New Building
Solid Surface			0		
Base Cabinet Countertops	443 SF	120.00	53,160		New Building
Kitchen Countertops	76 SF	120.00	9,120		New Building
Reception Countertops	93 SF	150.00	13,950		New Building
Reception Transaction Top	21 SF	150.00	3,150		New Building
Reception Back Countertops	27 SF	150.00	4,050		New Building
Countertops, Vanity	151 SF	135.00	20,385		New Building
			0		
			0		
<b>60 Framing &amp; Drywall</b>			<b>\$755,691</b>		
			0		
Framing Package			0		
Exterior Wall Framing	4,120 SF	8.75	36,050		New Building
Exterior Wall Furring	3,856 SF	6.75	26,028		New Building
Exterior Soffit Framing	8,236 SF	9.50	78,242		New Building
Interior Furring @ Exterior CMU	19,132 SF	4.13	78,919		New Building
Interior Furring @ Existing Bldg Wall	2,535 SF	7.50	19,013		New Building
Interior Partitions	20,781 SF	5.63	116,890		New Building
Interior Furring	2,894 SF	4.13	11,938		New Building
Hardlid Ceiling Framing	2,805 SF	7.03	19,723		New Building
Soffit Framing Allowance	1 LS	45,000.00	45,000		New Building
Sheathing & Drywall			0		
Exterior Sheathing	16,212 SF	4.50	72,954		New Building
Gypsum Wall Board	68,927 SF	3.00	206,781		New Building
Cement Tile Backer Board	4,006 SF	3.75	15,023		New Building
Metal Strap Backing	35,200 GSF	0.45	15,840		New Building
Install Access Doors, FOB By Other Trades	35,200 GSF	0.20	7,040		New Building
Install Recessed FEC	5 EA	100.00	500		New Building
Install HM Frames	46 EA	125.00	5,750		New Building
			0		
<b>Alternate #1 - Alterations &amp; Catwalk</b>			0		
Alterations & Interior Finishes Allowance	6,000 SF	150.00	See Alternate / 900000		ALT #1 Alterations & Catwalk
			0		
			0		
<b>61 Paint &amp; High Performance Coatings</b>			<b>\$259,922</b>		
			0		
Exterior Paint			0		
Anti-Graffiti Coating, 33% or up to 8'	11,091 SF	3.00	33,274		New Building
Block Sealer	33,610 SF	2.00	67,220		New Building
Interior Paint			0		
HM Doors & Frames	58 LEAF	220.00	12,760		New Building
Gypsum Board (Walls)	66,122 SF	1.25	82,653		New Building
Gypsum Board (Ceilings)	2,805 SF	1.55	4,348		New Building
Dryfall to Exposed Structure	15,196 SF	3.00	45,588		New Building
Touch Up Paint	35,200 GSF	0.40	14,080		New Building
			0		
			0		
<b>62 Acoustical Ceiling Treatments</b>			<b>\$357,259</b>		
			0		
Standard ACT Assembly	3,669 SF	8.00	29,352		New Building
Upgraded Finish Allowance	1,944 SF	3.00	5,832		New Building
Linear Wood Acoustical Ceiling	397 SF	35.00	13,895		New Building
Premium Allowance for Circulation Area	5,150 SF	28.00	144,200		New Building
Premium High Ceiling with Baffles/Draperie	4,555 SF	36.00	163,980		New Building
			0		
			0		
<b>63 Acoustical Wall Treatments</b>			<b>\$208,430</b>		
			0		
Acoustical Wall Panels, 5' Tall, Perimeter	5,485 SF	38.00	208,430		New Building Gymnastics, Gym, Activity, MP, Youth
			0		
			0		
<b>64 Tile</b>			<b>\$126,840</b>		
			0		
Floor Tile	1,279 SF	24.00	30,696		New Building
Wall Tile	4,006 SF	24.00	96,144		New Building
			0		
			0		
<b>65 Carpet &amp; Resilient Flooring</b>			<b>\$210,357</b>		
			0		
<b>New Building</b>			0		
Minor Floor Prep	14,688 SF	0.55	8,078		New Building



**DETAILED ESTIMATE**

August 2, 2022

**30% Schematic Design**  
 IVGID Rec Center Expansion

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	BREAKOUTS & ALTERNATES	COMMENTS
LVT	9,312 SF	9.50	88,464	New Building	
Premium	7,163 SF	3.00	21,489	New Building	
Carpet Tile	4,802 SF	8.50	40,817	New Building	
Premium	3,570 SF	3.00	10,710	New Building	
Walk Off Carpet Tile	574 SF	12.00	6,888	New Building	
Rubber Stair Tread	461 SF	20.00	9,220	New Building	
Rubber Base (4")	4,294 LF	5.75	24,691	New Building	
			0		
<b>Alternate #1 - Alterations &amp; Catwalk</b>			0		
Minor Floor Prep	1,950 SF	0.55	See Alternate / 1072.5	ALT #1 Alterations & Catwalk	Catwalk
Athletic, Mondo, Sport Flex	1,950 SF	26.00	See Alternate / 50700	ALT #1 Alterations & Catwalk	Catwalk
			0		
			0		
<b>67 Concrete Finishing</b>			<b>\$13,579</b>		
			0		
Concrete Sealer	4,178 SF	3.25	13,579	New Building	
			0		
			0		
<b>68 Wood Flooring</b>			<b>\$164,020</b>		
			0		
Wood Athletic Flooring	6,835 SF	22.00	150,370	New Building	
Transition Cover Plates	45 LF	24.00	1,080	New Building	
Ventilated Base	337 LF	10.00	3,370	New Building	
Volleyball Inserts	4 EA	350.00	1,400	New Building	
Pickleball Inserts	8 EA	350.00	2,800	New Building	
Center Court Logo	1 EA	5,000.00	5,000	New Building	
			0		
			0		
<b>69 Gymnastics / Spring Floor</b>			<b>\$158,250</b>		
			0		
Gymnastics Athletic Surfacing	4,015 SF	30.00	120,450	New Building	
Spring Floor, 20'x42'	840 SF	45.00	37,800	New Building	
			0		
			0		
<b>70 Progressive &amp; Final Clean Requirements</b>			<b>\$128,810</b>		
			0		
Progressive Cleanup Labor	28 WK	3,400.00	95,370	New Building	
Final Clean Service	35,200 SF	0.95	33,440	New Building	
			0		
			0		
<b>SPECIALTIES</b>			<b>\$704,068</b>		
<b>71 Visual Display Boards</b>			<b>\$30,204</b>		
			0		
Marker Board	6 EA	650.00	3,900	New Building	
Tack Board	6 EA	384.00	2,304	New Building	
Ceiling Mounted Projector/Mount	1 EA	4,500.00	4,500	New Building	
Motorized Projection Screen, 20x16	1 EA	19,500.00	19,500	New Building	
			0		
			0		
<b>72 Building Signage</b>			<b>\$89,920</b>		
			0		
Building Monument Sign	1 EA	7,500.00	7,500	New Building	
Building Identification Letters, Back Lit	56 EA	300.00	16,800	New Building	IVGID Rec Center spelled out
Directory Board	1 EA	550.00	550	New Building	
Room Identification	70 EA	325.00	22,750	New Building	
Miscellaneous Code Compliance Signage	35,200 GSF	0.35	12,320	New Building	
Vinyl Wall Graphics - Allowance	1,200 SF	25.00	30,000	New Building	
			0		
			0		
<b>73 Wall &amp; Door Protection</b>			<b>\$10,376</b>		
			0		
Corner Guard - Allowance	50 EA	100.00	5,000	New Building	
Janitor Room FRP	336 SF	16.00	5,376	New Building	
			0		
			0		
<b>74 Toilet, Bath, &amp; Laundry Accessories</b>			<b>\$90,840</b>		
			0		
Bathroom Specialties, Group Men	20 FIX	1,230.00	24,600	New Building	
Bathroom Specialties, Group Women	20 FIX	1,860.00	37,200	New Building	
Bathroom Specialties, Individual Unit	5 EA	3,036.00	15,180	New Building	
Baby Changing Stations	4 EA	990.00	3,960	New Building	
Hand Dryers	11 EA	900.00	9,900	New Building	
			0		



**DETAILED ESTIMATE**

30% Schematic Design  
IVGID Rec Center Expansion

August 2, 2022

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	BREAKOUTS & ALTERNATES	COMMENTS
			0		
<b>75 Fire Protection Specialties</b>			<b>\$6,390</b>		
			0		
Knox Box	1	EA	1,650.00	1,650	New Building
Semi-Recessed Cabinet	8	EA	355.00	2,840	New Building
Fire Extinguisher, 2A:10B:C, Tagged	8	EA	125.00	1,000	New Building
AED Cabinets	2	EA	450.00	900	New Building
			0		
			0		
<b>77 Lockers</b>			<b>\$124,100</b>		
			0		
Phenolic Lockers			0		
Vestibule Lockers, 2-Tier, 15"Wx30"Hx18"D	34	OPG	350.00	11,900	New Building
Hallway Lockers, 2-Tier, 15"Wx30"Hx18"D	92	OPG	350.00	32,200	New Building
LockerRm Lockers, 2-Tier, 15"Wx30"Hx18"	20	OPG	350.00	7,000	New Building
Digital Locks	146	OPG	500.00	73,000	New Building
			0		
			0		
<b>78 Flagpoles</b>			<b>\$9,500</b>		
			0		
Flagpole, Ground Set, 40' High	1	EA	9,500.00	9,500	New Building
			0		
			0		
<b>81 Operable Wall</b>			<b>\$148,680</b>		
			0		
Operable Wall, Activity Room, 16'	456	SF	180.00	82,080	New Building
Operable Wall, Multi-Purpose Room, 10'	370	SF	180.00	66,600	New Building
			0		
			0		
<b>82 Window Blinds &amp; Shades</b>			<b>\$194,058</b>		
			0		
Roller Shades, Single Manual	3,705	SF	13.50	50,018	New Building Interior
Roller Shades, Single Motorized	5,540	SF	26.00	144,040	New Building Exterior
			0		
			0		
<b>EQUIPMENT</b>			<b>\$320,000</b>		
<b>86 Residential Equipment &amp; Appliances</b>			<b>\$21,140</b>		
			0		
Refrigerator, Full Size	2	EA	3,000.00	6,000	New Building
Refrigerator, Under-Counter	1	EA	1,200.00	1,200	New Building
Range / Oven	1	EA	2,800.00	2,800	New Building
Diswasher	2	EA	950.00	1,900	New Building
Microwave	3	EA	350.00	1,050	New Building
Sales Tax (8.27%)	1	LS	2,150.00	2,150	New Building
Installation (20%)	1	LS	6,040.00	6,040	New Building
			0		
			0		
<b>89 Athletic Equipment</b>			<b>\$90,860</b>		
			0		
Interior Gymnasium Equipment			0		
Volleyball Equipment	2	EA	6,500.00	13,000	New Building
Post Sleeves	4	EA	400.00	1,600	New Building
Pickleball Equipment	4	EA	5,000.00	20,000	New Building
Post Sleeves	4	EA	400.00	1,600	New Building
Basketball Backstop, Motorized	2	EA	9,500.00	19,000	New Building
Wall Pads, 2" Thick, 2'x6'	160	SF	18.00	2,880	New Building
Scoreboard, 4'x8', Daktronics	1	EA	10,000.00	10,000	New Building
Divider Curtain, Electric Roll Up	2,278	SF	10.00	22,780	New Building
			0		
			0		
<b>95 Conveying Equipment</b>			<b>\$157,000</b>		
			0		
2-Stop Elevator	1	EA	137,500.00	137,500	New Building
Custom Cab Finishes - Allowance	1	EA	15,000.00	15,000	New Building
Startup Coordination	1	EA	4,500.00	4,500	New Building
			0		
			0		
<b>96 Temporary Use of Equipment During Construction</b>			<b>\$51,000</b>		
			0		
Use of Elevator During Construction			0		
Blanket Protection	1	CAB	500.00	500	New Building
Elevator Company Fee	1	EA	12,500.00	12,500	New Building





**DETAILED ESTIMATE**

August 2, 2022

**30% Schematic Design**  
IVGID Rec Center Expansion

DESCRIPTION	QUANTITY	UNIT COST	TOTAL	BREAKOUTS & ALTERNATES	COMMENTS
Operator (40 Hr / Wk)	10 WK	3,800.00	38,000	New Building	
			0		
			0		
<b>MEP SYSTEMS</b>			<b>\$6,302,542</b>		
<b>97 Fire Suppression System</b>			<b>\$216,571</b>		
			0		
Fire Suppression System	35,200 GSF	4.75	167,200	New Building	
Fire Suppression System, Overhangs	8,236 GSF	4.75	39,121	New Building	
Fire Sweep	1 EA	5,250.00	5,250	New Building	
Siamese Fire Department Connection	1 EA	5,000.00	5,000	New Building	
			0		
<b>Alternate #1 - Alterations &amp; Catwalk</b>			0		
Fire Suppression System	1,950 GSF	4.75	See Alternate / 9262.5	ALT #1 Alterations & Catwalk	Catwalk Only
			0		
			0		
<b>98 Plumbing Systems</b>			<b>\$1,284,800</b>		
			0		
Plumbing Systems	35,200 GSF	36.50	1,284,800	New Building	
			0		
			0		
<b>100 HVAC Systems</b>			<b>\$2,041,600</b>		
			0		
HVAC Systems	35,200 GSF	58.00	2,041,600	New Building	
			0		
<b>Alternate #1 - Alterations &amp; Catwalk</b>			0		
HVAC Systems	1,950 GSF	15.00	See Alternate / 29250	ALT #1 Alterations & Catwalk	Catwalk Only
			0		
			0		
<b>101 Building Controls</b>			<b>\$255,200</b>		
			0		
Building Controls System	35,200 GSF	7.25	255,200	New Building	
			0		
<b>Alternate #1 - Alterations &amp; Catwalk</b>			0		
Building Controls System	1,950 GSF	1.50	See Alternate / 2925	ALT #1 Alterations & Catwalk	Catwalk Only
			0		
			0		
<b>102 Test &amp; Balance</b>			<b>\$33,440</b>		
			0		
Test & Balance	35,200 GSF	0.95	33,440	New Building	
			0		
<b>Alternate #1 - Alterations &amp; Catwalk</b>			0		
Test & Balance	1,950 GSF	0.70	See Alternate / 1365	ALT #1 Alterations & Catwalk	Catwalk Only
			0		
			0		
<b>103 Electrical Systems</b>			<b>\$2,435,731</b>		
			0		
Site Lighting & Low Voltage Systems	139,392 SF	1.10	153,331	Site Work	
Electric Vehicle Charging Station	4 EA	25,000.00	100,000	Site Work	
Building Electrical & Low Voltage Systems	35,200 GSF	62.00	2,182,400	New Building	
			0		
<b>Alternate #1 - Alterations &amp; Catwalk</b>			0		
Building Electrical & Low Voltage	1,950 GSF	20.00	See Alternate / 39000	ALT #1 Alterations & Catwalk	Catwalk Only
			0		
			0		
<b>104 Temporary Power &amp; Lighting</b>			<b>\$35,200</b>		
			0		
Temp Power & Lighting	35,200 GSF	1.00	35,200	New Building	
			0		
			0		
<b>UNIQUE FEATURES OF WORK</b>			<b>\$0</b>		



# TWO

## Basis of Estimate



## BASIS OF ESTIMATE

IVGID Recreation Center Expansion  
Preconstruction | August 2, 2022



The Basis of Estimate is a written explanation clarifying the scope, assumptions and exclusions used in establishing the 30% Schematic Design Cost Estimate for the IVGID Recreation Center Expansion Project in Incline Village Nevada dated August 2, 2022. The estimate is presented in a ten group, systems format best utilized for analyzing and comparing project costs during design and preconstruction. This estimate is based on CORE's incorporation of the scope shown on the 30% Schematic Design Documents dated June 30, 2022, received on July 22, 2022, and the scope clarifications below.

## Assumptions, Clarifications, & Exclusions

### SAFETY

- Site Visits Performed: Yes
- Safety Checklist Review: ✓
- Unique Features of Work Identified –
  - Active Site (Existing Recreation Center remains in use, active parking lot)
  - Phased Construction and Phased Site Logistics, Site Circulation
  - Existing Active Utilities within the Building Footprint requiring relocation prior to new installation
  - TRPA Requirements
  - Cold Weather-related construction activities and snow removal
  - Deep excavations and below grade retaining walls (building, trampoline pit, foam pit)

### QUALITY

CORE Construction has included in this estimate a high level of preconstruction services and quality based on plans and specifications. Our goal is to meet and exceed client expectations.

- Constructability/Biddability Review Performed
  - TBD
- Option Studies Anticipated
  - Schedule
  - Metal Panels
  - CMU
- Anticipated Mockups During Construction –
  - Exposed Concrete Finish
  - Split Face CMU and Precast Pedestal Caps
  - Guardrail
  - Standing Seam Metal Siding and Roofing, and Metal Soffit Panels
  - Acoustical Wall Panel
  - Porcelain, Mosaic, and Ceramic Floor and Wall Tile
  - Phenolic Lockers

### SCHEDULE

This Estimate is based upon performance of the work per the enclosed Preliminary Construction Schedule, which is an integral part of this deliverable. This project has been divided into multiple phases, which are identified within the preliminary construction schedule and account for the overall construction duration and timeframe anticipated within this estimate.



# BASIS OF ESTIMATE

IVGID Recreation Center Expansion  
Preconstruction | August 2, 2022



### Key Milestone Dates:

- Anticipated Construction Notice to Proceed (Permit in Hand): April 28, 2023
- Anticipated Long-Lead Materials Procurement Start: September 26, 2022
- Anticipated Construction Start: May 1, 2023
- Phase 1 – Recreation Center Expansion Start: May 1, 2023
- Phase 2 – Connecting Corridor Start: July 26, 2024
- Substantial Completion: December 20, 2024
- Warranty Duration: 1 Year from the date of Substantial completion
- Required Utility Design/Construction Approvals (By Owner)
  - NV Energy (Power)
  - Southwest Gas (Gas)
  - AT&T
  - Charter

### Schedule Clarifications:

- BIM Coordination will require the Design Team’s assistance in furnishing current Revit (or similar) models, including periodic updates as may be required, as well as participation on an as-needed basis by Design Team and Consultants to address any issues that may require the teams review together.
- Microsoft Project Professional for Office 365 will be used as the schedule management program.
- We anticipate normal working hours 6:00 AM to 4:00 PM, Monday through Friday, with some Saturday work as required to meet the schedule.
- All concrete pours are assumed to be early morning pours. If the authorities having jurisdiction do not allow early morning pours, the concrete pour sequence would be extended which would affect the critical path of the schedule.

### Weather:

The following table represents a mutual understanding of the number of reasonable days of adverse weather per month where no weather dependent construction activities may occur due to unworkable field conditions. Upon development of the GMP Schedule, CORE will evaluate the effect of these days of adverse weather on critical path activities, adjust the table accordingly, and assume the risk to make up for lost days per month.

CORE shall be granted an extension of time for delays resulting from additional lost days per calendar month beyond what is illustrated in the table in the GMP Proposal. The lost days illustrated in this schedule are per calendar month and shall not accrue from month to month.

(Northern Nevada – Incline Village / North Shore of Lake Tahoe Region)

Month	Number of Reasonably Anticipated Days of Adverse Weather Per Month	Average Precipitation
January	2	2.67
February	2	2.73
March	2	2.87
April	0	1.04

## BASIS OF ESTIMATE

IVGID Recreation Center Expansion

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May	1	1.07
June	0	0.59
July	0	0.43
August	0	0.45
September	0	0.67
October	0	1.80
November	2	3.24
December	2	2.93

## Cost Clarifications

This estimate is based on 2022 Washoe County Prevailing Wage Rates and includes Nevada sales tax. The estimated value provided in the Estimate includes all direct and indirect construction costs but does not include typical project "soft costs". These costs include, but are not limited to design professional fees, permits and plan review fees, utility connection fees, land acquisition costs, "loose" furniture, fixtures and equipment (FF&E), special inspections, etc.

## MATERIALS ECONOMIC IMPACTS

The parties acknowledge that some of the materials and products to be used and installed in the construction of this project may become unavailable, delayed in shipment and/or subject to price increases due to circumstances beyond the control of the Contractor, including the COVID-19 pandemic. If a specified product is unavailable or shipment is delayed, Contractor shall provide written notice and shall be afforded additional time and substitute products may be considered. If there is an increase in price of materials, equipment or products between the date of this contract and the time when the job is ready for the installation of the affected material, the amount of this contract shall be increased to reflect the additional cost to obtain the materials, provided that the Contractor gives the Owner written notice and documentation of the increased costs.

## CONTINGENCIES

- **Design & Estimating Contingency** – Design & Estimating Contingency is intended to be a place holder during early design submittals for costs associated with unidentified details. Design & Estimating contingency is not intended to cover added / unidentified scope of work. This contingency is intended to be reduced at each submittal level and will be zeroed out for the GMP.
- **CMAR Construction Contingency** – CMAR Construction Contingency is included in this proposal and is intended to be used at CORE's discretion to cover costs that have not been completely identified as trade specific scope on the GMP setting documents may require further clarification or coordination. These costs include, but not limited to, scope gap, coordination issues between trades, and missed scope during the bidding process. The CMAR Construction Contingency is not intended to account for design revisions or additional scope requests by the design / owner during construction.
- **Owner Project Contingency – NOT INCLUDED** – CORE Construction is not carrying an Owner Contingency within the estimated construction costs of this project. CORE recommends the owner carry anywhere from 2.5% for new construction to 5% for remodels / modernizations. This contingency is

## BASIS OF ESTIMATE

IVGID Recreation Center Expansion  
Preconstruction | August 2, 2022



intended to be used at the owner's discretion to cover unforeseen conditions, design revisions and/or additional scope requests made by the owner and/or design team.

- **Escalation & Market Contingency** – Escalation & Market Contingency is carried below the line and is intended to cover anticipated market cost increases over the course of the design process. Escalation is intended to account for direct costs such as material, labor, and equipment as well as indirect costs such as subcontractor interest. Market escalation is difficult to predict with great accuracy and should be evaluated at each submittal deliverable and is subject to change. This contingency will be zeroed out for the GMP.

### ALLOWANCES

We have not included any Allowances in this Estimate. Allowances are considered to be an allotted sum of money included for a particular system or scope of work for which sufficient detail is not available to determine a definitive cost. A reasonable estimate for an assumed scope and quality is included as a placeholder. The Owner receives the savings for any amount under the allocation and is at risk for any amount over the allocation.

### ALTERNATES

Alternates are scopes of work which are NOT INCLUDED as part of the base contract work. They are carried as bid alternates so that if there is money available at the time of the GMP, they can be added to the project at the discretion of the owner.

- Add Alternate – Alterations & Catwalk - \$2,079,695
  - Supply and install approximately 6,000 SF of alterations and interior tenant improvements to the existing recreation center as well as 1,950 SF of catwalk to the existing gymnasium.

### SUBCONTRACTORS

All subcontractors will be properly licensed, reviewed to ensure bidding within their license limits and will be prequalified. As part of the preconstruction process, CORE will reach out to the subcontractor market to solicit assistance with investigations, design submittal pricing / budgeting, schedule analysis, constructability comments, etc.

## Assumptions & Exclusions

### GENERAL ASSUMPTIONS

- This Estimate is considered lump sum, not line itemed. Scope values are provided for transparency and as a contract schedule of values. Any line item cost variances will be carried across the duration of the entire project and the net savings (if any) will be split with the Owner per the terms of the contract at final completion. Costs for any individual line items are not guaranteed within this GMP, but rather the bottom-line cost of the GMP. Any cost savings from any individual line items will be offset against possible overruns of any other line items throughout the duration of the project.
- Building permits are to be procured by the Owner and in hand prior to CORE Construction mobilizing on site and Contract Time commencing. CORE shall be granted an extension of time for delays resulting from not having an approved grading / building permit in place on the anticipated start date.

## BASIS OF ESTIMATE

IVGID Recreation Center Expansion

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- CORE Construction assumes that the soils / geotechnical report prepared by Black Eagle Consulting, Inc. is accurate and true. Any adverse soil conditions including but not limited to contaminated soils, different shrink/swell factors, etc. shall be cause for a time extension and adjustment of the Estimate.
- CORE will coordinate the work with the Owner's contractors and agencies, for example NV Energy, Southwest Gas, AT&T, Charter, etc., with their respective scopes as it pertains to this project. The Owner will provide direction related to any conflict. The project schedule has been developed assuming these contractors/agencies will be able to meet all required scheduled installation and/or utility turn-on dates and these dates will be communicated through the Owner. Any costs due to changes made by the permitting agencies after submission of the estimate are subject to change.
- CORE does not warrant or guarantee that the Contract Documents comply with Authorities Having Jurisdiction (AHJ), or local regulations or requirements. This is the responsibility of the Architect, and we assume all requirements have been incorporated into the Contract Documents.
- Mechanical and electrical systems components will become operational before Substantial Completion and/or commencement of commissioning. CORE will require the use of certain components of these systems as they become available for use in temporary climatization of the building as well as temporary construction heating, cooling, and supply/waste discharge, etc. The warranties for any such equipment and/or systems will still commence upon Substantial Completion per the terms of the contract.
- Normal shrinkage cracking of all cementitious material, such as slabs, concrete walls, fully grouted CMU walls, etc. is expected and shall not be cause for removal or replacement of structurally sound slabs.

## SPECIFIC EXCLUSIONS

- Typical Project "Soft Costs" unless otherwise specified. These include, but are not limited to: design professional costs, permits and fees, utility connection charges, land acquisition, legal fees, equipment and furnishings, etc.
- "Loose" furniture, fixtures and equipment (FF&E).
- Power company / communication companies (telephone / internet) / gas company costs other than trenching, backfill, conduits and coordination.
- Servers, equipment, etc. (outlets, cabling, pathways and cable tray included).
- Testing and inspection services of special inspectors.
- Services of a commissioning agent.
- Dust Control Permit and associated fees.
- Salvaging and relocation of any existing equipment or furnishings, unless otherwise specified.
- Fire pump and domestic water booster pump – available pressure assumed adequate.
- Hard digging / caliche.
- Screening of native soil materials.
- Acoustically Enhanced Floor Deck, along with any sound/vibration isolators.
- Rooftop mechanical unit screening
- Architectural and/or Seismic Expansion joints

## Scope-Specific Clarifications

## **BASIS OF ESTIMATE**

*IVGID Recreation Center Expansion*

Preconstruction | August 2, 2022



CORE Construction's Estimate is based upon plans and specifications as itemized in attached Enumeration of Documents, with the following Scope-Specific Assumptions and Clarifications. The scope-specific items identified below are elements of the project that are specifically included, and therefore identified in their respective trade categories.

### **DEMOLITION / OFF-SITE INFRASTRUCTURE**

#### **001 – SOIL REMEDIATION**

- Not Anticipated

#### **002 – LEAD / ASBESTOS REMEDIATION**

- Not Anticipated

#### **003 – SELECTIVE DEMOLITION**

- Remove existing concrete / ac paving
- Remove existing landscaping
- Remove existing trees
- Sawcut & demo paving, curbs & gutters
- Remove existing light poles / bases, light bollards / bases
- Remove underground utilities
- Remove trash enclosure
- Remove flagpole
- Remove existing bldg. exterior wall finish
- Cut back existing roof line
- Remove existing windows

#### **005 – MAJOR OFF-SITE IMPROVEMENTS**

- Not Anticipated

### **SITE WORK (ROUGH)**

#### **006 – TEMPORARY SITE CONSTRUCTION REQUIREMENTS**

- Temporary construction fencing
- Access gate
- Public Safety / site security signage
- Construction storage units
- Construction toilets
- Wash stations
- Gravel staging area
- Street sweeping
- Temporary parking
- Temporary concrete stairs
- Temporary access requirements

#### **007 – SURVEY, LAYOUT AND STAKING**

- Survey and staking
- Blue tops
- Red tops



## **BASIS OF ESTIMATE**

*IVGID Recreation Center Expansion*

Preconstruction | August 2, 2022

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- Utility staking
- Fencing staking
- Building horizontal and vertical control
- Benchmarks
- Building gridline transfer

### **008 – EARTHWORK**

- Clear and grub
- Mass excavation
- Import structural fill (angular rock and suitable fill)
- Geotextile fabric
- Footing excavation and backfill
- Trenching and backfill
- Finish grading
- Type II A.B.

### **009 – UTILITIES**

- Existing utility demolition
- Domestic water service taps and lines
- Domestic meter and backflow prevention
- RPPA and vault
- Fire water service taps and lines
- DCDA and vault
- PIV and FDC
- Fire hydrants
- Fire service sweep to flange
- Sanitary sewer service and lines
- Sanitary sewer manholes
- Sanitary sewer cleanouts to grade
- Storm sewer lines
- Storm sewer manholes, catch basins, and inlets
- Roof drain cleanouts
- Drainage basin filter fabric and drain rock
- Other permanent BMP allowance
- Southwest Gas service, tie-in, and trenching
- NVE Power conduits & trenching
- Vaults and pull boxes
- CATV conduits & trenching

### **010 – TRPA REQUIREMENTS**

- Temporary asphalt and asphalt removal
- SWPPP, NOI
- Training & Inspection
- BMP & Maintenance Plan

### **011 – DUST CONTROL**

## **BASIS OF ESTIMATE**

*IVGID Recreation Center Expansion*  
Preconstruction | August 2, 2022



- Dust Control Sign
- Gravel
- Construction water
- Track out pad
- Water Truck
- Street Sweeping

### **012 – SWPPP**

- Plan & permit
- Concrete washout
- Silt fence
- Prevention methods

### **013 – DEWATERING**

- Not Anticipated

## **SITE WORK (FINISH)**

### **014 – PAVING**

- Asphalt paving
- Rehab. Existing ac pavement

### **014 – SITE SIGNAGE, STRIPING & PARKING ACCESSORIES**

- Site signage; ADA signs
- Fire lane signs; paint fire lane curb & letters
- Traffic signage
- Directional arrows / markers
- Striping
- Hashing
- Precast parking bumpers

### **015 – LANDSCAPING & IRRIGATION**

- Trees
- Shrubs
- Rock mulch
- Irrigation
- Planting soil
- Landscape maintenance

### **017 – UNIT PAVERS**

- Unit Pavers

### **018 – SITE FURNISHINGS**

- Benches

### **023 – FENCING & GATES**

- Chain link fencing and gates
- Wrought iron fencing and gates, knox locks
- Horizontal wood plank fence and gate
- Xfmr enclosure gate

## **BASIS OF ESTIMATE**

*IVGID Recreation Center Expansion*  
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- Trash enclosure gates

### **024 – SITE CONCRETE**

- Post curb
- Curb & gutter
- Sidewalk
- Truncated domes
- CIP Concrete retaining walls
- Site wall foundations
- Trash enclosure concrete
- Foundations for site retaining walls, light poles, flagpole, bollards
- Splash blocks

### **025 – SITE MASONRY**

- Site retaining walls
- Trash enclosures
- Xfmr enclosure

### **026 – SITE METALS**

- Handrail
- Pipe bollards

## **STRUCTURE**

### **027 – STRUCTURAL LAYOUT & MISC. COORDINATION**

- Underslab utility layout
- Foundation layout
- Concrete wall layout
- Masonry layout
- Superstructure layout

### **030 – BUILDING CONCRETE**

- Continuous and isolated footings
- Thickened slab edge
- Foam pit and walls
- Trampoline pit and walls
- Elevator pit and walls
- Slab-on-grade
- Slab-on-deck
- Stair tread and landing fill
- Column diamonds and base plate grout
- Rebar for concrete
- Equipment pads
- Precast pedestal caps at columns

### **031 – STRUCTURAL MASONRY**

- 12" structural exterior CMU, split face, 33% decorative color, 33% 4"/8" pattern
- 8" structural interior CMU, 33% decorative color, 33% 4"/8" pattern

## **BASIS OF ESTIMATE**

*IVGID Recreation Center Expansion*

Preconstruction | August 2, 2022

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- Architectural finish
- Rebar for CMU
- Shoring, forming, bracing, dry pack, grout
- Structural wall infill

### **032 – METAL DECK**

- 2" steel floor decking
- 5" steel roof decking, epic metals, Toris 5A w/ insulation
- Floor and roof decking closures and accessories

### **033 – SUPERSTRUCTURE**

- Wood/Steel floor and roof structure
- Steel stairs and pan treads

### **034 – METAL FABRICATIONS & ORNAMENTAL**

- Glazed guardrail
- Stair guardrail
- Stair handrail
- Elevator pit ladder
- Guardrails
- Elevator steel

### **035 – FIRE PROOFING**

- No work anticipated

### **036 – ROUGH CARPENTRY**

- Telephone backboard
- Safety railing
- Construction stairs / trench crossings
- Misc. rough carpentry

## **ENCLOSURE**

### **037 – TEMPORARY DRY-IN, TESTING, & MOCKUPS**

- Temporary window and roof dry-in protection

### **038 – DAMPPROOFING / WATERPROOFING**

- Site wall & foundation dampproofing
- Building foundation dampproofing
- Elevator pit foundation
- Trampoline pit and foam pit dampproofing

### **039 – AIR/VAPOR & MOISTURE BARRIERS**

- Fluid applied membrane air barrier

### **040 – CAULKING & SEALANTS**

- Building slab edge to site concrete
- Joints in dissimilar materials
- Misc. building sealants

### **042 – FIRESTOPPING**

- Not Anticipated

## **BASIS OF ESTIMATE**

*IVGID Recreation Center Expansion*  
Preconstruction | August 2, 2022



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### **044 – THERMAL & SOUND INSULATION**

- Foundation insulation
- Rigid wall insulation
- Batt thermal insulation
- Batt acoustical insulation
- Top-of-wall insulation
- Acoustical top and bottom of wall sealant

### **045 – MEMBRANE ROOFING**

- Standing seam metal roof, curved
- Board insulation
- Sheet metal flashings
- Roof specialties
- Misc. flashings

### **046 – ASPHALT SHINGLE ROOFING**

- Asphalt Shingle, composite, R-30
- Misc. flashings

### **047 – OTHER ROOFING SYSTEMS**

- Roof ice melt system

### **049 – METAL PANELS**

- Standing seam metal wall panels
- Formed metal soffit panels
- Eave fascia panels
- Flashings and closures

### **052 –ALUMINUM, GLASS & GLAZING**

- Curtainwall framing
- Storefront framing
- Aluminum window framing
- Aluminum entrances and doors
- Door hardware
- Joint sealants
- Automatic operators

### **054 – SPECIAL DOORS**

- Coiling doors

## **INTERIOR FINISHES**

### **055 – TEMPORARY BUILDING CONSTRUCTION REQUIREMENTS**

- Temporary opening protection
- Temporary finish protection
- Finish precast/masonry protection
- Forklift rental and operator
- Quarter time laborer

### **056 – DOORS, FRAMES AND HARDWARE**

## **BASIS OF ESTIMATE**

*IVGID Recreation Center Expansion*  
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- Single doors and frames
- Double doors and frames
- Installation of Door leaf and hardware

### **058 – INTERIOR LAYOUT & MISC. COORDINATION**

- Interior misc. layout

### **059 – CASEWORK & FINISHED CARPENTRY**

- Plastic laminate base and wall cabinets
- Reception desk station and cabinets
- Solid surface countertops

### **060 – METAL FRAMING & DRYWALL**

- Cold-formed metal framing
- Exterior sheathing
- Non-load bearing metal wall framing
- Suspended fascia and ceiling framing
- GWB
- Cement tile backer board
- Level 4 finish where exposed; Level 2 where concealed
- Backing
- Install access doors, recessed fec's, door frames

### **062 – PAINTING & COATINGS**

- Anti-graffiti coating
- Exterior block sealer
- Interior and exterior painting
- Dryfall to exposed structure
- Touch up paint

### **063 – ACOUSTICAL CEILING TREATMENT**

- Acoustical ceiling features
- Linear wood acoustical ceiling
- Premium allowance for circulation area
- Premium high ceiling with baffles/draperies

### **064 – TILE**

- Floor and wall tile

### **065 – CARPET & RESILIENT FLOORING**

- Minor floor prep and moisture testing
- Carpeting
- Luxury vinyl tile
- Entrance walk-off floor assembly
- Rubber stair landings, treads, risers, and skirting
- Rubber wall base
- Resilient flooring accessories

### **067 – CONCRETE FINISHING**

- Sealed concrete

# **BASIS OF ESTIMATE**

IVGID Recreation Center Expansion  
Preconstruction | August 2, 2022



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## **068 – WOOD FLOORING**

- Wood athletic flooring
- Transition cover plates
- Ventilated base
- Volleyball inserts
- Pickleball inserts
- Center court logo

## **069 – GYMNASTICS / SPRING FLOOR**

- Gymnastics athletic surfacing
- Spring floor

## **070 – PROGRESSIVE & FINAL CLEAN REQUIREMENTS**

- Progressive cleanup labor
- Final clean service

## **SPECIALTIES**

### **071 – VISUAL DISPLAY BOARDS**

- Marker boards
- Tack boards
- Ceiling mounted projector
- Motorized projection screen

### **072 – BUILDING SIGNAGE**

- Site monument sign
- Building signage
- Dedication plaque
- Directory
- Interior signage
- Door signage
- Vinyl wall graphics

### **073 – WALL PROTECTION**

- Corner and wall end guards
- Janitor room FRP

### **074 – TOILET PARTITIONS & BATHROOM SPECIALTIES**

- Toilet accessories for restrooms
- Toilet partitions
- Baby changing stations
- Hand dryers
- Janitorial accessories

### **075 – FIRE PROTECTION SPECIALTIES**

- Fire extinguishers and cabinets
- Knox box
- AED cabinets

### **077 – LOCKERS**

## **BASIS OF ESTIMATE**

*IVGID Recreation Center Expansion*  
Preconstruction | August 2, 2022

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- Lockers, 2-tier
- Digital locks

### **078 – FLAGPOLES**

- Ground-set Flagpole

### **081 – OPERABLE WALL**

- Operable wall, activity room, 16'
- Operable wall, multi-purpose room, 10'

### **082 – WINDOW BLINDS & SHADES**

- Roller shades, single manual and motorized

## **EQUIPMENT**

### **085 – RESIDENTIAL APPLIANCES**

- Refrigerators
- Range / ovens
- Dishwasher
- Microwaves

### **089 – ATHLETIC EQUIPMENT**

- Volleyball equipment
- Pickleball equipment
- Basketball backstop, motorized
- Wall pads
- Scoreboard
- Divider curtain

### **095 – CONVEYING EQUIPMENT**

- Hydraulic elevators, 2-stop, custom cab finishes
- Startup coordination

### **096 – TEMPORARY USE OF EQUIPMENT DURING CONSTRUCTION**

- Use of elevator during construction
- Blanket protection
- Elevator company fee
- Operator and daily use

## **MP&E SYSTEMS**

### **097 – FIRE SUPPRESSION**

- Design-build fire sprinkler system, wet type
- Water pressure is assumed to be adequate without a fire pump
- Fire sweep
- Fire department connection

### **098 – PLUMBING**

- Drain, waste, vent system
- Domestic cold and hot water supply system. Recirculated hot water
- Plumbing equipment



## **BASIS OF ESTIMATE**

*IVGID Recreation Center Expansion*

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- Gas-fired water heaters and storage tank
- Plumbing fixtures
- Fuel gas system
- Condensate drain lines
- Seismic bracing
- Penetration firestopping
- Piping identification

### **099 – HVAC SYSTEMS**

- Semi-Custom air handling units
- Ductless split heat pump system
- Fan Coil with hot water heat and chilled water
- Makeup air units with exhaust
- High efficiency boilers
- Air-Cooled chillers
- Locker room makeup air units and exhaust
- Hot water unit heaters
- Exhaust fans and ductwork
- Supply and return ductwork
- Inlets & outlets
- Seismic bracing
- Penetration firestopping
- Piping identification

### **100 – BUILDING CONTROLS**

- Alerton compass server/global controller
- Central plant control hw/chw (hydronic loop)
- Pool Equipment monitoring/alarm
- Rooftop equipment control
- Locker room make-up air unit control
- Hot water unit heater control
- Fan coil with hot water coil control
- Mechanical room ventilation control
- Pool equipment room ventilation control
- Typical fan coil unit controls
- Typical general exhaust fan control
- Elevator sump pump alarm/monitoring
- Fire riser room control
- Seismic gas valve monitoring/alarm
- Domestic hot water control/monitoring

### **101 – TEST & BALANCE**

- Testing and balancing of HVAC systems
- Duct leakage testing

### **103 – ELECTRICAL SYSTEMS**

## **BASIS OF ESTIMATE**

*IVGID Recreation Center Expansion*

Preconstruction | August 2, 2022



- Site electrical and site light poles
- Electric vehicle charging stations
- Service entrance and switchgear
- One-line equipment and feeders
- Branch convenience power
- Equipment power
- Lighting power and switching
- Lighting controls
- LED light fixtures
- Seismic bracing
- Penetration firestopping
- Identification
- MDF/IDF room equipment racks and ladder racks
- Underground pathway, trenching, and pull boxes
- Backbone cabling with multi-mode fiber, single-mode fiber, and 25-pair copper
- Telecom outlets and cabling
- Wireless access points and cabling
- Proof-of-performance testing
- Cable tray
- Design-build digital addressable fire alarm system with voice evacuation function
- Raceway system
- Telecom equipment OFOI
- CCTV cameras
- CCTV system cabling, and testing
- Intrusion detection system
- Motion detectors
- Door contacts
- Keypad / annunciator
- Intrusion system cabling and testing
- Access control key card system, exterior openings
- Electric strikes and latches (with Door Hardware)
- Push-to-release devices
- Request-to-exit motion detectors
- Audio Visual system, cabling, and testing
- 700 mHz radio system
- Interior building antennas, cabling, and testing

### **104 – TEMPORARY POWER & LIGHTING**

- Temp power and lighting

## **END OF BASIS OF ESTIMATE**

# THREE

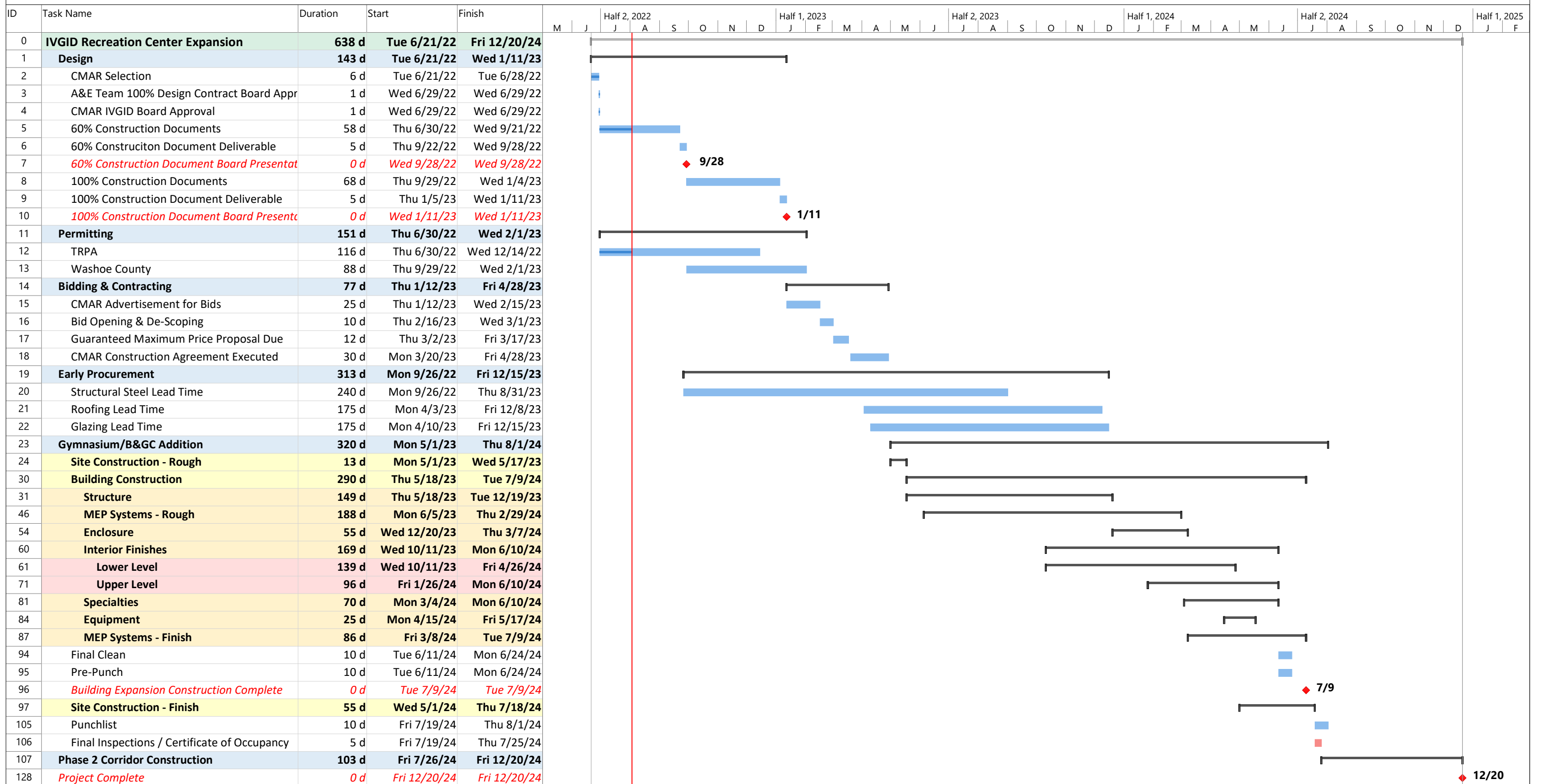
## Preliminary Construction Schedule







IVGID Rec Center Expansion  
Preliminary Construction Schedule



Task [Blue Bar] Milestone [Red Diamond] Summary [Black Line] Project Summary [Grey Line] Deadline [Green Arrow] Critical [Red Bar] Progress [Blue Bar]

# FOUR

## Phasing & Logistics







## Legend | Activities

-  Construction Entrance
-  Construction Fence
-  Dumpster / Recycle
-  First Aid
-  Construction Limits
-  Temporary Toilets
-  Pedestrian Traffic
-  Public Traffic
-  Construction Traffic
-  ADA Access
-  Wash Down / Wash Out Area
-  Trailer Area
-  Trailer
-  Lay Down Area
-  Flagger

Construction Start: May 2023

\*Coordinate all project deliveries with CORE Superintendent, Jesse Maxim | (775) 525-5757.

\*No on site parking.







### Legend | Activities

-  Construction Entrance
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Construction Start: May 2024

\*Coordinate all project deliveries with CORE Superintendent, Jesse Maxim | (775) 525-5757.

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# CORE

5330 Reno Corporate Drive  
Reno, NV 89511

[www.coreconstruction.com](http://www.coreconstruction.com)



060



**Bree Waters**

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**From:** Bree Waters  
**Sent:** Thursday, August 11, 2022 2:46 PM  
**To:** 'James Dugdale'  
**Subject:** FW: IVGID Rec Center Expansion Revised Floor Plans  
**Attachments:** 2225 Plan 2D Color.pdf; 2225 Plan1D Color.pdf; Option A.pdf

Jim,

This is the floor plans that CORE is estimating right now and will be presenting tomorrow. We have removed the basketball court and removed some of the space to the Youth Center. However, I think the team has created a great option. It is not an "after-thought" as it keeps all of the design components in the original design, but shrank the square footage. This is a smaller version of Option A, from the original scope of work given in the MOU.

I am waiting to hear from CORE and as soon as I do, I will send that over. I don't know if I will have it before tomorrow though.

Please call anytime.

Thanks,

**Bree A. Waters**  
District Project Manager

Incline Village General Improvement District  
Public Works Department  
1220 Sweetwater Road  
Incline Village, NV 89451  
775.832.1372 D  
775.413.4525 C

---

**From:** Jeff Klippenstein [mailto:Jeff@hkarchitects.com]  
**Sent:** Thursday, August 11, 2022 2:29 PM  
**To:** Bree Waters <baw@ivgid.org>  
**Cc:** Phil O'Keefe <phil@hkarchitects.com>  
**Subject:** IVGID Rec Center Expansion Revised Floor Plans

Bree,

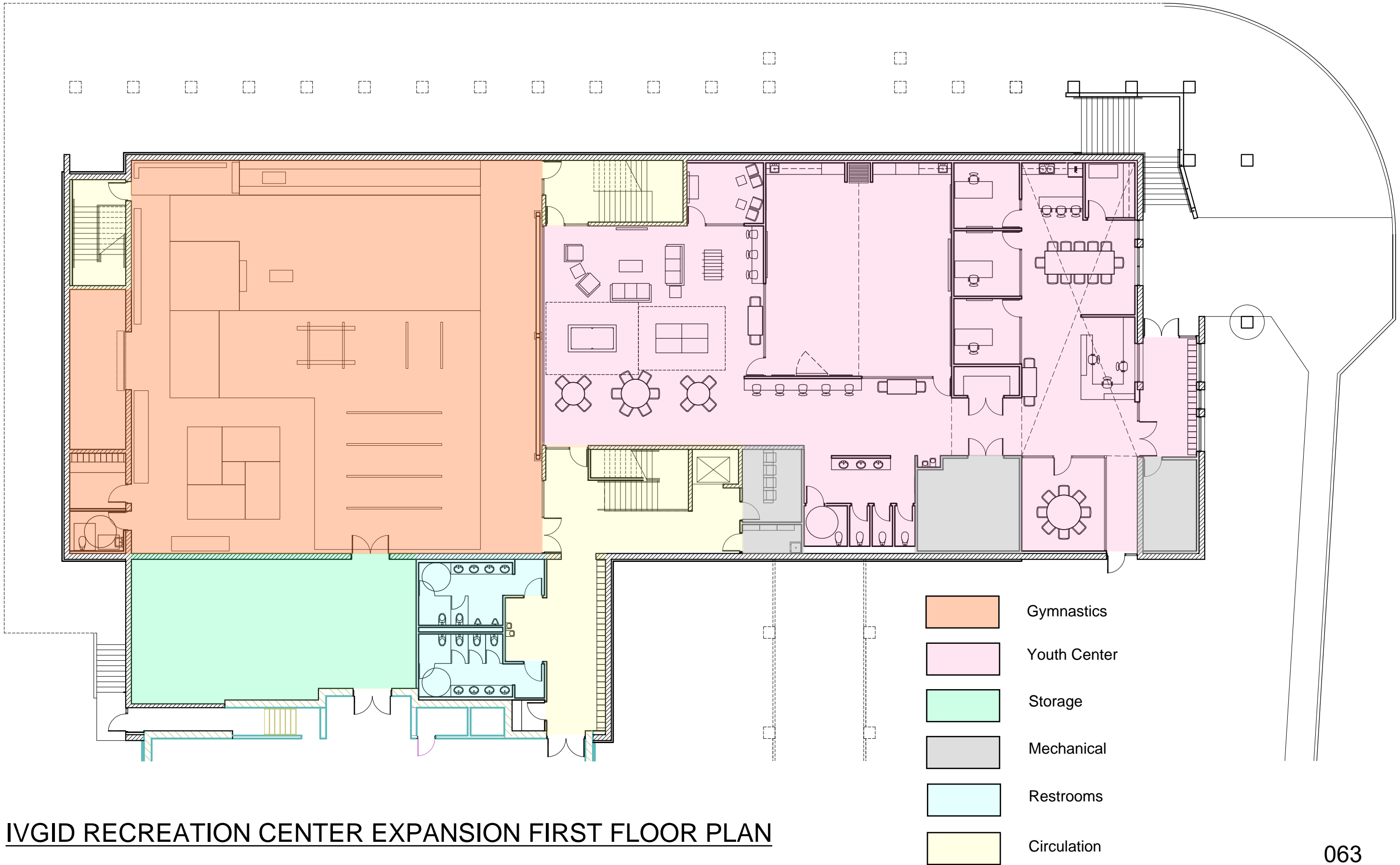
This is what CORE is pricing. Will these work for the meeting tomorrow?

Jeff Klippenstein, AIA  
**H+K ARCHITECTS**  
5485 Reno Corporate Drive, Suite 100  
Reno, NV 89511  
Direct Line (775) 870-4877  
Main Line (775) 332-6640, extension 107  
hkarchitects.com



**IVGID RECREATION CENTER EXPANSION SECOND FLOOR PLAN**

- Gymnastics below
- Youth Center below
- Administration
- Recreation
- Storage
- Mechanical
- Restrooms
- Circulation



**IVGID RECREATION CENTER EXPANSION FIRST FLOOR PLAN**

## Bree Waters

---

**From:** Bree Waters  
**Sent:** Thursday, August 11, 2022 4:54 PM  
**To:** James Dugdale  
**Subject:** Fwd: IVGID Rec Center Expansion - 30% SD Estimate 081122 Revised  
**Attachments:** #01 30%SD Est 081122 Summary Revised.pdf; 2225 Plan 1D Color.pdf; 2225 Plan 2D Color.pdf

Here you go...

Bree Waters  
IVGID  
District Project Manager  
(C) 775.413.4525

Begin forwarded message:

**From:** Bree Waters <baw@ivgid.org>  
**Date:** August 11, 2022 at 4:50:38 PM PDT  
**To:** Kate Nelson <ksn@ivgid.org>, Brad Underwood <BBU@ivgid.org>, Indra Winqest <ISW@ivgid.org>, Shelia Leijon <sal@ivgid.org>  
**Subject:** Fwd: IVGID Rec Center Expansion - 30% SD Estimate 081122 Revised

Here is the update cost estimate and plans. Please review and let me any comments ASAP.

Thanks!!!

Bree Waters  
IVGID  
District Project Manager  
(C) 775.413.4525

Begin forwarded message:

**From:** Kurt Parriott <kurtparriott@coreconstruction.com>  
**Date:** August 11, 2022 at 4:37:52 PM PDT  
**To:** Bree Waters <baw@ivgid.org>, Jeff Klippenstein <Jeff@hkarchitects.com>, Phil O'Keefe <phil@hkarchitects.com>  
**Cc:** Michael Keller <michaelkeller@coreconstruction.com>  
**Subject:** IVGID Rec Center Expansion - 30% SD Estimate 081122 Revised

Bree/Team, please find the attached revised Early SD Estimate Summary for the IVGID Rec Center Expansion. As discussed, this incorporates the updated plan revisions from H+K received today which included removing the gymnasium along with one structural bay at the teen center area. We have also incorporated reductions of site area and improvements as a result of the overall reduced building area square footage.

Along with the plan revisions received, CORE has also reviewed items within our own general conditions as well as project risk management tools and contingencies and has reduced some of these categories.

Let me know if you have any questions or concerns and we will jump on it. Also, please let me know if anything needs to change from a formatting or presentation perspective.

Thank you

**Kurt Parriott**

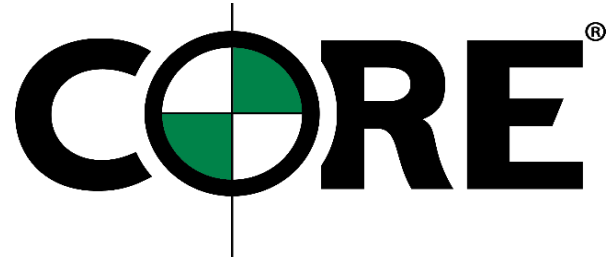
PreConstruction Manager

**CORE Construction | West**

P: 775-525-5757 | C: 775-386-5805 | W: COREconstruction.com

E: KurtParriott@COREconstruction.com





**Recreation Center Expansion Project**  
Incline Village General Improvement District

30% Schematic Design Construction Cost Estimate - Revised

Prepared on: August 11, 2022

#	Description	Base Price	Early SD Estimate 8/9/22	Variance	%	BREAKOUTS		ALTERNATES (NOT INCLUDED IN BASE BID)						
						Site Work	New Building	ALT #1 Alterations & Catwalk	ALT #2 Parking Area	ALT #3 Entry Drive Re-Alignment	ALT #4 EV Charging Stations	ALT #5 Activity Room Operable Wall		
<b>GENERAL</b>						\$115,900	\$0	\$25,500	\$90,400	\$0	\$0	\$0	\$0	\$0
GEN3	Waste Management & Cleaning Requirements	\$115,900	\$115,900	\$0		\$25,500	\$90,400	\$0	\$0	\$0	\$0	\$0	\$0	
<b>DEMOLITION / OFF-SITE INFRASTRUCTURE</b>						\$329,880	\$344,419	(\$14,539)	-\$4.4%	\$304,041	\$25,839	\$0	\$0	\$0
3	Selective Demolition	\$329,880	\$344,419	(\$14,539)	-4.4%	\$304,041	\$25,839	\$0	\$25,022	\$15,474	\$0	\$0	\$0	
<b>SITE WORK (ROUGH)</b>						\$2,362,492	\$2,899,597	(\$537,104)	-22.7%	\$2,362,492	\$0	\$104,946	\$31,899	\$0
6	Temporary Site Construction Requirements	\$199,473	\$199,473	\$0		\$199,473	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
7	Horizontal Survey & Staking	\$38,844	\$41,679	(\$2,834)	-7.3%	\$38,844	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
8	Earthwork	\$1,109,963	\$1,541,424	(\$431,461)	-38.9%	\$1,109,963	\$0	\$0	\$104,946	\$31,899	\$0	\$0	\$0	
9	Utilities	\$628,565	\$659,715	(\$31,150)	-5.0%	\$628,565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
10	TRPA Requirements	\$212,500	\$282,000	(\$69,500)	-32.7%	\$212,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
11	Dust Control	\$124,450	\$126,040	(\$1,591)	-1.3%	\$124,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
12	Storm Water Management	\$48,697	\$49,265	(\$568)	-1.2%	\$48,697	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>SITE WORK (FINISH)</b>						\$819,348	\$1,199,474	(\$380,126)	-46.4%	\$819,348	\$0	\$52,719	\$19,858	\$0
14	Asphalt Paving	\$130,734	\$191,311	(\$60,577)	-46.3%	\$130,734	\$0	\$0	\$44,587	\$19,858	\$0	\$0	\$0	
15	Site Signage, Striping, & Parking Accessories	\$18,128	\$18,128	\$0		\$18,128	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
16	Landscaping & Irrigation	\$129,088	\$285,358	(\$156,270)	-121.1%	\$129,088	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
17	Unit Pavers	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
23	Fencing & Gates	\$41,420	\$41,420	\$0		\$41,420	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
24	Site Concrete	\$452,986	\$616,266	(\$163,280)	-36.0%	\$452,986	\$0	\$0	\$8,132	\$0	\$0	\$0	\$0	
25	Site Masonry	\$35,291	\$35,291	\$0		\$35,291	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
26	Site Metals	\$11,700	\$11,700	\$0		\$11,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>STRUCTURE</b>						\$5,516,096	\$7,027,224	(\$1,511,128)	-27.4%	\$0	\$5,516,096	\$0	\$0	\$0
27	Structural Layout & Coordination	\$27,415	\$31,048	(\$3,633)	-13.3%	\$0	\$27,415	\$0	\$0	\$0	\$0	\$0	\$0	
30	Building Concrete	\$972,654	\$1,277,716	(\$305,062)	-31.4%	\$0	\$972,654	\$16,575	\$0	\$0	\$0	\$0	\$0	
31	Structural Masonry	\$1,532,020	\$1,927,703	(\$395,682)	-25.8%	\$0	\$1,532,020	\$0	\$0	\$0	\$0	\$0	\$0	
32	Metal Deck	\$683,432	\$901,594	(\$218,162)	-31.9%	\$0	\$683,432	\$29,055	\$0	\$0	\$0	\$0	\$0	
33	Superstructure	\$1,978,721	\$2,483,931	(\$505,210)	-25.5%	\$0	\$1,978,721	\$105,105	\$0	\$0	\$0	\$0	\$0	
34	Ornamental & Fabricated Metals	\$213,723	\$290,033	(\$76,310)	-35.7%	\$0	\$213,723	\$241,028	\$0	\$0	\$0	\$0	\$0	
36	Rough Carpentry	\$108,130	\$115,200	(\$7,070)	-6.5%	\$0	\$108,130	\$0	\$0	\$0	\$0	\$0	\$0	
<b>ENCLOSURE</b>						\$2,308,075	\$3,451,367	(\$1,143,292)	-49.5%	\$22,680	\$2,285,395	\$0	\$0	\$0
37	Temporary Dry-In, Testing, & Mockups	\$30,217	\$39,608	(\$9,391)	-31.1%	\$0	\$30,217	\$0	\$0	\$0	\$0	\$0	\$0	
38	Dampproofing / Waterproofing	\$68,021	\$84,521	(\$16,500)	-24.3%	\$3,300	\$64,721	\$0	\$0	\$0	\$0	\$0	\$0	
39	Air & Moisture / Weather Barrier Assembly	\$26,975	\$107,133	(\$80,158)	-297.2%	\$0	\$26,975	\$0	\$0	\$0	\$0	\$0	\$0	
40	Architectural Caulking & Sealants	\$46,760	\$56,230	(\$9,470)	-20.3%	\$19,380	\$27,380	\$0	\$0	\$0	\$0	\$0	\$0	
44	Thermal & Sound Insulation	\$246,004	\$317,053	(\$71,050)	-28.9%	\$0	\$246,004	\$0	\$0	\$0	\$0	\$0	\$0	
45	Metal Roofing	\$96,971	\$131,670	(\$34,700)	-35.8%	\$0	\$96,971	\$0	\$0	\$0	\$0	\$0	\$0	
46	Asphalt Shingle Roofing	\$598,536	\$789,429	(\$190,893)	-31.9%	\$0	\$598,536	\$0	\$0	\$0	\$0	\$0	\$0	
47	Other Roofing Systems	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
49	Metal Panels	\$222,957	\$714,513	(\$491,556)	-220.5%	\$0	\$222,957	\$0	\$0	\$0	\$0	\$0	\$0	
52	Exterior Aluminum, Glass, & Glazing	\$954,775	\$1,194,350	(\$239,575)	-25.1%	\$0	\$954,775	\$0	\$0	\$0	\$0	\$0	\$0	
54	Special Doors	\$16,860	\$16,860	\$0		\$0	\$16,860	\$0	\$0	\$0	\$0	\$0	\$0	
<b>INTERIOR FINISHES</b>						\$2,349,420	\$2,741,843	(\$392,422)	-16.7%	\$0	\$2,349,420	\$0	\$0	\$0
55	Temporary Requirements for Phasing / Quality Control	\$125,610	\$132,326	(\$6,717)	-5.3%	\$0	\$125,610	\$0	\$0	\$0	\$0	\$0	\$0	
56	Doors, Frames, & Hardware	\$192,600	\$167,800	\$24,800	12.9%	\$0	\$192,600	\$0	\$0	\$0	\$0	\$0	\$0	
58	Interior Layout & Coordination	\$27,380	\$34,450	(\$7,070)	-25.8%	\$0	\$27,380	\$0	\$0	\$0	\$0	\$0	\$0	
59	Casework & Finished Carpentry	\$227,620	\$227,620	\$0		\$0	\$227,620	\$0	\$0	\$0	\$0	\$0	\$0	
60	Framing & Drywall	\$560,442	\$749,011	(\$188,569)	-33.6%	\$0	\$560,442	\$900,000	\$0	\$0	\$0	\$0	\$0	
61	Paint & High Performance Coatings	\$219,160	\$258,991	(\$39,831)	-18.2%	\$0	\$219,160	\$0	\$0	\$0	\$0	\$0	\$0	
62	Acoustical Ceiling Treatments	\$253,739	\$207,070	\$46,669	18.4%	\$0	\$253,739	\$0	\$0	\$0	\$0	\$0	\$0	
63	Acoustical Wall Treatments	\$97,812	\$130,416	(\$32,604)	-33.3%	\$0	\$97,812	\$0	\$0	\$0	\$0	\$0	\$0	
64	Tile	\$116,856	\$116,856	\$0		\$0	\$116,856	\$0	\$0	\$0	\$0	\$0	\$0	
65	Carpet & Resilient Flooring	\$143,615	\$145,615	(\$2,000)	-1.4%	\$0	\$143,615	\$0	\$0	\$0	\$0	\$0	\$0	
67	Concrete Finishing	\$51,301	\$60,899	(\$9,598)	-18.7%	\$0	\$51,301	\$0	\$0	\$0	\$0	\$0	\$0	
68	Rubber Sports Flooring	\$29,205	\$224,441	(\$195,236)	-668.5%	\$0	\$29,205	\$51,773	\$0	\$0	\$0	\$0	\$0	
69	Gymnastics / Spring Floor	\$182,700	\$158,250	\$24,450	13.4%	\$0	\$182,700	\$0	\$0	\$0	\$0	\$0	\$0	
70	Progressive & Final Clean Requirements	\$121,381	\$128,098	(\$6,717)	-5.5%	\$0	\$121,381	\$0	\$0	\$0	\$0	\$0	\$0	
<b>SPECIALTIES</b>						\$282,409	\$401,860	(\$119,451)	-42.3%	\$0	\$282,409	\$0	\$0	\$82,080
71	Visual Display Boards	\$6,204	\$10,704	(\$4,500)	-72.5%	\$0	\$6,204	\$0	\$0	\$0	\$0	\$0	\$0	
72	Building Signage	\$44,083	\$61,558	(\$17,475)	-39.6%	\$0	\$44,083	\$0	\$0	\$0	\$0	\$0	\$0	
73	Wall & Door Protection	\$15,376	\$15,376	\$0		\$0	\$15,376	\$0	\$0	\$0	\$0	\$0	\$0	
74	Toilet, Bath, & Laundry Accessories	\$75,444	\$90,840	(\$15,396)	-20.4%	\$0	\$75,444	\$0	\$0	\$0	\$0	\$0	\$0	
75	Fire Protection Specialties	\$6,390	\$6,390	\$0		\$0	\$6,390	\$0	\$0	\$0	\$0	\$0	\$0	
77	Lockers	\$43,800	\$43,800	\$0		\$0	\$43,800	\$0	\$0	\$0	\$0	\$0	\$0	
78	Flagpoles	\$9,500	\$9,500	\$0		\$0	\$9,500	\$0	\$0	\$0	\$0	\$0	\$0	
81	Operable Wall	\$66,600	\$148,680	(\$82,080)	-123.2%	\$0	\$66,600	\$0	\$0	\$0	\$0	\$0	\$82,080	
82	Window Blinds & Shades	\$15,012	\$15,012	\$0		\$0	\$15,012	\$0	\$0	\$0	\$0	\$0	\$0	
<b>EQUIPMENT</b>						\$198,020	\$297,220	(\$99,200)	-50.1%	\$0	\$198,020	\$0	\$0	\$0
86	Residential Equipment & Appliances	\$21,140	\$21,140	\$0		\$0	\$21,140	\$0	\$0	\$0	\$0	\$0	\$0	
89	Athletic Equipment	\$2,880	\$68,080	(\$65,200)	-2263.9%	\$0	\$2,880	\$0	\$0	\$0	\$0	\$0	\$0	
95	Conveying Equipment	\$142,000	\$157,000	(\$15,000)	-10.6%	\$0	\$142,000	\$0	\$0	\$0	\$0	\$0	\$0	
96	Temporary Use of Equipment During Construction	\$32,000	\$51,000	(\$19,000)	-59.4%	\$0	\$32,000	\$0	\$0	\$0	\$0	\$0	\$0	
<b>MEP SYSTEMS</b>						\$4,419,042	\$5,668,290	(\$1,249,248)	-28.3%	\$131,890	\$4,287,152	\$81,803	\$0	\$100,000
97	Fire Suppression System	\$174,676	\$213,009	(\$38,333)	-21.9%	\$0	\$174,676	\$9,263	\$0	\$0	\$0	\$0	\$0	
98	Plumbing Systems	\$657,120	\$740,675	(\$83,555)	-12.7%	\$0	\$657,120	\$0	\$0	\$0	\$0	\$0	\$0	
100	HVAC Systems	\$1,642,800	\$1,998,100	(\$355,300)	-21.6%	\$0	\$1,642,800	\$29,250	\$0	\$0	\$0	\$0	\$0	
101	Building Controls	\$225,885	\$251,485	(\$25,600)	-11.3%	\$0	\$225,885	\$2,925	\$0	\$0	\$0	\$0	\$0	
102	Test & Balance	\$28,749	\$32,728	(\$3,979)	-13.8%	\$0	\$28,749	\$1,365	\$0	\$0	\$0	\$0	\$0	
103	Electrical Systems	\$1,665,170	\$2,397,844	(\$732,674)	-44.0%	\$131,890	\$1,533,280	\$39,000	\$0	\$0	\$100,000	\$0	\$0	
104	Temporary Power & Lighting	\$24,642	\$34,450	(\$9,808)	-39.8%	\$0	\$24,642	\$0	\$0	\$0	\$0	\$0	\$0	
<b>UNIQUE FEATURES OF WORK</b>						\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Subtotal</b>		\$18,700,683	\$24,147,193	(\$5,446,510)	-29.1%	\$3,665,951	\$15,034,732	\$1,425,338	\$182,687	\$67,232	\$100,000	\$82,080		
<b>CONTINGENCIES &amp; ALLOWANCES</b>														
7.50%	Design & Estimating Contingency	\$1,402,552	\$2,414,720	(\$1,012,168)	-72.2%	\$275,203	\$1,128,656	\$141,850	\$18,181	\$6,691	\$9,952	\$8,169		
2.25%	Contractor Construction Contingency	\$420,766	\$603,680	(\$182,914)	-43.5%	\$82,561	\$338,597	\$42,555	\$5,454	\$2,007	\$2,986	\$2,451		
0.0%	Owner Contingency	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0		
AL1	Boulder Removal	\$40,000	\$50,000	(\$10,000)	-25.0%	\$7,849	\$32,189	\$0	\$0	\$0	\$0	\$0		
AL2	Snow Removal	\$60,000	\$75,000	(\$15,000)	-25.0%	\$11,773	\$48,283	\$0	\$0	\$0	\$0	\$0		
AL3	Temporary Utilities, Power, Water, Heat	\$222,500	\$285,000	(\$62,500)	-28.1%	\$43,658	\$179,049	\$0	\$0	\$0	\$0	\$0		
<b>Subtotal</b>		\$20,846,501	\$27,575,593	(\$6,729,092)	-32.3%	\$4,086,994	\$16,761,506	\$1,609,743	\$206,323	\$75,930	\$112,938	\$92,699		
<b>RATE GENERAL CONDITIONS</b>														
LS	General Conditions	\$1,880,890	\$2,061,193											





Incline Village General Improvement District  
Recreation Center Expansion  
H+K Project 2225

**LOCATION:** Public Works Conference Room

**DATE:** August 18, 2022

**TIME:** 2:00-3:30pm

**ISSUED:** August 22, 2022

<b>ATTENDEES:</b>	Bree Waters, IVGID	Kate Nelson, IVGID	Shelia Leijon, IVGID
	Tess Zinio, CORE	Kurt Parriott, CORE	Indra Winquest, IVGID
	Phil O'Keefe, H+K	Jeff Klippenstein, H+K	Melissa Bickenbach, Exline Jim Dugdale, DCD

This confirms and records our understanding of the discussions and conclusions reached during this meeting. Unless notified in writing within seven days of the date below, we will assume that the following record is complete and accurate.

**PROJECT DESIGN:**

1. Initial estimating efforts determined cost in excess of available funding. Significant reductions and modifications to SD submittal design have reduced those costs to almost \$25.6M, but confirmation awaits if this is acceptable to donor. Design team directed to continue with reduced area design while determination is made. H+K cautions any additional major revisions would seriously jeopardize current schedule.
2. Site Design: Building area reductions have correspondingly reduced required parking. Total parking requirement is reduced from 159 to 147 stalls (including 15 FTE stalls). Reduced by 45 stalls from the shared tennis parking lot yields 101 necessary stalls in the main parking lot. This deletes the need to consider added parking lot area in the SW corner of existing. Proposed site revisions presented indicating 116 total parking stalls. Further discussion deletes 12 stalls east side of access road and relocated trash enclosure to avoid utility conflict. Estimate Alternate #2 - Parking Area to be deleted. All parking lot improvements to be included under base bid. Site design changes to be released upon update addressing changes from this meeting.
3. Building Design: Recent budget considerations resulted in significant building area reductions. The open gymnasium as associated spaces have been deleted, as well as the youth study mezzanine. The exterior youth space remains at grade instead of elevated above adjacent walk. Youth center offices have been reconfigured, serving and Commons areas have been significantly reduced. These reductions do allow less restroom fixtures, and IVGID has directed deletion of the operable partition in the Activity Room. As coordinated with CORE, these changes have reduced the estimated cost to below \$26M. Floor plan modeling revisions have been completed and distributed to consultants. Exterior elevation changes are in progress.

**H+K ARCHITECTS**

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Reno, Nevada 89511-2262

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4. Monument Signage: TRPA submittal requires all signage to be identified. IVGID replies no new monument signage to be included under this project. Exterior wall mount dedication and identification signage will be included in addition to potential for a dedication statue. Location and general description of all exterior signage to be included on architectural drawings.

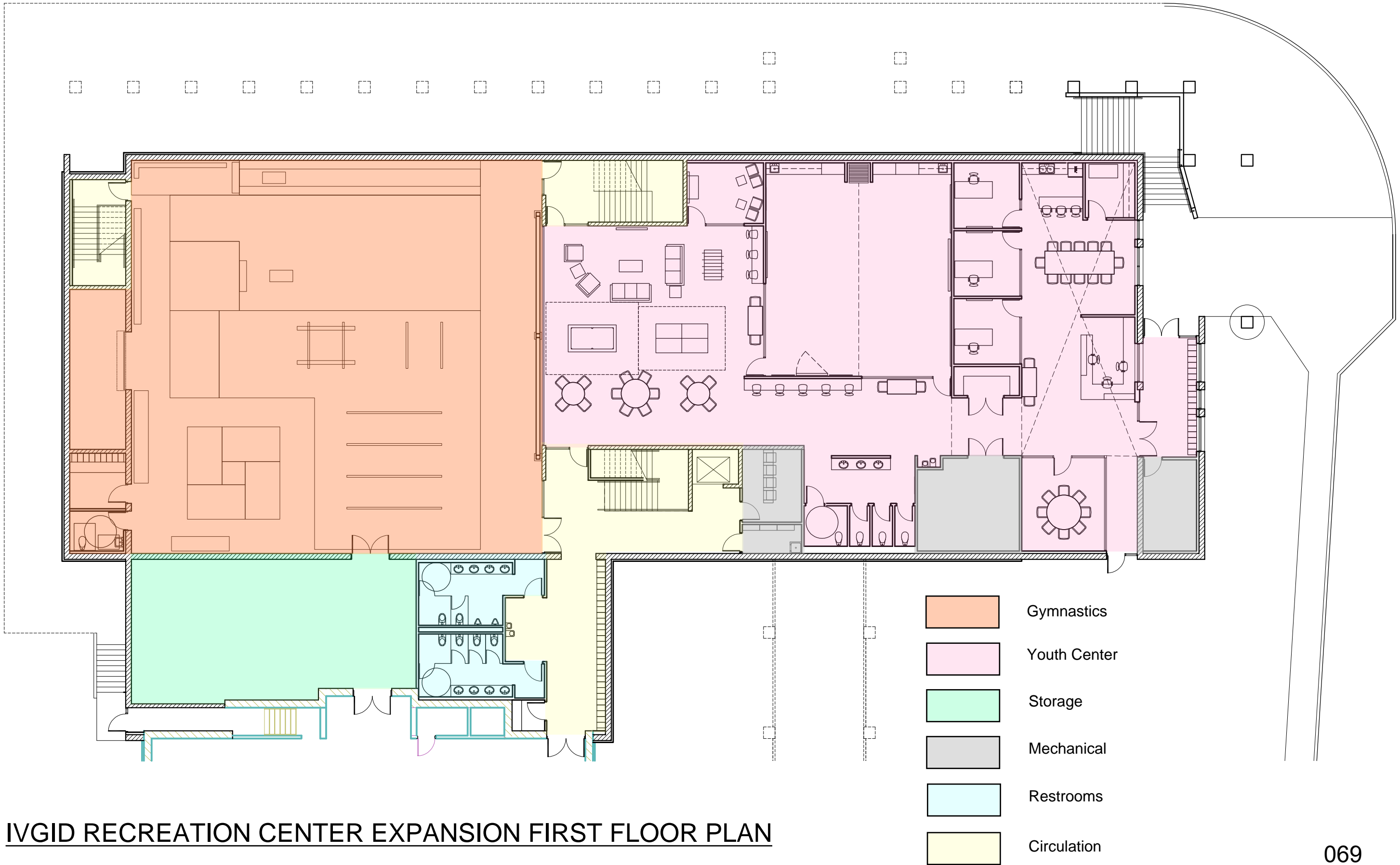
#### **PROJECT PERMITS:**

1. TRPA Permit: Original intent was for a "check set" to be issued by 9/1/22 for Exline review prior to submittal, but this due date is extended to 9/9/22 on the current A/E schedule. This provides 21 days prior to 9/30/22 formal submittal date indicated on current TRPA schedule.
  - Traffic Study: In progress. TRPA will allow submittal during completeness review if necessary. IVGID/Exline to coordinate.
  - Cultural Resource Study: Reportedly not required. LSC to update.
  - IVGID reports TRPA will allow tennis parking lot BMP improvements delayed 3-5 years upon completion of this project.
2. Washoe County Permits: Current design schedule indicates 1/16/23 building permit submittal. This schedule considers recently directed building area reductions, but requires significant overlap with the bid period. WC review times based on Exline permit schedule cautioned as optimistic.
  - Shared parking agreement being coordinated directly between IVGID and consultant. Agreement will allow excess tennis parking lot capacity applied to recreation center parking requirements.
  - IVGID reports pre-approval /development meeting with Trevor Lloyd. Result is cancellation of neighborhood meeting previously scheduled for 9/16/22.

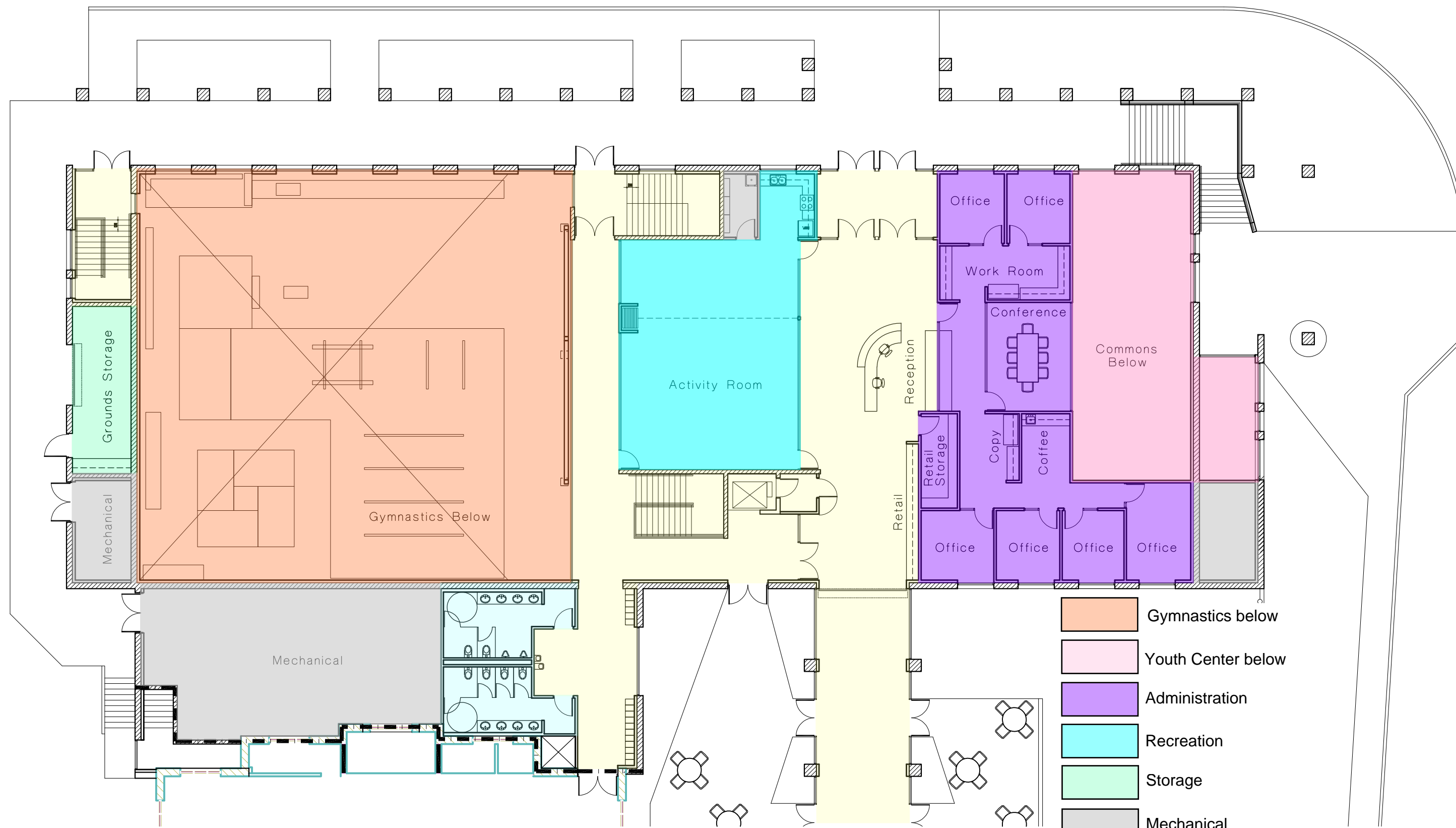
#### **PROJECT SCHEDULE:**

1. Design Schedule: H+K presents current design schedule based on recent CMAR, TRPA and A/E input. Concern is voiced that current close of bid is prior to receiving initial round of WC plan review comments. There is an extent of risk associated with bidding prior to a building permit that increases further without initial comments. Intended preliminary informal review meeting(s) may help mitigate this risk. DCD representative directs design progress to continue based on reduced building area provisions presented. Budget approval still pending DCD Foundation approval. Current design phase schedule indicates 1/13/23 building department submitta including recent revisions.
2. Procurement Schedule: CORE reports market volatility for procurement of various materials, and cautions we may need to consider early procurement for longer lead items as to not delay until release of GMP.
3. TRPA Schedule: Project has been approved for submittal as an EIP. Recent design changes above have stalled TRPA submittal progress endangering current desired submittal date. Exline requests expedited delivery for coverage calculations and defensible space information to aid their progress toward maintain the current 9/30/22 submittal date. H+K to coordinate with landscape architect and civil engineer.

**END OF RECORD**



**IVGID RECREATION CENTER EXPANSION FIRST FLOOR PLAN**



**IVGID RECREATION CENTER EXPANSION SECOND FLOOR PLAN**

- Gymnastics below
- Youth Center below
- Administration
- Recreation
- Storage
- Mechanical
- Restrooms
- Circulation



**Bree Waters**

---

**From:** James Dugdale <jim@dcdfoundation.org>  
**Sent:** Tuesday, August 30, 2022 4:35 PM  
**To:** Bree Waters  
**Cc:** Indra Winquest; Kate Nelson; Shelia Leijon; Chris Watts  
**Subject:** FW: Rec Center Expansion Revisions and Updates  
**Attachments:** IVGID Recreation Center Revisions.pdf

Bree:

It was great to speak with you today. As per our call, I discussed the revisions with Mr. Duffield. Please move forward with your submission to TRPA. I know we have an upcoming meeting on Tuesday at the IVGID offices to review the design of the gymnastics area, but I don't believe the discussions will affect the exterior of the addition, or the footprint of the expansion.

Additionally, thank you for providing information regarding gymnastics programming and suggestions regarding dedications, plaques, statues, etc. We can discuss this in more detail shortly. Mr. and Mrs. Duffield are pondering some recognition ideas such as the "DUFFIELD TEEN (or YOUTH – IVGID's choice) CENTER" prominently displayed on the outside of the entrances, as well as a plaque within the building in a prominent site (Amy Zeifang and I can propose the wording). Once we begin discussing recognition alternatives, we'd also like to discuss installation timing alternatives/options such as: 1) Proceeding now with the signage, 2) Delaying the signage until future specified date, likely the summer of 2028 after X has graduated high school, and 2) Deciding on no signage.

Thanks much to you and the IVGID team. I look forward to seeing you next week.

Sincerely, Jim

**Jim Dugdale**

Executive Director

**Dave & Cheryl Duffield Foundation**

[Jim@dcdfoundation.org](mailto:Jim@dcdfoundation.org)

Office 775.461.2707

**DAVE & CHERYL**  
**DUFFIELD**  
FOUNDATION

---

**From:** Bree Waters <baw@ivgid.org>  
**Sent:** Thursday, August 18, 2022 1:57 PM  
**To:** James Dugdale <jim@dcdfoundation.org>  
**Cc:** Indra Winquest <ISW@ivgid.org>; Kate Nelson <ksn@ivgid.org>; Shelia Leijon <sal@ivgid.org>  
**Subject:** Rec Center Expansion Revisions and Updates

Jim,

We have attached a package of documents for your review. We have included:

1. Updated site plan overview
2. Updated floor plans of the 1<sup>st</sup> and 2<sup>nd</sup> floor
3. Renderings of locations for Dedications i.e. plaques, statues, etc.

4. Updated building programming square footage by room
5. Updated cost estimate
6. Gymnastics programming sample

Please let me know if you have any questions or comments.

Thanks!

**Bree A. Waters**

District Project Manager

Incline Village General Improvement District

Public Works Department

1220 Sweetwater Road

Incline Village, NV 89451

775.832.1372 D

775.413.4525 C



10 TENNIS PARKING (80 SPACES)

REMAINING PARKING (88 SPACES)

BOCCI BALL COURTS

SNOW DROP/STORE

DROP-OFF LANE

MAIN ENTRANCE

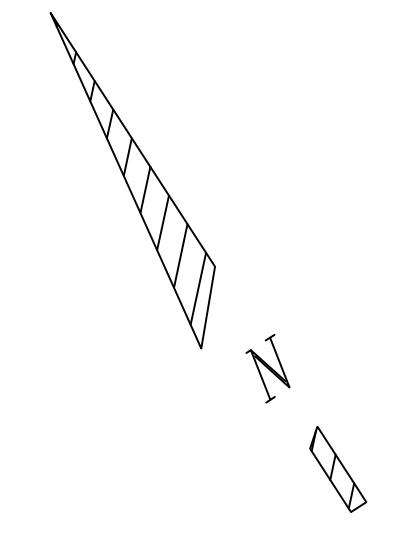
ONE WAY

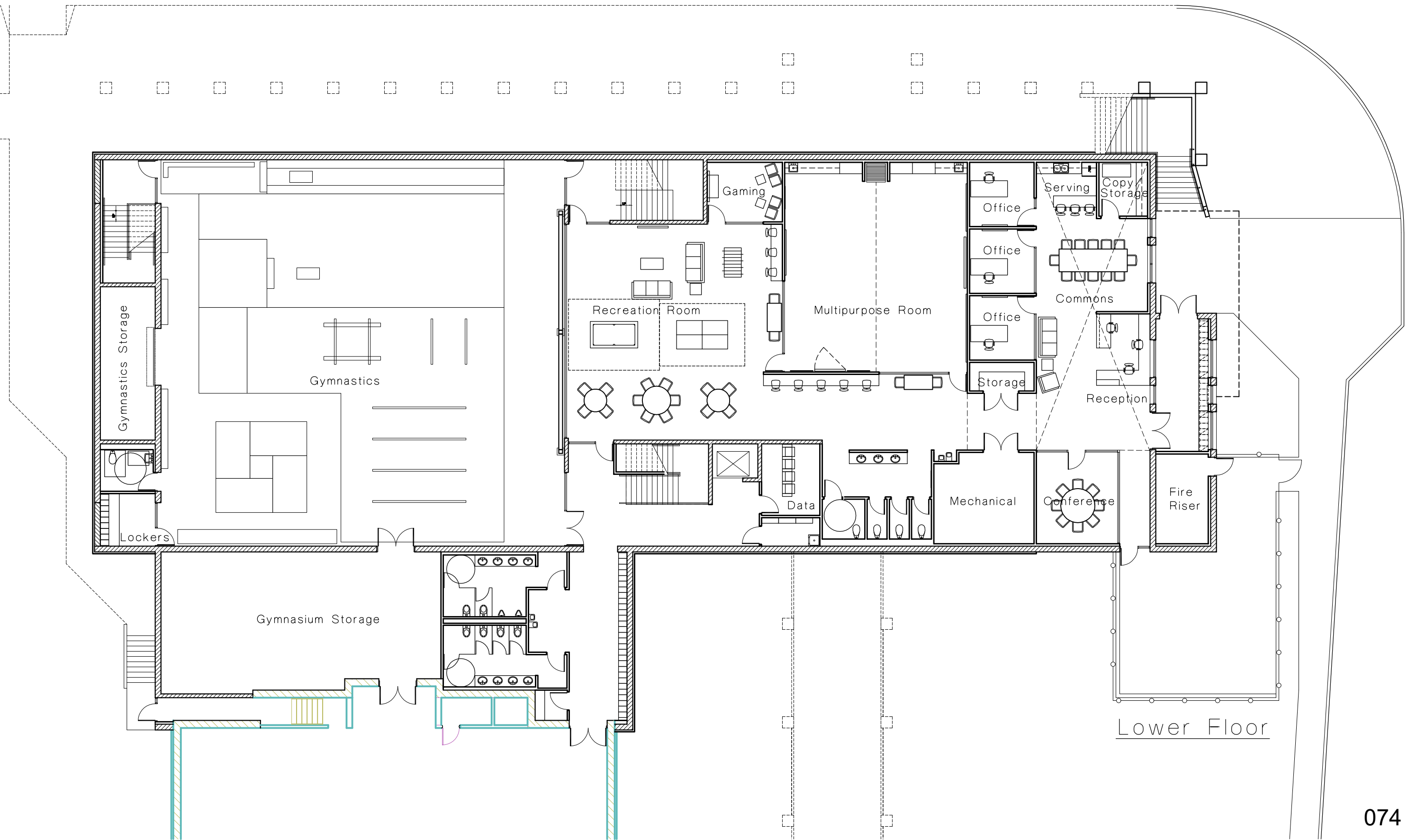
DROP-OFF LANE

18 ADDED PARKING SPACES (SHADED)

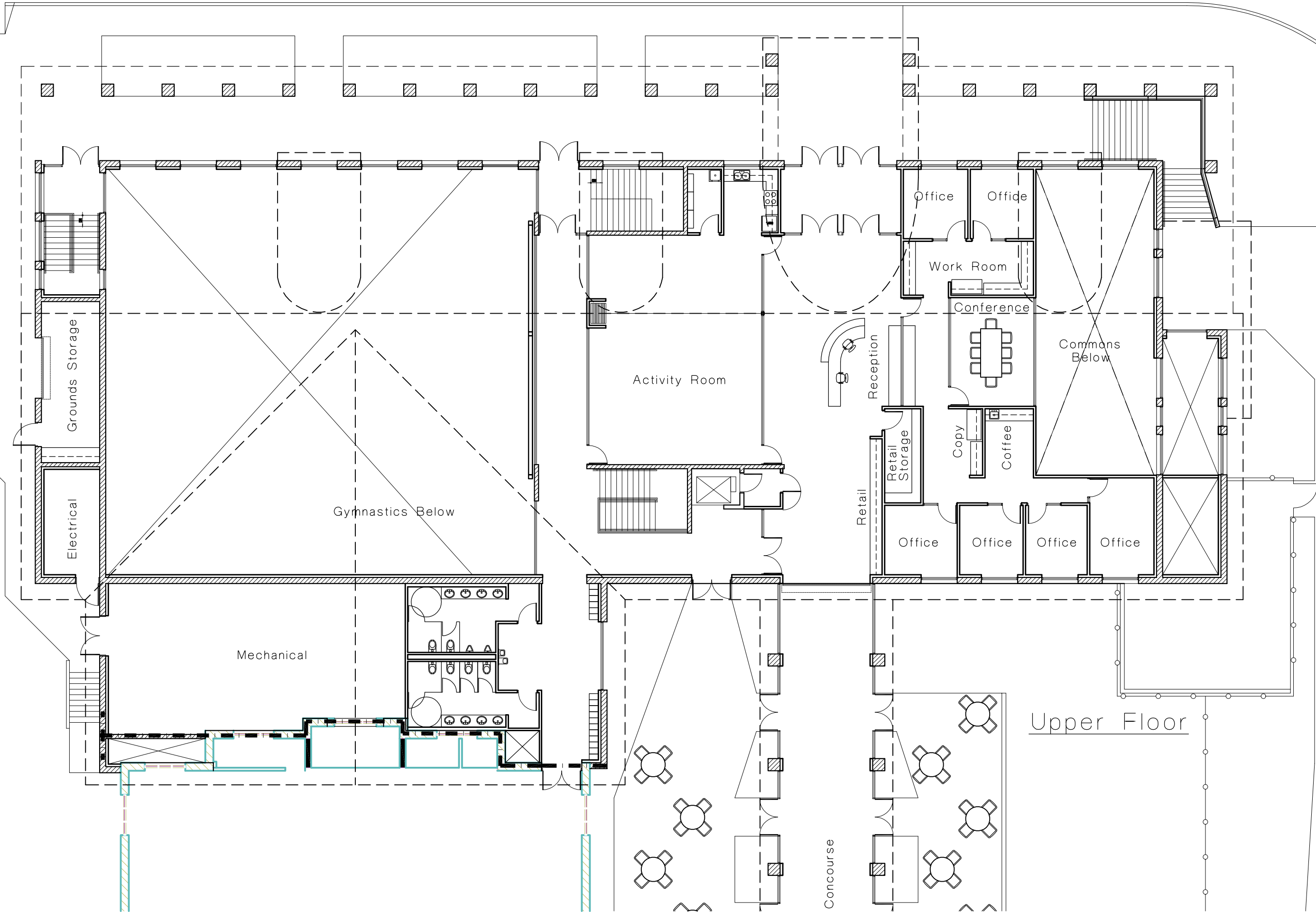
INCLINE WAY

SCALE: 1" = 40'-0"

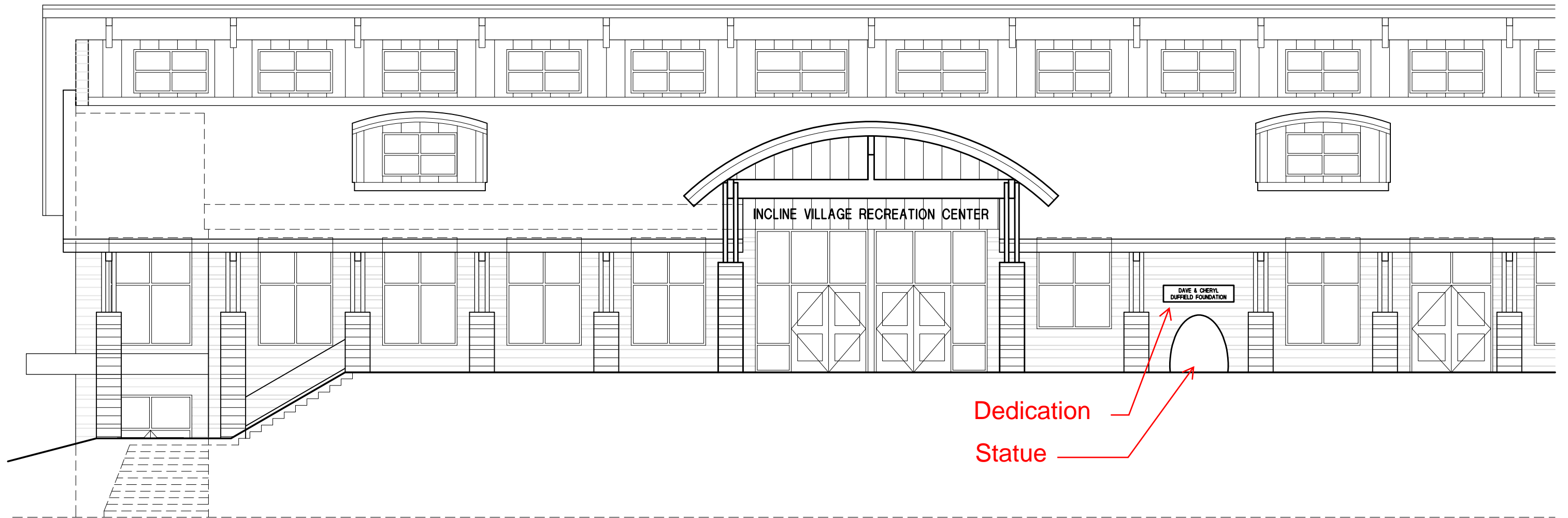


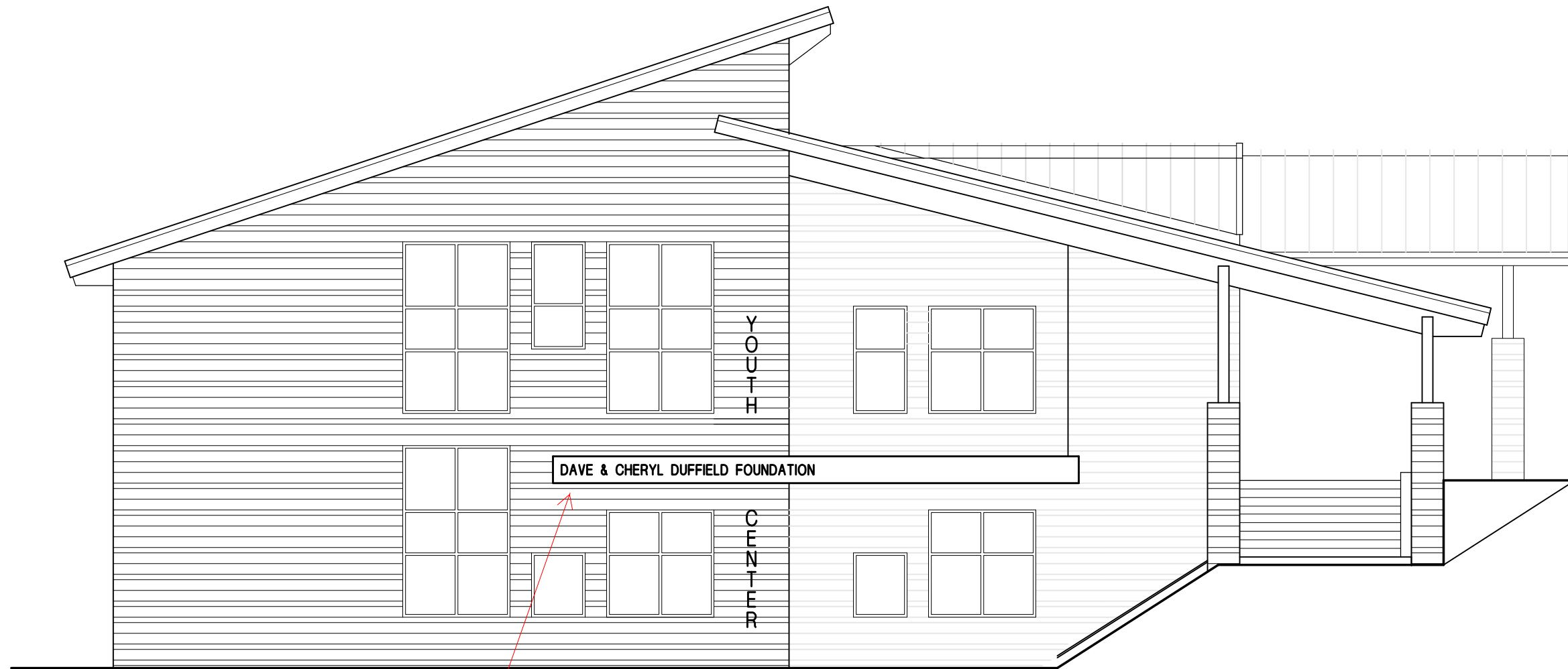




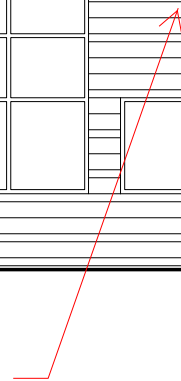


Upper Floor





Dedication





DAVE & CHERYL DUFFIELD FOUNDATION



DAVE & CHERYL DUFFIELD FOUNDATION



# INCLINE VILLAGE RECREATION CENTER EXPANSION

## BUILDING PROGRAM BY FUNCTION

8.18.22

functional area	Area for function	Space Classification				requested area
		Recreation	Youth Activity	Administration	Support	
<b>Youth Center</b>						
Recreation Room	1,855		1			1,855
Kitchenette	104		1			104
Multipurpose Room	1,187		1			1,187
* Youth Exterior Deck	865		1			865
Youth Commons	320		1			320
Computer Gaming	140		1			140
Private Office	130			3		390
Conference	230			1		230
Copy/Storage	85			1		85
Entry Vestibule / Cubbies	480				1	480
Storage	60				1	60
Reception	215				1	215
Youth Restrooms	295				1	295
Staff Restrooms ( 1/2)	265				1	265
Mechanical	285				1	285
Janitor	60				1	60
Youth Center Circulation	580				1	580
<b>Subtotals</b>			6	5	8	7,416

### Youth Center Notes:

- 1,1761 SF reduction from SD Submittal.
- Youth Mezzanine and stair deleted.
- Youth Commons reduced by 50%.
- Youth exterior deck not included in Summary below.

functional area	Area for function	Space Classification				requested area
		Recreation	Youth Activity	Administration	Support	
<b>Recreation Center</b>						
Reception	210			1		210
Activity Room	1,070	1				1,070
Activity Kitchenette	95				1	95
Private Office	130			6		780
Retail/Storage	155			2		310
Conference	250			1		250
Workroom/Copy	195				1	195
Coffee	90				1	90
* Exterior Courtyards	2,800				1	2,800
Restrooms	265				2	530
Mechanical	1,175				1	1,175
Data Room	140				1	140
Janitor	60				1	60
Concourse	1,500				1	1,500
* Jog/Walk Track	2,850				1	2,850
Recreation Center Circulation	2,275				1	2,275
<b>Subtotals</b>		1		10	12	14,330

### Recreation Center Notes:

- Essentially the same area.
- Exterior courtyards and track (\*) no included in Summary below.

functional area	Area for function	Space Classification				requested area
		Recreation	Youth Activity	Administration	Support	
<b>Gymnastics</b>						
Gymnastic Events	4,825	1				4,825
Gymnastics Storage	710				2	1,420
Gymnastics Lockers	100				1	100
Gymnastics Restroom	80				1	80
Shared Restrooms (1/2)	265				1	265
Gymnastics Circulation	935				1	935
<b>Subtotals</b>		1			6	7,625

### Gymnasium Notes:

- Gymnasium deleted resulting in more than 6,000 SF area reduction.
- Gymnastic Events room increased 725 SF.

## BUILDING PROGRAM SUMMARY

functional area	Area for function	Space Classification			
		Recreation	Youth Activity	Administration	Support
Youth Center	6,551		7	5	8
Recreation Center	8,680	1		8	12
Gymnasium	7,625	2			2
Structure	3,555				1
<b>* TOTAL PROGRAM AREA</b>		<b>3</b>	<b>7</b>	<b>13</b>	<b>23</b>

\* NOTE: Program areas not part of building expansion.





### **Duffield Recreation Center Youth & Teen Expansion**

The David and Cheryl Duffield Foundation (Duffield Foundation), together with the Incline Village General Improvement District (IVGID) and the Boys & Girls Club of North Lake Tahoe (BGC) are partnering to create Youth and Teen Center for the Incline Village/Crystal Bay Community. The 27,000 square foot facility is proposed to be an expansion of the existing 37,000 square foot Recreation Center. The center will provide an opportunity to serve the youth of the community, “Toddlers to Teens”, in a safe secure space where they are encouraged to develop a sense of identity, belief in the future, self-regulation and self-efficacy. The Center will focus on providing programs that offer physical, social, emotional, cognitive, and behavioral health for youth with a multigenerational component during “off-hours” thereby delivering maximum utilization of the facility.

Specific to this proposal, a dedicated gymnastics studio will be housed in the new center. This studio will provide an opportunity for the Incline Gymnastics Club to grow and flourish while serving the youth of Incline Village Crystal Bay.

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### **OVERVIEW**

Since its inception in August 2019, the Incline Gymnastics Club has outperformed program expectations. With enrollment of 60 to 100 program participants, ranging in age from 4 to 15, the Incline Gymnastics Club, led by Coach Reghan Stuart and assisted by Coach Jasmine Lance, is “off the charts popular” with Incline Village/Crystal Bay youth. From first-time tumbling to the advanced competition team, the Incline Gymnastics Club provides a gymnastics experience for every skill level. This program is currently run at the Incline Village Recreation Center in the rear of the gymnasium, limiting registration numbers and the programming schedule. Considering these space limitations, it is safe to project that by expanding gymnastic space and program efficiency, the Incline Gymnastics Club will increase its reach to meet community demands for a high-level local gymnastics program.

### **PROPOSED GYMNASTICS PROGRAMS**

**ADVANCED GYMNASTICS:** Competitive team development. Expand the current offering to 3 nights/week and grow registration capacity. Incline Gymnastics Club top-tier athletes will train to compete as a team in regional tournaments, initially in Northern Nevada, then expanding to Southern Nevada and west coast competitions in Northern California, Southern California and Arizona.

**INTERMEDIATE GYMNASTICS:** Identify, foster and develop the skillset needed progress to Advanced Gymnastics. The expanded room and programming schedule provides for this level to be offered 2 days/week, allows for increased registration capacity and offers space for appropriate separation of skill levels and focused coaching that will guide each athlete to reach their maximum potential.

**BEGINNING GYMNASTICS:** The beginner feeder program has the opportunity to truly grow in numbers by offering multiple weekly classes in the new facility whenever space is available. By utilizing the front portion of the studio and existing “mobile” equipment coaches foster a love of gymnastics while developing gymnasts of the future.

**MINI GYMNASTICS:** Facility use for preschool age gymnasts will take place during the day, generally following preschool morning hours, from 12:30pm – 3:30pm. Programming will include a “mommy and me” option where parents join their young athletes in learning the basics of body movement.

**NINJAS:** The Ninja program is a high energy, coed offering that will schedule facility use around formal Incline Gymnastics programming with the ability to use both halves of the new facility.

### **CONCLUSION**

Incline Village Parks & Recreation and Incline Gymnastics Club believe this expansion will allow the Incline Gymnastics Club to be one of the finest in the Northern Nevada. More importantly the facility, coupled with the enhanced program offerings, will allow every interested young Incline Village Crystal Bay resident the opportunity to pursue their gymnastic passion in their hometown community.



**MEMORANDUM**

**TO:** Board of Trustees

**FROM:** Indra Winqest  
District General Manager

**SUBJECT:** Update: Rec Center Expansion Project

**DATE:** August 29, 2022

---

**Rec Center Expansion Project**

The Board approved the District to enter into contacts with the Architect and Engineering (A&E) firms, the CMAR contactor and the Dave and Cheryl Duffield Foundation (Foundation) on June 29, 2022 to move forward with the 100% Construction Documents through permitting and bidding for the Rec Center Expansion Project (Project). The Project included a 33,000 square foot (SF) addition, including a new youth center and a gymnasium, half of which would be dedicated to gymnastic use while the other half would be used as a multi-use gym. An early stage estimated cost of this design was \$28,563,000.

CORE Construction was brought onto the team and the first detailed construction cost estimate was developed. Three options were developed for the Foundation.

Option A: developed per the Project's original scope, a high school sized gymnasium half of which is dedicated to gymnastics.

Project Scope: an addition of 29,512 SF

1. Gymnasium: 9,550 SF (same as existing gym)
2. Youth Center: 7,550 SF
3. Rec Center: 10,100 SF
4. Structure: 2,312 SF

Option A Cost Estimate: \$29,926,622

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Option B: developed with a full size basketball court.

Project Scope: an addition of 32,757 SF

1. Gymnasium: 12,625 SF (full size high school basketball court)
2. Youth Center: 8,552 SF
3. Rec Center: 8,780 SF
4. Structure: 2,800 SF

Option B Cost Estimate: \$33,876,880

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Option C: developed as a reduced version between Option A and Option B. This option deletes three structural bays and provides a half-court NCAA basketball court.

Project Scope: an addition of 30,225 SF

- 1. Gymnasium: 10,525 SF (½ size NCAA basketball court)
- 2. Youth Center: 8,552 SF
- 3. Rec Center: 8,780 SF
- 4. Structure: 2,368 SF

Option C Cost Estimate: \$32,874,734

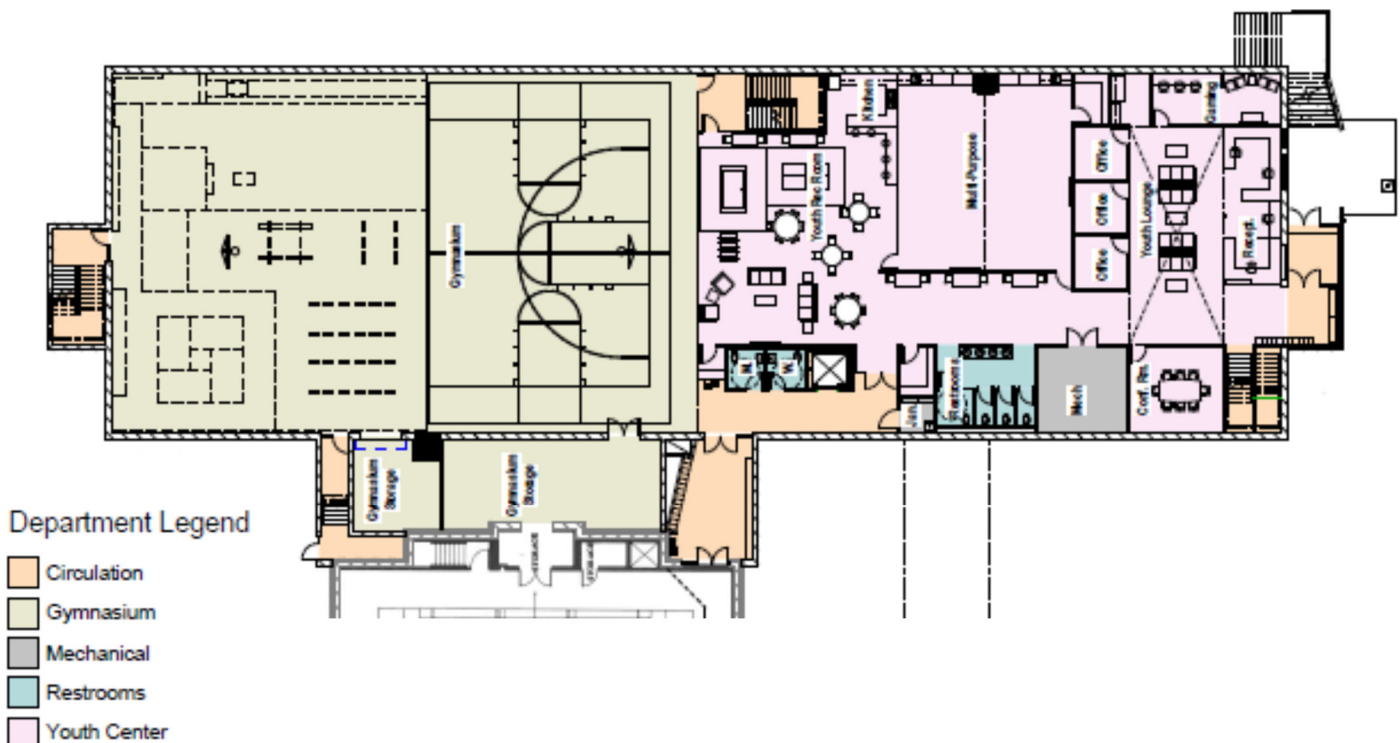
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### Design Criteria Option Descriptions

The initial concept for the 30% design took a gymnasium, the same size as the existing gymnasium, added it to the Rec Center and included a Youth Center, as shown below. The gym portion of the gymnasium would be a high school size ½ court basketball, Option A.

The concept design connected the new gymnasium to the existing gymnasium with matching finish floor elevations. This allowed for much needed storage space and access between the two gymnasiums. This concept also relocates the reception desk to the front

*Option A - Original Conceptual Design: 1<sup>st</sup> Floor*

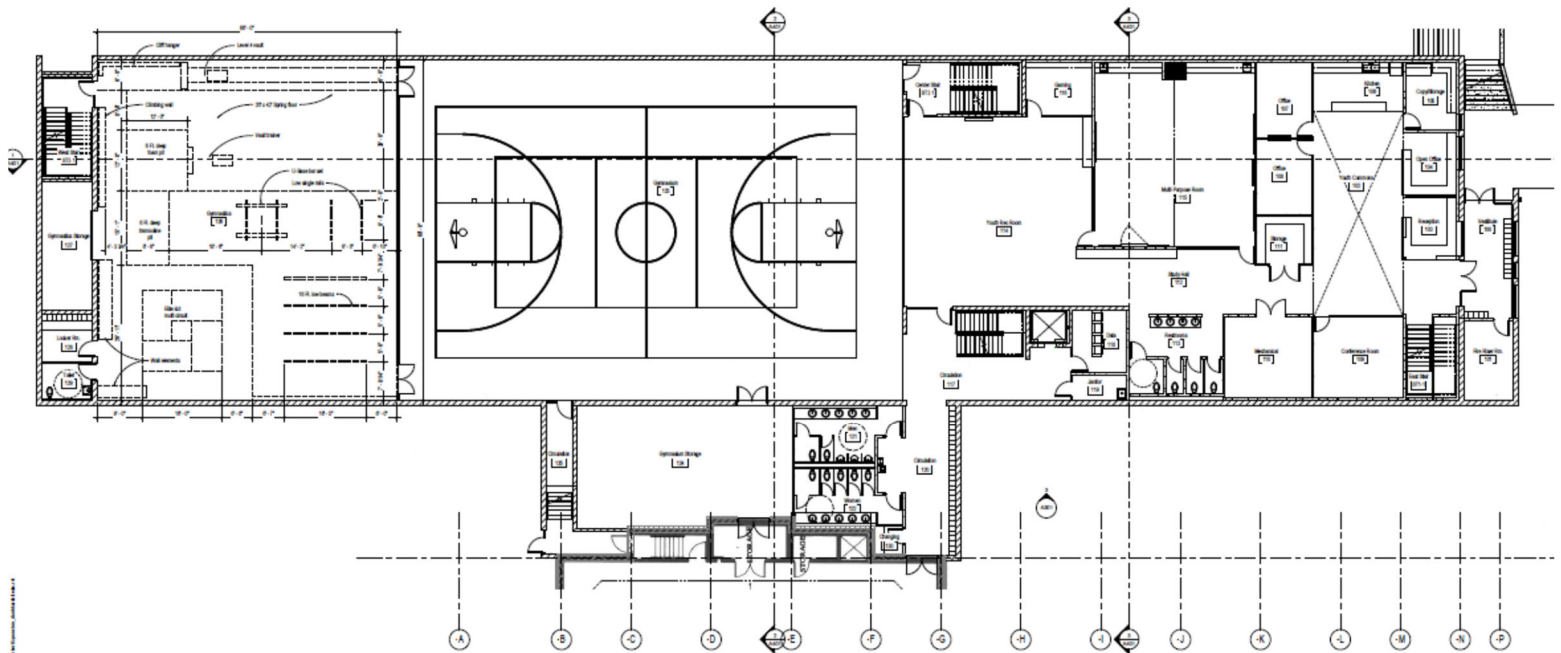




During the bimonthly progress meetings, a discussion regarding how the gymnasts would enter the Rec Center and get to the gymnastics facility was held. In order to access the gymnastics area, one would have to cross the new court where there is very little space. It was then further discussed that the design should consider a larger gymnasium space to allow space around the courts for access and safety.

The updated design lengthened the area of the court to allow access on all sides. This increased the square footage of the building footprint.

*Option B - Increased Gym Design*

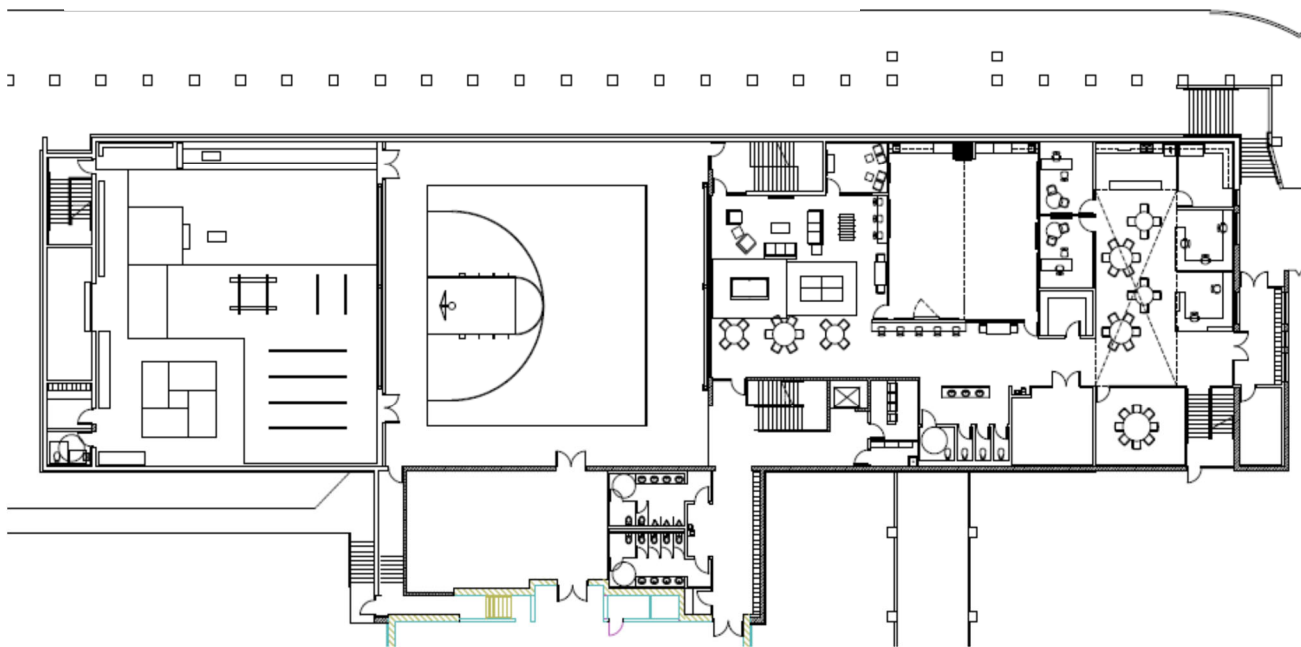


Option B increases the gymnasium square footage to a usable space and allows for safely walking around each side of the court. The court size accommodates a full sized high school basketball court. This option was explored because recommendations to improve and expand the Rec Center were set for in the Community Service Master Plan which was approved in 2018. These recommendations stated to expand the Rec Center, “to provide a more efficient layout for the entry/reception, expand the weight and fitness studio, provide additional gym space, and provide additional multi-use meeting rooms, offices and storage.”

During the schematic phase of the design, we looked at projects that were similar in scope. We reached out to contractors to discuss an estimated cost. Each contractor we discussed the expansion with warned us against using a square foot price because they are inaccurate. It was not until after the 30% Schematic Design, when CORE Construction was brought on board for the project, that a real construction cost estimate was completed. After discussions regarding the cost estimate here held, the design team decided to develop another option, Option C, which was developed as a reduced version between Option A and Option B.

Option C has a configuration that will work better than Option A, the full 3500 SF reduction, as the gymnastics area is still outside the egress to the south serving both the gym and gymnastics.

*Option C - Reduced Design Version*



These options were presented to the Foundation. In turn, the Foundation requested that the team develop a footprint that reflected an estimate closer to \$25,000,000, the initial limit of the grant. The team, both A&E and CORE, turned around an alternative smaller footprint very quickly per the Foundation's request.

The footprint developed is 26,400 SF. This shrank the gymnasium down to 7,625 SF, which will be a multiuse space used for gymnastics programming and other applicable programming when not used for gymnastics. This footprint removed all versions of the basketball court and downsized the Youth Center.

Option D: this options removed seven structural bays and removed the basketball court.

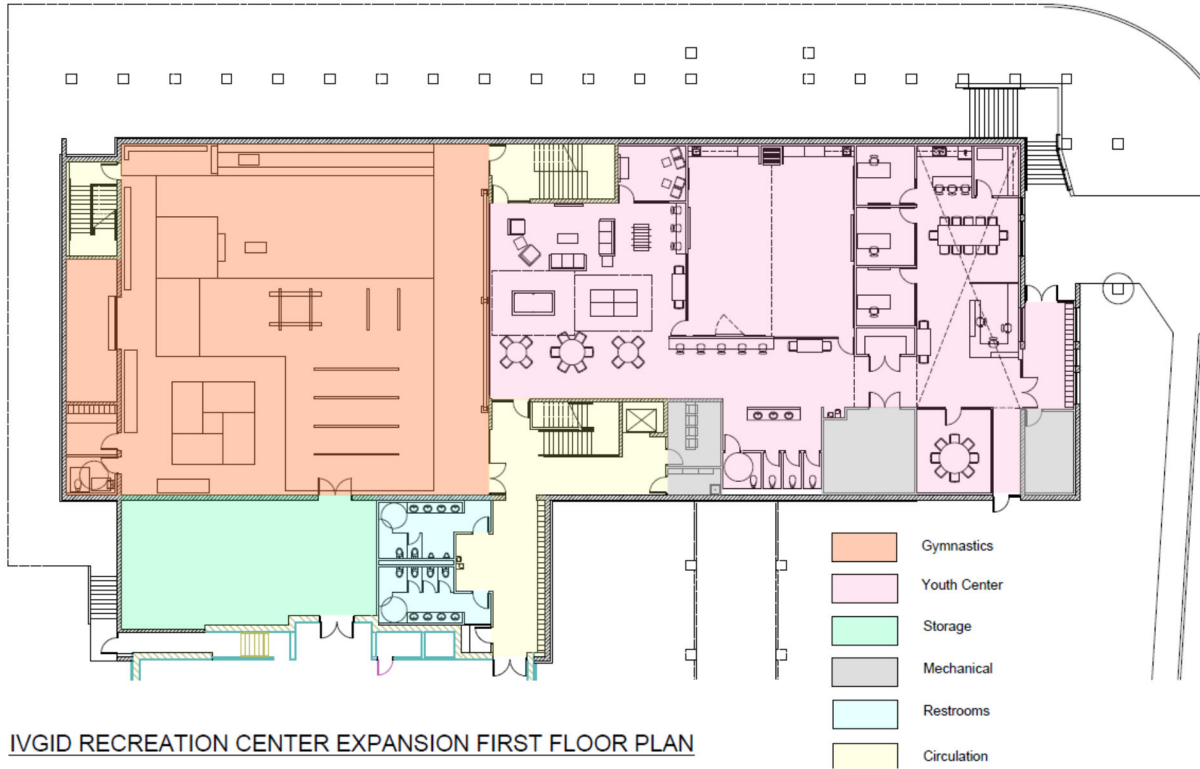
Project Scope: an addition of 26,411 SF

1. Gymnasium: 7,625 SF
2. Youth Center: 6,551 SF
3. Rec Center: 8,680 SF
4. Structure: 3,555 SF

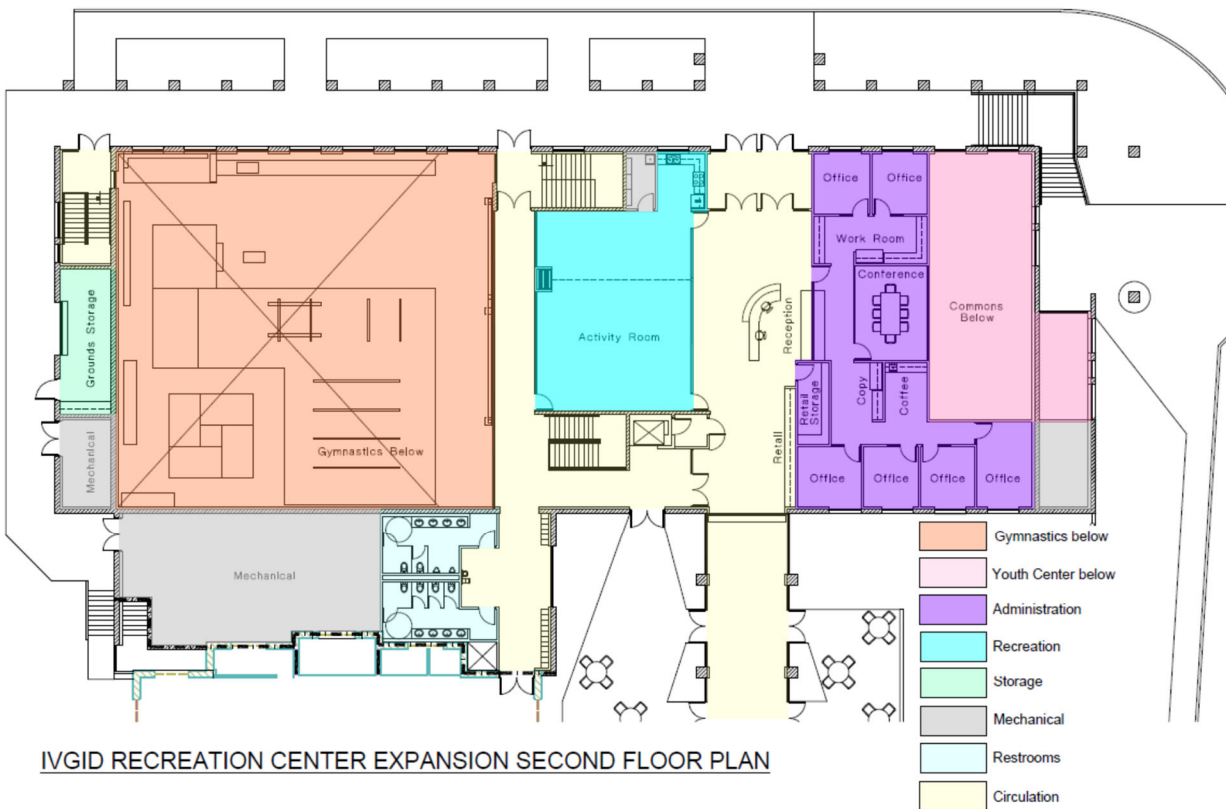
Option D Cost Estimate: \$25,634,293



*Option D- No Basketball Court & Reduced Youth Center*



IVGID RECREATION CENTER EXPANSION FIRST FLOOR PLAN



IVGID RECREATION CENTER EXPANSION SECOND FLOOR PLAN

The Foundation has agreed to move forward with Option D. This option will be submitted to TRPA on Sept. 15 for review. TRPA has approved this project as an Environmental Improvement Project (EIP). With this project being defined as an EIP, the permitting process will be fast tracked.

# INCLINE VILLAGE RECREATION CENTER EXPANSION

## BUILDING PROGRAM BY FUNCTION

8.18.22

functional area	Area for function	Space Classification				requested area
		Recreation	Youth Activity	Administration	Support	
<b>Youth Center</b>						
Recreation Room	1,855		1			1,855
Kitchenette	104		1			104
Multipurpose Room	1,187		1			1,187
* Youth Exterior Deck	865		1			865
Youth Commons	320		1			320
Computer Gaming	140		1			140
Private Office	130			3		390
Conference	230			1		230
Copy/Storage	85			1		85
Entry Vestibule / Cubbies	480				1	480
Storage	60				1	60
Reception	215				1	215
Youth Restrooms	295				1	295
Staff Restrooms ( 1/2)	265				1	265
Mechanical	285				1	285
Janitor	60				1	60
Youth Center Circulation	580				1	580
<b>Subtotals</b>			6	5	8	7,416

### Youth Center Notes:

- 1,1761 SF reduction from SD Submittal.
- Youth Mezzanine and stair deleted.
- Youth Commons reduced by 50%.
- Youth exterior deck not included in Summary below.

functional area	Area for function	Space Classification				requested area
		Recreation	Youth Activity	Administration	Support	
<b>Recreation Center</b>						
Reception	210			1		210
Activity Room	1,070	1				1,070
Activity Kitchenette	95				1	95
Private Office	130			6		780
Retail/Storage	155			2		310
Conference	250			1		250
Workroom/Copy	195				1	195
Coffee	90				1	90
* Exterior Courtyards	2,800				1	2,800
Restrooms	265				2	530
Mechanical	1,175				1	1,175
Data Room	140				1	140
Janitor	60				1	60
Concourse	1,500				1	1,500
* Jog/Walk Track	2,850				1	2,850
Recreation Center Circulation	2,275				1	2,275
<b>Subtotals</b>		1		10	12	14,330

### Recreation Center Notes:

- Essentially the same area.
- Exterior courtyards and track (\*) no included in Summary below.

functional area	Area for function	Space Classification				requested area
		Recreation	Youth Activity	Administration	Support	
<b>Gymnastics</b>						
Gymnastic Events	4,825	1				4,825
Gymnastics Storage	710				2	1,420
Gymnastics Lockers	100				1	100
Gymnastics Restroom	80				1	80
Shared Restrooms (1/2)	265				1	265
Gymnastics Circulation	935				1	935
<b>Subtotals</b>		1			6	7,625

### Gymnasium Notes:

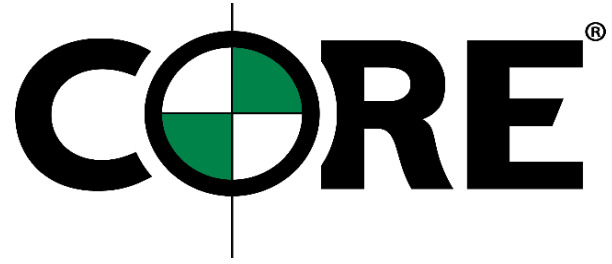
- Gymnasium deleted resulting in more than 6,000 SF area reduction.
- Gymnastic Events room increased 725 SF.

## BUILDING PROGRAM SUMMARY

functional area	Area for function	Space Classification			
		Recreation	Youth Activity	Administration	Support
Youth Center	6,551		7	5	8
Recreation Center	8,680	1		8	12
Gymnasium	7,625	2			2
Structure	3,555				1
<b>* TOTAL PROGRAM AREA</b>		<b>3</b>	<b>7</b>	<b>13</b>	<b>23</b>

\* NOTE: Program areas not part of building expansion.





**Recreation Center Expansion Project**  
Incline Village General Improvement District

30% Schematic Design Construction Cost Estimate - Revised

Prepared on: August 11, 2022

#	Description	Base Price	Early SD Estimate 8/9/22	Variance	%	BREAKOUTS		ALTERNATES (NOT INCLUDED IN BASE BID)							
						Site Work	New Building	ALT #1 Alterations & Catwalk	ALT #2 Parking Area	ALT #3 Entry Drive Re-Alignment	ALT #4 EV Charging Stations	ALT #5 Activity Room Operable Wall			
	<b>GENERAL</b>	\$115,900	\$115,900	\$0		\$25,500	\$90,400								
GEN3	Waste Management & Cleaning Requirements	\$115,900	\$115,900	\$0		\$25,500	\$90,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<b>DEMOLITION / OFF-SITE INFRASTRUCTURE</b>	\$329,880	\$344,419	(\$14,539)	-4.4%	\$304,041	\$25,839	\$0	\$25,022	\$15,474	\$0	\$0	\$0	\$0	
3	Selective Demolition	\$329,880	\$344,419	(\$14,539)	-4.4%	\$304,041	\$25,839	\$0	\$25,022	\$15,474	\$0	\$0	\$0	\$0	
	<b>SITE WORK (ROUGH)</b>	\$2,362,492	\$2,899,597	(\$537,104)	-22.7%	\$2,362,492	\$0	\$0	\$104,946	\$31,899	\$0	\$0	\$0	\$0	
6	Temporary Site Construction Requirements	\$199,473	\$199,473	\$0		\$199,473	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
7	Horizontal Survey & Staking	\$38,844	\$41,679	(\$2,834)	-7.3%	\$38,844	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
8	Earthwork	\$1,109,963	\$1,541,424	(\$431,461)	-38.9%	\$1,109,963	\$0	\$0	\$104,946	\$31,899	\$0	\$0	\$0	\$0	
9	Utilities	\$628,565	\$659,715	(\$31,150)	-5.0%	\$628,565	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
10	TRPA Requirements	\$212,500	\$282,000	(\$69,500)	-32.7%	\$212,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
11	Dust Control	\$124,450	\$126,040	(\$1,591)	-1.3%	\$124,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
12	Storm Water Management	\$48,697	\$49,265	(\$568)	-1.2%	\$48,697	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	<b>SITE WORK (FINISH)</b>	\$819,348	\$1,199,474	(\$380,126)	-46.4%	\$819,348	\$0	\$0	\$52,719	\$19,858	\$0	\$0	\$0	\$0	
14	Asphalt Paving	\$130,734	\$191,311	(\$60,577)	-46.3%	\$130,734	\$0	\$0	\$44,587	\$19,858	\$0	\$0	\$0	\$0	
15	Site Signage, Striping, & Parking Accessories	\$18,128	\$18,128	\$0		\$18,128	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
16	Landscaping & Irrigation	\$129,088	\$285,358	(\$156,270)	-121.1%	\$129,088	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
17	Unit Pavers	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
23	Fencing & Gates	\$41,420	\$41,420	\$0		\$41,420	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
24	Site Concrete	\$452,986	\$616,266	(\$163,280)	-36.0%	\$452,986	\$0	\$0	\$8,132	\$0	\$0	\$0	\$0	\$0	
25	Site Masonry	\$35,291	\$35,291	\$0		\$35,291	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
26	Site Metals	\$11,700	\$11,700	\$0		\$11,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	<b>STRUCTURE</b>	\$5,516,096	\$7,027,224	(\$1,511,128)	-27.4%	\$0	\$5,516,096	\$391,763	\$0	\$0	\$0	\$0	\$0	\$0	
27	Structural Layout & Coordination	\$27,415	\$31,048	(\$3,633)	-13.3%	\$0	\$27,415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
30	Building Concrete	\$972,654	\$1,277,716	(\$305,062)	-31.4%	\$0	\$972,654	\$16,575	\$0	\$0	\$0	\$0	\$0	\$0	
31	Structural Masonry	\$1,532,020	\$1,927,703	(\$395,682)	-25.8%	\$0	\$1,532,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
32	Metal Deck	\$683,432	\$901,594	(\$218,162)	-31.9%	\$0	\$683,432	\$29,055	\$0	\$0	\$0	\$0	\$0	\$0	
33	Superstructure	\$1,978,721	\$2,483,931	(\$505,210)	-25.5%	\$0	\$1,978,721	\$105,105	\$0	\$0	\$0	\$0	\$0	\$0	
34	Ornamental & Fabricated Metals	\$213,723	\$290,033	(\$76,310)	-35.7%	\$0	\$213,723	\$241,028	\$0	\$0	\$0	\$0	\$0	\$0	
36	Rough Carpentry	\$108,130	\$115,200	(\$7,070)	-6.5%	\$0	\$108,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	<b>ENCLOSURE</b>	\$2,308,075	\$3,451,367	(\$1,143,292)	-49.5%	\$22,680	\$2,285,395	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
37	Temporary Dry-In, Testing, & Mockups	\$30,217	\$39,608	(\$9,391)	-31.1%	\$0	\$30,217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
38	Dampproofing / Waterproofing	\$68,021	\$84,521	(\$16,500)	-24.3%	\$3,300	\$64,721	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
39	Air & Moisture / Weather Barrier Assembly	\$26,975	\$107,133	(\$80,158)	-297.2%	\$0	\$26,975	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
40	Architectural Caulking & Sealants	\$46,760	\$56,230	(\$9,470)	-20.3%	\$19,380	\$27,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
44	Thermal & Sound Insulation	\$246,004	\$317,053	(\$71,050)	-28.9%	\$0	\$246,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
45	Metal Roofing	\$96,971	\$131,670	(\$34,700)	-35.8%	\$0	\$96,971	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
46	Asphalt Shingle Roofing	\$598,536	\$789,429	(\$190,893)	-31.9%	\$0	\$598,536	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
47	Other Roofing Systems	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
49	Metal Panels	\$222,957	\$714,513	(\$491,556)	-220.5%	\$0	\$222,957	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
52	Exterior Aluminum, Glass, & Glazing	\$954,775	\$1,194,350	(\$239,575)	-25.1%	\$0	\$954,775	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
54	Special Doors	\$16,860	\$16,860	\$0		\$0	\$16,860	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	<b>INTERIOR FINISHES</b>	\$2,349,420	\$2,741,843	(\$392,422)	-16.7%	\$0	\$2,349,420	\$951,773	\$0	\$0	\$0	\$0	\$0	\$0	
55	Temporary Requirements for Phasing / Quality Control	\$125,610	\$132,326	(\$6,717)	-5.3%	\$0	\$125,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
56	Doors, Frames, & Hardware	\$192,600	\$167,800	\$24,800	12.9%	\$0	\$192,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
58	Interior Layout & Coordination	\$27,380	\$34,450	(\$7,070)	-25.8%	\$0	\$27,380	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
59	Casework & Finished Carpentry	\$227,620	\$227,620	\$0		\$0	\$227,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
60	Framing & Drywall	\$560,442	\$749,011	(\$188,569)	-33.6%	\$0	\$560,442	\$900,000	\$0	\$0	\$0	\$0	\$0	\$0	
61	Paint & High Performance Coatings	\$219,160	\$258,991	(\$39,831)	-18.2%	\$0	\$219,160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
62	Acoustical Ceiling Treatments	\$253,739	\$207,070	\$46,669	18.4%	\$0	\$253,739	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
63	Acoustical Wall Treatments	\$97,812	\$130,416	(\$32,604)	-33.3%	\$0	\$97,812	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
64	Tile	\$116,856	\$116,856	\$0		\$0	\$116,856	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
65	Carpet & Resilient Flooring	\$143,615	\$145,615	(\$2,000)	-1.4%	\$0	\$143,615	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
67	Concrete Finishing	\$51,301	\$60,899	(\$9,598)	-18.7%	\$0	\$51,301	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
68	Rubber Sports Flooring	\$29,205	\$224,441	(\$195,236)	-668.5%	\$0	\$29,205	\$51,773	\$0	\$0	\$0	\$0	\$0	\$0	
69	Gymnastics / Spring Floor	\$182,700	\$158,250	\$24,450	13.4%	\$0	\$182,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
70	Progressive & Final Clean Requirements	\$121,381	\$128,098	(\$6,717)	-5.5%	\$0	\$121,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	<b>SPECIALTIES</b>	\$282,409	\$401,860	(\$119,451)	-42.3%	\$0	\$282,409	\$0	\$0	\$0	\$0	\$82,080	\$0	\$0	
71	Visual Display Boards	\$6,204	\$10,704	(\$4,500)	-72.5%	\$0	\$6,204	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
72	Building Signage	\$44,083	\$61,558	(\$17,475)	-39.6%	\$0	\$44,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
73	Wall & Door Protection	\$15,376	\$15,376	\$0		\$0	\$15,376	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
74	Toilet, Bath, & Laundry Accessories	\$75,444	\$90,840	(\$15,396)	-20.4%	\$0	\$75,444	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
75	Fire Protection Specialties	\$6,390	\$6,390	\$0		\$0	\$6,390	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
77	Lockers	\$43,800	\$43,800	\$0		\$0	\$43,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
78	Flagpoles	\$9,500	\$9,500	\$0		\$0	\$9,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
81	Operable Wall	\$66,600	\$148,680	(\$82,080)	-123.2%	\$0	\$66,600	\$0	\$0	\$0	\$0	\$82,080	\$0	\$0	
82	Window Blinds & Shades	\$15,012	\$15,012	\$0		\$0	\$15,012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	<b>EQUIPMENT</b>	\$198,020	\$297,220	(\$99,200)	-50.1%	\$0	\$198,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
86	Residential Equipment & Appliances	\$21,140	\$21,140	\$0		\$0	\$21,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
89	Athletic Equipment	\$2,880	\$68,080	(\$65,200)	-2263.9%	\$0	\$2,880	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
95	Conveying Equipment	\$142,000	\$157,000	(\$15,000)	-10.6%	\$0	\$142,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
96	Temporary Use of Equipment During Construction	\$32,000	\$51,000	(\$19,000)	-59.4%	\$0	\$32,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	<b>MEP SYSTEMS</b>	\$4,419,042	\$5,668,290	(\$1,249,248)	-28.3%	\$131,890	\$4,287,152	\$81,803	\$0	\$0	\$100,000	\$0	\$0	\$0	
97	Fire Suppression System	\$174,676	\$213,009	(\$38,333)	-21.9%	\$0	\$174,676	\$9,263	\$0	\$0	\$0	\$0	\$0	\$0	
98	Plumbing Systems	\$657,120	\$740,675	(\$83,555)	-12.7%	\$0	\$657,120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
100	HVAC Systems	\$1,642,800	\$1,998,100	(\$355,300)	-21.6%	\$0	\$1,642,800	\$29,250	\$0	\$0	\$0	\$0	\$0	\$0	
101	Building Controls	\$225,885	\$251,485	(\$25,600)	-11.3%	\$0	\$225,885	\$2,925	\$0	\$0	\$0	\$0	\$0	\$0	
102	Test & Balance	\$28,749	\$32,728	(\$3,979)	-13.8%	\$0	\$28,749	\$1,365	\$0	\$0	\$0	\$0	\$0	\$0	
103	Electrical Systems	\$1,665,170	\$2,397,844	(\$732,674)	-44.0%	\$131,890	\$1,533,280	\$39,000	\$0	\$0	\$100,000	\$0	\$0	\$0	
104	Temporary Power & Lighting	\$24,642	\$34,450	(\$9,808)	-39.8%	\$0	\$24,642	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
	<b>UNIQUE FEATURES OF WORK</b>	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Subtotal</b>		\$18,700,683	\$24,147,193	(\$5,446,510)	-29.1%	\$3,665,951	\$15,034,732	\$1,425,338	\$182,687	\$67,232	\$100,000	\$82,080	\$0	\$0	
<b>CONTINGENCIES &amp; ALLOWANCES</b>															
7.50%	Design & Estimating Contingency	\$1,402,552	\$2,414,720	(\$1,012,168)	-72.2%	\$275,203	\$1,128,656	\$141,850	\$18,181	\$6,691	\$9,952	\$8,169	\$0	\$0	
2.25%	Contractor Construction Contingency	\$420,766	\$603,6												



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**From:** Sara Schmitz <trustee\_schmitz@ivgid.org>  
**Sent:** Thursday, September 1, 2022 10:30 AM  
**To:** Indra Winqest <ISW@ivgid.org>  
**Subject:** Re: Internal Memorandum - Recreation Center Expansion Project

Indra,

Thanks for the update. I feel this magnitude of this change needed Board input. I am not in favor of what I am understanding to be proposed. I reviewed the Community Services Master Plan and gymnasium space was identified as the community need. This specifically fits the donor's desire for gymnastics and the B & G club while it does not add what the community has identified as a need, more gymnasium space. Additionally, the B & G will not have a gym for their use. The Board didn't give approval for this revised version to move forward.

This change is substantial and as I am seeing it, and in the long term doesn't provide benefit to the general community at large.

Perhaps the B & G club could make use of the gym at the middle school. Perhaps staying at each of the schools meets their needs and eliminates the transportation questions.

I greatly appreciate the generosity of the Duffield Foundation. If this project doesn't provide long-term benefit to the general community, since they will be paying for the maintenance and long-term building upkeep, I can't support it.

I will gladly discuss this with you as I may not be understanding the memo in its entirety.

Sara

**Sara Schmitz**

Incline Village General Improvement District Trustee and Secretary  
893 Southwood Blvd.  
Incline Village, NV 89451  
**925-858-4384**



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**From:** Indra Winqest  
**Sent:** Wednesday, August 31, 2022 5:38 PM  
**To:** Indra Winqest  
**Cc:** Joshua Nelson  
**Subject:** Internal Memorandum - Recreation Center Expansion Project

Dear Trustees by bcc –

Legal Counsel copied. I have attached an internal memo from Engineering regarding the Recreation Center Expansion Project as we have had to make some adjustments per the donor to cost down. The real significant reduction in scope is eliminating the additional gymnasium space adjacent to the portion that will be used for gymnastics. After discussing with the entire team of staff, foundation and design team, we all agree that we can utilize the gymnastics facilities for other multiuse programming and activities and it will be designed in a way where if we wanted to add another gym space later, we could do so. The changes are outlined in the memo and we will be bringing the 60% design to the board as a reminder in October to discuss the overall design and potential tenant improvements.

Thanks, Indra

**Indra Winqest**

General Manager  
Incline Village General Improvement District  
893 Southwood Blvd, Incline Village NV 89451  
P: 775-832-1206  
F: 775-832-1380

[isw@ivgid.org](mailto:isw@ivgid.org)

<http://www.yourtahoeplace.com>



**Bree Waters**

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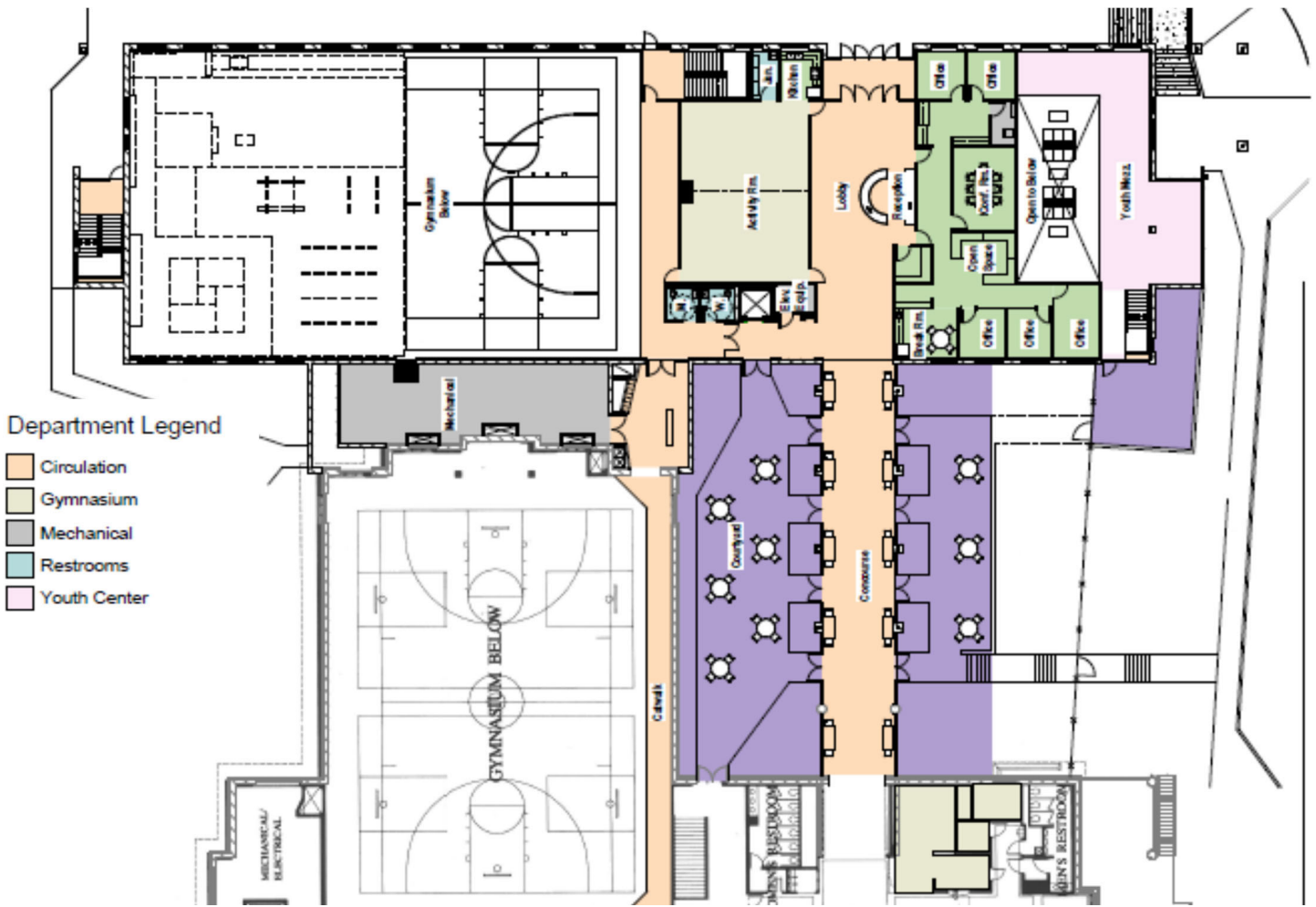
**From:** Bree Waters  
**Sent:** Thursday, September 1, 2022 8:38 PM  
**To:** 'James Dugdale'  
**Cc:** Kate Nelson; Indra Winquest  
**Subject:** Rec Center Gymnasium

Jim,

Thank you for taking my call this afternoon. As we discussed, an internal memo was written and delivered to the Board last week to inform them that the footprint of the expansion of the Rec Center had changed and had decreased in order to decrease the cost estimate to \$25 M. We are require by Board policy to bring significant changes to them for review and possible approval. Two Board members voiced concerns with the removal of the multipurpose gymnasium and the decrease in the building footprint's square footage. However, they also voiced that they would potentially in favor of IVGID paying for the extra cost to keep the multipurpose gymnasium in the project.

We have had discussions with all five Board members and all five members are in favor of the expansion project in the decreased design. However, we need to give the Board the opportunity to discuss the addition of a multipurpose gymnasium that IVGID would fund. It is the Board's view that it is a huge benefit to the community to have the addition of the Youth Center. However, the Rec Center needs the additional indoor space of the gymnasium, that was in the original design. Currently, the Rec Center gymnasium is overcrowded and with the addition of a Youth Center, without an additional gymnasium, the overcrowding will increase. The Board has requested that we bring the design to them, including the multipurpose gymnasium, updated cost estimate and give them the ability to discuss and possibly approve the additional funding to give the community a building and a space that is direly needed and wanted.

Below is the design that the Board is wanting to discuss funding the gymnasium:



We are holding a special Board Meeting on or around Sept. 14 and we would like to bring this option to them for approval of the funding. The DCD Foundation will have all naming rights to the entire addition, including the multipurpose gymnasium. The Board and the community are aware of the generosity of the DCD Foundation and would like to make this project something that meets the needs of the community.

Please call me with any questions. We greatly appreciate your efforts in this.

**Bree A. Waters**  
District Project Manager

Incline Village General Improvement District  
Public Works Department  
1220 Sweetwater Road  
Incline Village, NV 89451  
775.832.1372 D  
775.413.4525 C



**From:** [Indra Winquest](#)  
**To:** [James Dugdale](#)  
**Cc:** [Dave Duffield](#)  
**Subject:** Special Board Meeting today  
**Date:** Wednesday, September 14, 2022 5:23:17 PM

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Hi Jim & Dave –

We had the special board meeting today. The trustees had a lot of discussion and based on comments, it's clear that the board is in support of the project and very thankful for the generosity of the foundation. As I have mentioned, the government process can be challenging and the board had a lot of discussion and questions about how we would be able to program the facility without the additional flexible gym space. I feel that we did a good job of explaining that we would be fine and that we really need to focus on the rest of the project that meets the needs of the community in particular youth and families. As Trustees, it is their fiduciary responsibility to ask hard questions and discuss these issues as they represent the community.

The board unanimously approved the issuance of the letter of support with one requested edit. They feel that the apology should come from the entire district not just the board which is the way I would have preferred the letter be drafted initially because I believe that staff could have been a bit more detailed in discussions as well. The intent is that the District as a whole should be unanimously behind this project not just the trustees. I do not think this weakens the letter at all so hopefully you do not feel this way.

The board voted 4-1 to approve the modifications to the design so its approved and ready to go forward. Trustee Sara Schmitz voted no although she at multiple times expressed her support for the project but felt without the ability to discuss whether or not the district should actually consider contributing to the project because she feels that the additional gym space is something that the community has asked for and would benefit IVGID and the Boys and Girls Club. Note that Mindy Carbajal did call in to express the clubs support of moving forward with the modified design.

Board dynamics is always challenging as they have to answer to the community which is where I think Sara was struggling to determine how she would proceed. She has requested the opportunity to meet with the foundation to discuss how she supports the project but also her point of view as an elected official and why she feels strongly about exploring IVGID contributing. I truly hope you know how much the community is behind this as well as staff. Additionally, the fact that all five voted in favor of submitting the letter should also indicate they support the project. I realize the decision by Trustee Schmitz is a little odd but I think she feels like she is doing her due diligence as an elected official. There have been other agenda items where she has approached the same way.

Truly appreciate this opportunity to do something great for the community and I will personally apologize for anything that has made this challenging or frustrating. Certainly not the intention and as I have said, I am in a very difficult situation in a very challenging job. Let me know if you would like to get on a call to discuss further or in person.

With much respect,  
Indra

**Indra Winqest**

General Manager

Incline Village General Improvement District  
893 Southwood Blvd, Incline Village NV 89451

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F: 775-832-1380

[isw@ivgid.org](mailto:isw@ivgid.org)

<http://www.yourtahoeplace.com>



**From:** [Indra Winqest](#)  
**To:** [Matthew Dent](#)  
**Cc:** [Joshua Nelson](#)  
**Subject:** RE: Recreation Center Expansion Project  
**Date:** Monday, September 19, 2022 10:41:41 AM

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Matthew –

Yes it was just myself and Jim. He sent me the meeting request just for the two of us. I spoke with him on the phone to find out if I could have a Trustee present and he stated no need. He basically relayed the information from Dave & Cheryl and told me he would be in touch mid to late next week to talk next steps and he did not think Dave & Cheryl were willing to reconsider. I let Dave know again this morning that Trustees have requested to meet with him to discuss. I have not heard anything back. This is very consistent with how they operate.

Indra

**Indra Winqest**

General Manager

Incline Village General Improvement District  
893 Southwood Blvd, Incline Village NV 89451

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<http://www.yourtahoepalace.com>



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**From:** Matthew Dent <dent\_trustee@ivgid.org>  
**Sent:** Friday, September 16, 2022 6:26 PM  
**To:** Indra Winqest <ISW@ivgid.org>  
**Cc:** Joshua Nelson <Joshua.Nelson@bbklaw.com>  
**Subject:** Re: Recreation Center Expansion Project

So was it just you who met with Mr. Dugdale yesterday? Simple question...

Matthew Dent  
775.530.1345

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**From:** Indra Winqest <[ISW@ivgid.org](mailto:ISW@ivgid.org)>  
**Sent:** Friday, September 16, 2022 5:43 PM  
**To:** Matthew Dent  
**Cc:** Joshua Nelson  
**Subject:** RE: Recreation Center Expansion Project

Matthew –

Bree Waters, Kate Nelson, Myself, Brad Underwood, Mindy Carbajal (BGC) and a couple of

Mindy's staff, Sheila Leijon have all been in discussions with the consultants and the foundation. Its typically Myself, Bree, Kate, Sheila and Mindy. Trustee Tonking was involved heavily early on. Mr. Duffield was not at any of the meetings and his CEO of the Foundation Jim Dugdale was who we have been working with and he relays the information form Mr. and Mrs. Duffield. I offered to have trustees reach out and they did not seem interested. Hope this clarifies and answers your questions. Apologize for the earlier email not being clear.

Indra

**Indra Winqest**

General Manager

Incline Village General Improvement District  
893 Southwood Blvd, Incline Village NV 89451

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<http://www.yourtahoeplace.com>



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**From:** Matthew Dent <[dent\\_trustee@ivgid.org](mailto:dent_trustee@ivgid.org)>  
**Sent:** Friday, September 16, 2022 9:48 AM  
**To:** Indra Winqest <[ISW@ivgid.org](mailto:ISW@ivgid.org)>  
**Cc:** Joshua Nelson <[Joshua.Nelson@bbklaw.com](mailto:Joshua.Nelson@bbklaw.com)>  
**Subject:** Re: Recreation Center Expansion Project

Who else sat down at the table besides you?

Matthew Dent  
775.530.1345

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**From:** Indra Winqest <[ISW@ivgid.org](mailto:ISW@ivgid.org)>  
**Sent:** Thursday, September 15, 2022 5:31:51 PM  
**To:** Indra Winqest <[ISW@ivgid.org](mailto:ISW@ivgid.org)>  
**Cc:** Joshua Nelson <[Joshua.Nelson@bbklaw.com](mailto:Joshua.Nelson@bbklaw.com)>  
**Subject:** Recreation Center Expansion Project

Dear Trustees by bcc –

Legal Counsel copied. I will premise this email by stating that this is confidential as of now. Please do not share this email or discuss with anyone. I met with the Duffield Foundation this afternoon. The Foundation has stated that they are not comfortable moving forward with working with the district on the Recreation Center Expansion Project. I asked for a specific reason why and they stated that they had one simple request of the district which was they wanted to be ensured that the district including all trustees were unanimously supportive. They further stated that one trustee voted no against the modified design and therefore they did not receive the unanimous support they asked for.



As mentioned above, this is confidential right now in the hope that after a few days to think more about this, maybe the Foundation will reconsider. In the event that this does not occur, we will be meeting with them next week to start the process of unwinding the project. obviously this is horrible news and my heart sank as I started thinking about the youth in the community who would benefit from this for generations to come. Again I will emphasize, please keep this confidential until further notice. We will also be letting the consultants know to stop work.

Indra

**Indra Winqest**

General Manager

Incline Village General Improvement District

893 Southwood Blvd, Incline Village NV 89451

P: 775-832-1206

F: 775-832-1380

[isw@ivgid.org](mailto:isw@ivgid.org)

<http://www.yourtahoeplace.com>



**From:** [Dave Duffield](#)  
**To:** [Indra Winquest](#)  
**Cc:** [James Dugdale](#)  
**Subject:** Grant Agreement Termination  
**Date:** Friday, September 16, 2022 2:37:45 PM

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Indra,

As you likely know, I was saddened by the lack of unanimous support among the members of the IVGID Board of Trustees for the recreation center expansion project. It was a project that Cheryl and I were dedicated to supporting, and one which we feel would have benefitted the entire community. I am asking Jim Dugdale, copied on this email, to follow through with the formal termination of the agreement.

We greatly appreciate your and Tim Callicrate's active stewardship of IVGID, and we appreciate the good work that you and IVGID have done, and continue to do, in the community.

Please send along my personal thanks to Tim Callicrate, Kendra Wong, and Michaela Tonking, for their personal letters of support.

Best,

Dave

**From:** [James Dugdale](#)  
**To:** [Indra Winquest](#)  
**Subject:** Termination of IVGID Recreation Center Expansion Project  
**Date:** Monday, September 19, 2022 6:31:03 AM  
**Attachments:** [image001.png](#)

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Indra, please see my note below. If you have time available, I'd like to meet with you on Friday morning. Sincerely, Jim

\*\*\*\*\*  
\*\*\*\*\*

Incline Village General Improvement District  
Attn: Indra Winquest, District General Manager  
893 Southwood Blvd.  
Incline Village, NV 89450

**RE: Termination of the GRANT AGREEMENT FOR DESIGN AND PRECONSTRUCTION SERVICES FOR THE RECREATION CENTER EXPANSION PROJECT, Dated July 28, 2022**

Dear Indra:

Thank you for your time, efforts, and dedication as we worked together on the potential expansion of the IVGID recreation. Unfortunately, this project will not be moving forward.

Pursuant to Section 6 of the Grant Agreement for Design and Preconstruction Services for the Recreation Center Expansion Project, and on behalf of the Dave and Cheryl Duffield Foundation, I am providing written notice of termination. I will work with you to fulfill the Foundation's obligations pursuant to that agreement as it is brought to closure.

It has been a pleasure to get to know you, and to work with you and your team.

Sincerely,

Jim Dugdale Executive Director  
Dave and Cheryl Duffield Foundation

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\*\*\*\*\*

**Jim Dugdale**  
Executive Director  
**Dave & Cheryl Duffield Foundation**  
[Jim@dcdfoundation.org](mailto:Jim@dcdfoundation.org)  
Office 775.461.2707



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**From:** Indra Winqest <ISW@ivgid.org>  
**Sent:** Friday, September 23, 2022 12:21 AM  
**To:** Indra Winqest <ISW@ivgid.org>  
**Cc:** Joshua Nelson <Joshua.Nelson@bbklaw.com>  
**Subject:** Recreation Center Expansion Project

Dear Trustees by bcc –

Legal Counsel copied. As I mentioned in the last update I sent regarding the Rec Center Expansion Project, I recommended that the likelihood of the Dave & Cheryl Duffield Foundation withdrawing support for the project remain confidential in the event there may be a reconsideration. I was contacted today by Jim Dugdale letting me know that the Foundation is moving forward with termination of the grant agreement. Furthermore Mr. Dugdale requested a meeting for tomorrow (Friday) to discuss how we start the process. I requested to have district counsel present at the meeting and he agreed. Additionally over the past week, I have made multiple attempts to request that the foundation consider meeting with individual trustees and unfortunately they have not accepted. The message I received is consistent with what I was told last week which is that the foundation feels it made a simple request to assure that they had unanimous support from the Board of Trustees for the modified scope that the foundation wanted to gift the District and Community and they did not feel they received this. Additionally, they feel they do not have the assurance that there will not be future impactful issues moving forward and there could be considerable risk to the foundation. This is what I know as of now.

This is extremely unfortunate and still very sensitive information. Legal Counsel Nelson and I will keep you posted as we are working with the foundation on the process and of course if anything changes. Please call if you want to discuss further.

Indra



**Indra Winqest**

General Manager

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**From:** Indra Winqest <ISW@ivgid.org>  
**Sent:** Monday, September 26, 2022 5:58 PM  
**To:** Indra Winqest <ISW@ivgid.org>  
**Cc:** Joshua Nelson <Joshua.Nelson@bbklaw.com>  
**Subject:** Recreation Center Expansion Project

Dear Trustees by bcc –

Legal Counsel copied. I am updating you on the meeting that Legal Counsel Nelson and I had last Friday. We met with Jim Dugdale, Director of the Duffield Foundation on how we finalize the termination of the grant agreement. We are making sure that the consultants are working diligently to reconcile all of the invoices so that they can be submitted for payment and then submitted to the Foundation for reimbursement. We are also looking at contracts to make sure there are no penalties etc. for termination which at this point counsel does not think that there are any. Of course the Foundation understands their contractual obligations and they are committed to fulfilling in a timely manner. I held off sending this email as Mr. Dugdale wanted to make sure the donors did not need any other information or had any additional questions. I spoke with Mr. Dugdale via brief phone call this morning and he indicated the donors do not need anything additional or have any additional feedback other than emphasizing that they request that IVGID's messaging in response to why they Foundation has withdrawn support is consistent with the reasoning that they have given us.

I let him know that I would pass along to the Trustees and that I would likely be making a formal announcement at the Board Meeting on Wednesday during my GM Report as this all was finalized after the board packet came out. Obviously this is very hard on me as I worked very hard to cultivate this relationship to get us to this opportunity so I did thank the Foundation for the opportunity and let them know I hope we can continue to work with the Duffield Foundation to help serve the community.

Indra

**Indra Winquest**

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