

MEMORANDUM

TO: Board of Trustees

THROUGH: Indra Winqest
Interim General Manager

THROUGH: Joseph J. Pomroy, P.E.
Director of Public Works

FROM: Nathan Chorey, P.E.
Engineering Manager

SUBJECT: Review, discuss and possibly approve a preferred alternative for the Tennis Center Renovation Project – Fund: Community Services; Division: Tennis; Project 4588BD1604.

STRATEGIC PLAN: Long Range Principle #5 – Assets and Infrastructure

DATE: October 31, 2019

I. RECOMMENDATION

That the Board of Trustees moves to review, discuss and possibly approve a preferred alternative (Alternative 1, 2, 3, or 4 or combination of any alternative) for the Tennis Center Renovation Project – Fund: Community Services; Division: Tennis; Project 4588BD1604.

II. DISTRICT STRATEGIC PLAN

Long Range Principle #5 – Assets and Infrastructure – The District will practice perpetual asset renewal, replacement, and improvement to provide safe and superior long term utility services and recreation activities.

- The District will maintain, renew, expand, and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.
- The District will maintain, procure, and construct District assets to ensure safe and accessible operations for the public and the District's workforce.

III. BACKGROUND

At the June 19, 2019 Board of Trustees meeting, the Board authorized Staff to solicit a proposal for final design services for the Tennis Center Renovation Project. The design services scope of work, Not to Exceed \$123,000, is to prepare bid level documents based on the completed and accepted pre-design phase of the work. The proposed scope of work also includes cost estimating of the work during the design development phase for Board of Trustees consideration at a future meeting prior to proceeding with final design for the recommended project. This cost estimating step will provide framework for the “small – medium – large – extra-large” project options.

The primary components of the Tennis Center Renovation Project include updated bathrooms to meet current code requirements, as well as aesthetic and functional upgrades, new efficiency kitchen area, new and expanded decking with canopy, major circulation improvements throughout the Tennis Center and entrance area including improved Americans with Disabilities Act (ADA) access. The project previously included two Bocce Ball courts. They have been removed from this project and are now being considered as a separate project and site evaluation is currently underway. Utilities and site drainage will also be improved in the area around the Tennis Center.

The following four alternatives have been prepared to present small, medium, large and extra-large for the Board of Trustees to consider with design development level cost estimating. Three of the four alternatives fall within the District’s approved CIP budget. As a note, the construction of the bocce courts has been removed from the new Tennis renovation construction cost estimates; the CIP data sheet in the 2019-20 CIP includes budget for constructing the bocce courts. The working budget for the Tennis Center Renovation removes \$115,000 from the available CIP budget in this memorandum. A short description of the four alternatives is presented below. These alternatives also will be summarized at the meeting for the Board of Trustees deliberation.

Alternative 1 (Small) – Alternative 1 improvements include enclose the self-service kitchen area and perimeter controls to provide a primary point of entry and improve ADA access. The wooden deck is enlarged and partially covered with a retractable canopy. The water service is relocated underground and the electrical service is upgraded to 200 amps. Proposed drainage improvements will address the spalling concrete valley gutter and provide Best Management Practices (BMPs) in accordance with Tahoe Regional Planning Agency (TRPA) standards.

Alternative 2 (Medium) – In addition to improvements identified in Alternative 1, Alternative 2 includes interior remodel of the restrooms, pro-shop, and kitchenette. The wooden deck material is replaced with low maintenance Trex material.

Alternative 3 (Large) - In addition to improvements identified in Alternatives 1 and 2, Alternative 3 includes an exterior facelift of the Tennis Center. The proposed siding is cement board and batten with a CMU wainscoting.

Alternative 4 (Extra Large) – Alternative 4 includes all the improvements identified in the previous alternatives but utilizes upgraded materials. Specific upgrades include:

- Stone wainscoting instead of CMU.
- Aluminum framed glass railing instead of wood framed.
- Trench drain along tennis court instead of reconstructing the valley gutter.
- Tile floor in the restroom instead of finished concrete.
- Stainless steel partitions instead of phenolic.

IV. FINANCIAL IMPACT AND BUDGET

The 2019-2020 CIP budget includes the Tennis Center Renovation Project, data sheet attached. A budget of \$125,000 is allocated for design phase services. The following table presents the preliminary project cost estimates for the four alternatives and the revised budget currently included in the 2019-20 Capital Improvement Budget that removes costs for bocce court construction.

Description	2019-20 CIP Budget	Alternative No. 1 (Small)	Alternative No. 2 (Medium)	Alternative No. 3 (Large)	Alternative No. 4 (Extra Large)
Project Design	\$125,000	\$123,000	\$123,000	\$123,000	\$123,000
Construction Cost	\$826,000	\$516,940	\$779,705	\$860,139	\$959,571
Construction Contingency	\$124,000	\$51,000	\$78,000	\$86,000	\$96,000
Construction Phase Management	\$95,000	\$51,000	\$78,000	\$86,000	\$96,000
Total	\$1,170,000	\$741,940	\$1,058,705	\$1,155,139	\$1,274,571

The construction cost listed in the CIP Data Sheet for the 2019-20 Tennis Center Renovation, 4588BD1604, Total Expense column includes bocce court

construction at \$100,000 for construction and a contingency of \$15,000. The Table here for 2019-20 budget reflects removing that \$115,000 resulting in a total CIP Budget of \$1,170,000 for the Tennis Center Renovation. Alternatives 1, 2, 3 and 4 do not include the construction of bocce courts. The bocce court construction project will be part of the 2020-21 Capital Budgeting Process. The construction cost estimates are preliminary estimates based on the current design development phase. Contingency listed in the table is the construction contingency for unforeseen conditions during construction. The Construction Costs row includes contractor overhead and profit, general conditions costs and an estimating contingency. The design costs are not to exceed \$123,000 and may be adjusted based on the alternative chosen.

V. COMMENTS

A brief survey was designed and completed by 26 respondents in September 2019. 92% of the respondents were full or part time residents. The question asked was "How important are the following aspects of the Tennis Center Renovation to you?". 82% of respondents or higher rated the deck area, outdoor kitchen, and pathways and access as important to extremely important while 92% rated the restrooms as important to extremely important. Additionally, 100% of respondents rated the pro shop as important to highly important.

V. ALTERNATIVES

This memo is requesting the Board to provide direction to Staff on the preferred alternative for the Tennis Center Renovation Project.

VI. BUSINESS IMPACT

This item is not a "rule" within the meaning of Nevada Revised Statutes, Chapter 237, and does not require a Business Impact Statement.

Tennis Center Renovation Project Update

November 13, 2019

Nathan Chorey, P.E. – Engineering Manager



District Strategic Plan

Long Range Principle #5 – Assets & Infrastructure

The District will practice perpetual asset renewal, replacement, and improvement to provide safe and superior long term utility services and recreation activities.

- Maintain, renew, expand, and enhance District infrastructure to meet the capacity needs and desires of the community for future generations.
- Maintain, procure, and construct District assets to ensure safe and accessible operations for the public and the District's workforce.

Past Board Project Discussions

- Spring 2015 – Lloyd Civil and Sports Engineering hired for Tennis Center Facility Assessment and Feasibility study.
- August 24, 2016 – Approved the IVGID Tennis Center Facility Assessment and Master Plan.
- June 19, 2019 – Approved Schematic Design.
- August 14, 2019 – Authorized Design Services contract with BJB Architecture and Engineering.
- August 14, 2019 – Identified renovation of the IVGID Tennis Center as a priority project as part of the 2019 Community Services Master Plan.

Project Objectives

- Improve ADA access wayfinding and circulation.
- Renovate aging restrooms.
- Expand and enhance deck area with awning.
- Upgrade overall functional and aesthetics.
- Enclose kitchenette area.

Existing Access and Circulation



Existing Restrooms



Existing Deck Area



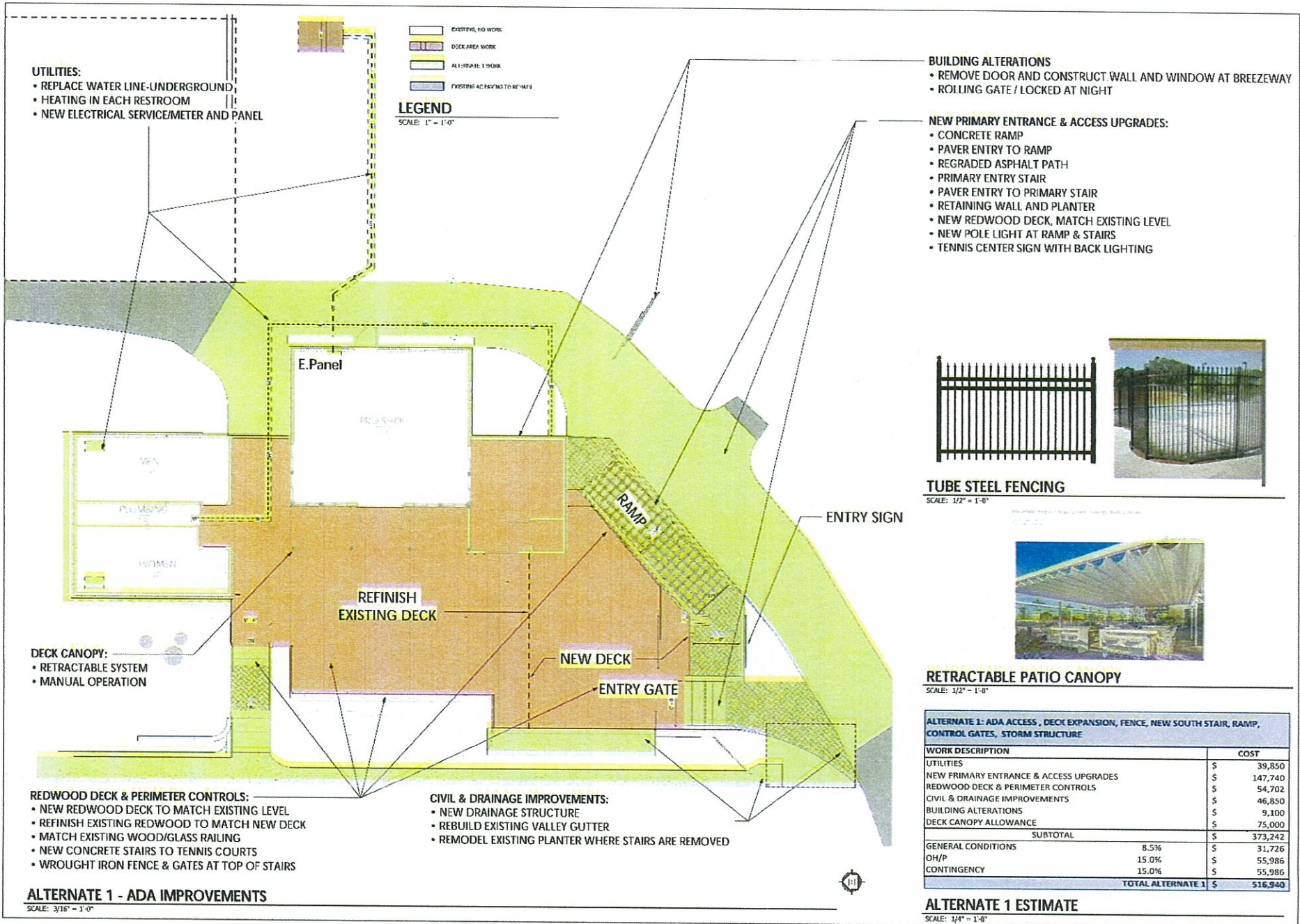
Existing Aesthetics



Existing Kitchenette Area



Alternative #1 - Small



Client: Design Development

IVGID TENNIS PRO SHOP REMODEL
1004 Kings Valley
P.O. BOX 111
RENO, NV 89501

ALTERNATE 1: ADA ACCESS, DECK EXPANSION, FENCE, NEW SOUTH STAIR, RAMP, CONTROL GATES, STORM STRUCTURE	
WORK DESCRIPTION	COST
UTILITIES	\$ 39,850
NEW PRIMARY ENTRANCE & ACCESS UPGRADES	\$ 147,740
REDWOOD DECK & PERIMETER CONTROLS	\$ 54,702
CIVIL & DRAINAGE IMPROVEMENTS	\$ 46,850
BUILDING ALTERATIONS	\$ 9,100
DECK CANOPY ALLOWANCE	\$ 75,000
SUBTOTAL	\$ 373,242
GENERAL CONDITIONS	8.5% \$ 31,726
OH/P	15.0% \$ 55,986
CONTINGENCY	15.0% \$ 55,986
TOTAL ALTERNATE 1	\$ 516,940

PROJECT NUMBER: 01
DATE: 10/20/2014
DRAWN BY: JAC/MLG
CHECKED BY: JAC/MLG
SCALE: AS SHOWN

Alternative #1 - Small

- Improvements include:
 - Enclose the self-service kitchen area
 - Improve access and circulation
 - Enlarge deck area
 - Utility and drainage upgrades
- Project Budget

Description	Amount
Project Design	\$123,000
Construction Cost Estimate	\$516,940
Construction Contingency	\$51,000
Construction Phase Services	\$51,000
Estimated Project Total	\$741,940

Alternative #2 - Medium

- RESTROOMS:**
- NEW FIXTURES
 - NEW LIGHTING
 - NEW FLOOR FINISH
 - NEW WALL FINISHES
 - NEW VANITY
 - NEW PHENOLIC PARTITIONS

- PRO SHOP:**
- ADD WINDOWS
 - NEW CHANGE ROOM
 - NEW LIGHTING
 - NEW FLOOR FINISH
 - NEW PAINT
 - NEW HEAT
 - NEW SALES CABINETS

- KITCHENETTE**
- CONSTRUCT CONCRETE FLOOR
 - BUILD NEW SELF-SERVE AREA
 - ADD WINDOW
 - ADD SINK
 - NEW REFRIGERATOR
 - NEW S.S. COUNTERTOP & STORAGE
 - DEDICATED JANITOR CLOSET
 - ROLLING BARN DOOR (BEAR PROOF!)
 - NEW HEAT

EXISTING SIDING, ADD
BATTLINS & STAIN
COLOR: CHERRY BIRCH

STONEPEAK: 4 X 12
COLOR: LIME
WAINSCOT TO 5'-4"

MARAZZI
MIDTOWN
MOSAICS
COLOR:
BARK

SOLID SURFACE VANITY
ECO: CONSTITING
COLOR: RIVERBED

FLOOR: RESINOUS FLOORING
"DURACHP"
FARTHSTONF: PI HIT

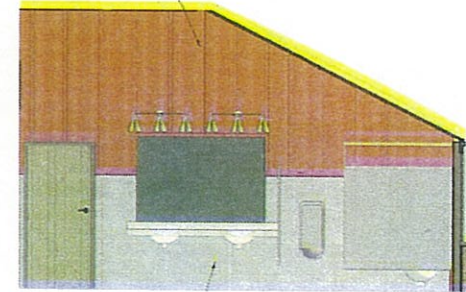
CORIAN
UNDERMOUNT
SINKS

PHENOLIC
PARTITIONS

RESTROOM PROPOSED FINISHES

SCALE: 3/4" = 1'-0"

NEW REDWOOD BATTINS
ON STAINED (B) WOOD
VENEER



NEW TIF. LAVATORY TOP
SINKS, LIGHTING & PARTITIONS

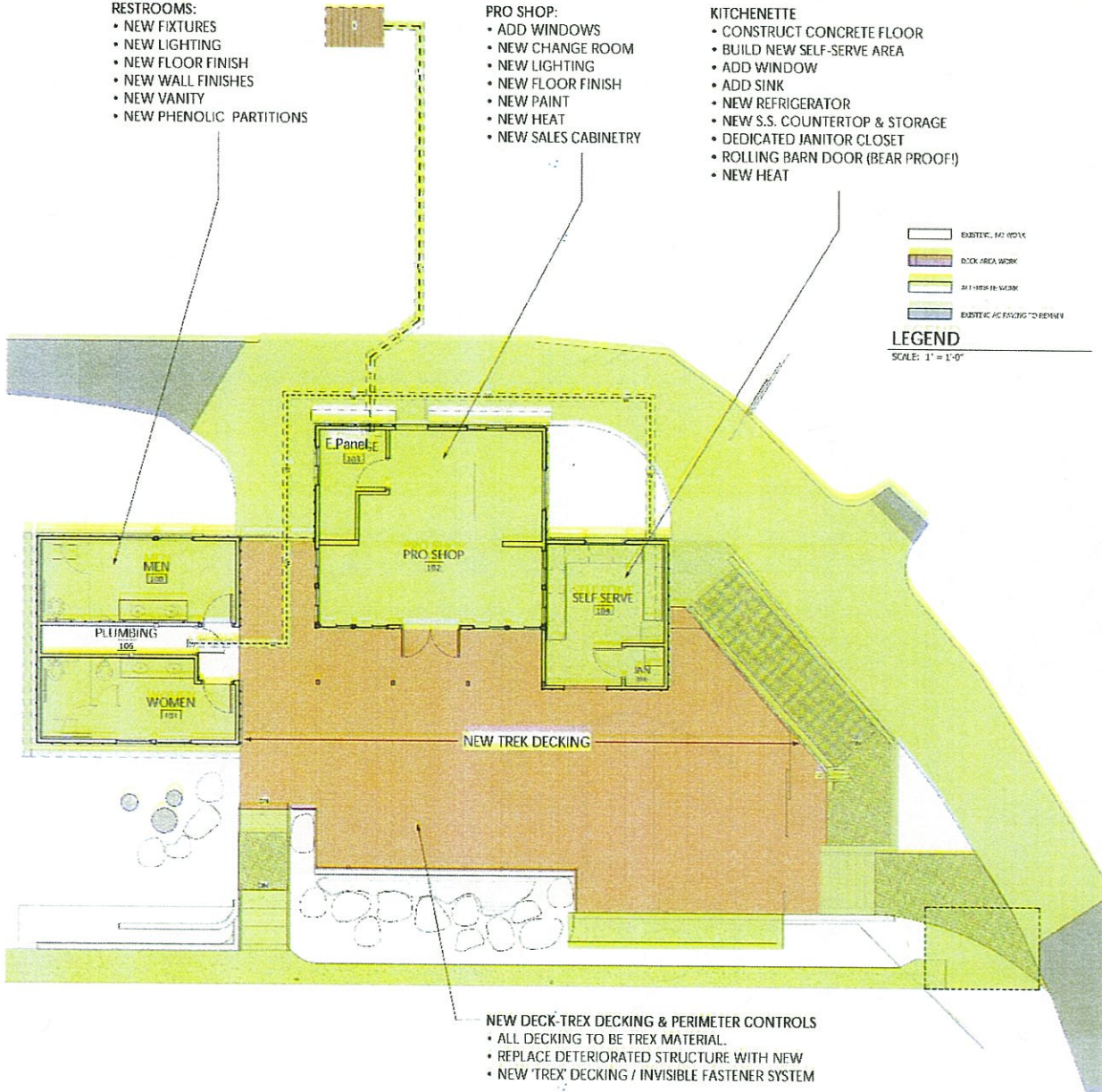
MEN RESTROOM FINISHES REMODEL

SCALE: 3/8" = 1'-0"

- EXISTING, NO WORK
- DECK AREA WORK
- NEW TREX DECKING
- EXISTING ACROSSING TO REMAIN

LEGEND

SCALE: 1" = 1'-0"



- NEW DECK-TREX DECKING & PERIMETER CONTROLS**
- ALL DECKING TO BE TREX MATERIAL.
 - REPLACE DETERIORATED STRUCTURE WITH NEW
 - NEW 'TREX' DECKING / INVISIBLE FASTENER SYSTEM

ALTERNATE 2 - RESTROOM/PROSHOP REMODEL AND NEW DECK

SCALE: 3/16" = 1'-0"

ALTERNATE 2: REMODEL RESTROOMS, NEW KITCHENETTE, NEW RETAIL FINISHES, NEW LIGHTING, NEW CHANGE ROOM

WORK DESCRIPTION	COST	
UTILITIES	\$	39,850
NEW PRIMARY ENTRANCE & ACCESS UPGRADES	\$	147,740
CIVIL & DRAINAGE IMPROVEMENTS	\$	46,850
BUILDING ALTERATIONS	\$	9,100
DECK CANOPY ALLOWANCE	\$	75,000
NEW DECK - TREX DECKING AND PERIMETER CONTROLS	\$	105,150
PRO-SHOP	\$	34,350
KITCHENETTE	\$	31,898
RESTROOMS	\$	73,027
SUBTOTAL	\$	562,964
GENERAL CONDITIONS	8.5%	\$ 47,852
O/H/P	15.0%	\$ 84,445
CONTINGENCY	15.0%	\$ 84,445
TOTAL ALTERNATE 2	\$	779,705

ALTERNATE 2 ESTIMATE

SCALE: 1/4" = 1'-0"

BJG
BUDGET BUILDING GROUP
449 S. Viper St.
P.O. Box 100
Waco, TX 76798
(767) 870-1212
www.bjg.com

67.10.00
Design Development

IVGIDD TENNIS PRO SHOP REMODEL

1045 S. Viper St.
WACO, TEXAS 76798
REGULATED VILLAGE, W 89-04

PREPARED BY: BUDGET BUILDING GROUP
DATE: 10/15/10
PROJECT: IVGIDD TENNIS PRO SHOP REMODEL
DRAWING NO.: 67.10.00
SCALE: 1/4" = 1'-0"

A2.0

Alternative #2 - Medium

- Improvements include:
 - Improvements identified in Alternative #1
 - Interior remodel of restroom, pro-shop, and kitchenette.
 - Replace existing wood deck with Trex material
- **Project Budget**

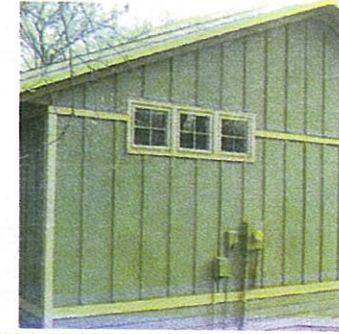
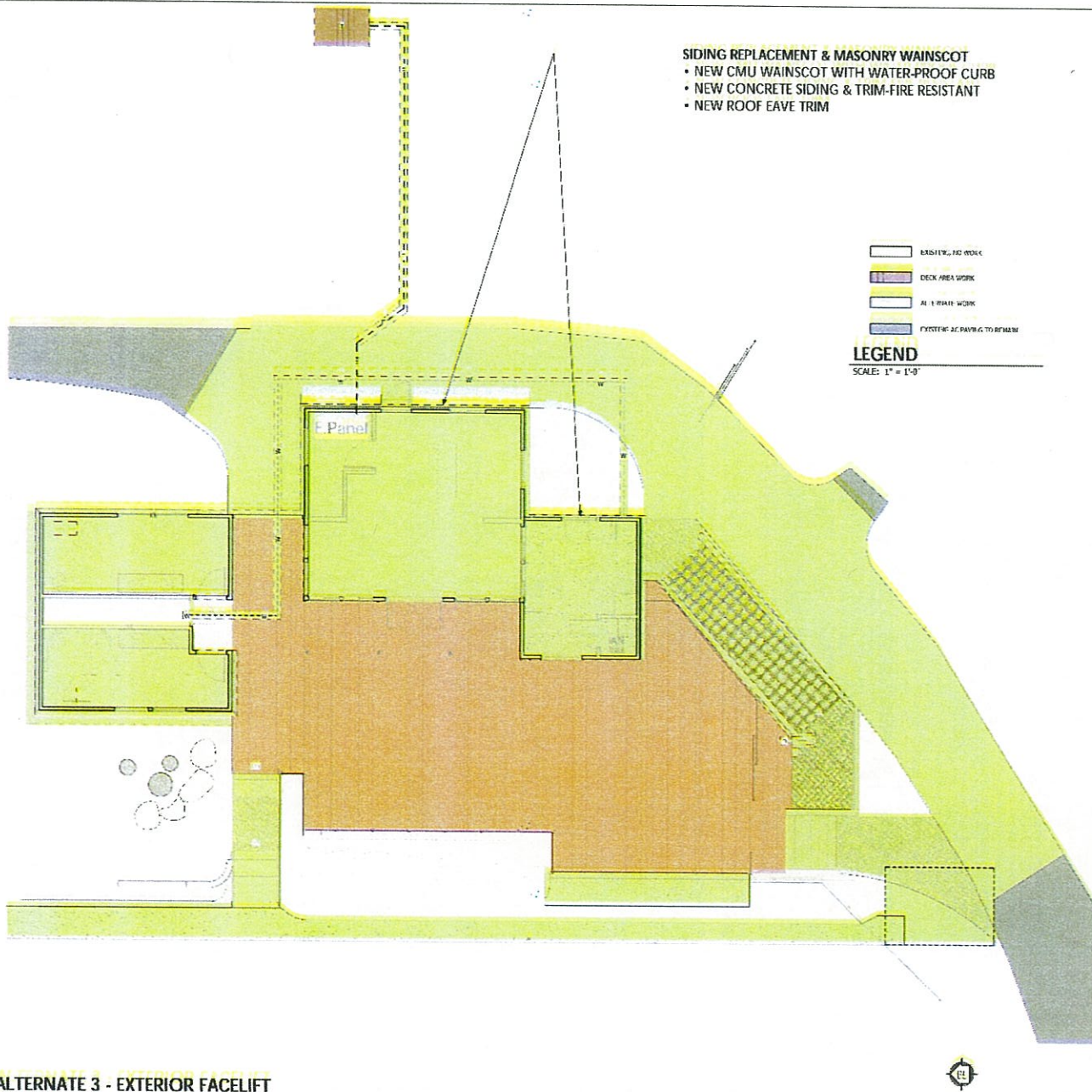
Description	Amount
Project Design	\$123,000
Construction Cost Estimate	\$779,705
Construction Contingency	\$78,000
Construction Phase Services	\$78,000
Estimated Project Total	\$1,058,705

Alternative #3 - Large

SIDING REPLACEMENT & MASONRY WAINSCOT

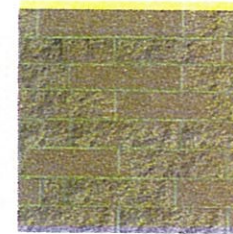
- NEW CMU WAINSCOT WITH WATER-PROOF CURB
- NEW CONCRETE SIDING & TRIM-FIRE RESISTANT
- NEW ROOF EAVE TRIM

LEGEND
 SCALE: 1" = 1'-0"



CEMENT BOARD & BATTEN SIDING

SCALE: 1/4" = 1'-0"



CMU 4X8 & 4X4 4" CMU WAINSCOT

SCALE: 1/4" = 1'-0"

ALTERNATE 3: EXTERIOR FACE LIFT: NEW SIDING AND CMU WAINSCOT	
DESCRIPTION	COST
UTILITIES	\$ 39,850
NEW PRIMARY ENTRANCE & ACCESS UPGRADES	\$ 147,740
CIVIL & DRAINAGE IMPROVEMENTS	\$ 46,850
BUILDING ALTERATIONS	\$ 9,100
DECK CANOPY ALLOWANCE	\$ 75,000
NEW DECK - TREX DECKING AND PERIMETER CONTROLS	\$ 105,150
PRO-SHOP	\$ 34,350
KITCHENETTE	\$ 31,898
RESTROOMS	\$ 73,027
SIDING REPLACEMENT & MASONRY WAINSCOT	\$ 58,075
SUBTOTAL	\$ 621,039
GENERAL CONDITIONS	8.5% \$ 52,788
OH/P	15.0% \$ 93,156
CONTINGENCY	15.0% \$ 93,156
TOTAL ALTERNATE 3	\$ 860,139

ALTERNATE 3 ESTIMATE

SCALE: 1/4" = 1'-0"



PHASE: Design Development

IVGID TENNIS PRO SHOP REMODEL
 1001 Federal Way
 INC., NEW LONDON, TN 38016

PROJECT INFORMATION:
 CLIENT: IVGID TENNIS PRO SHOP
 ARCHITECT: B.J. GARDNER & ASSOCIATES
 PROJECT NO.: 22-00004
 DATE: 11/10/2021

A3.0

Alternative #3 - Large

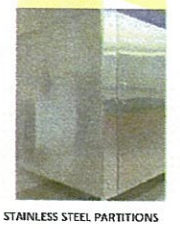
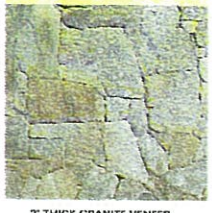
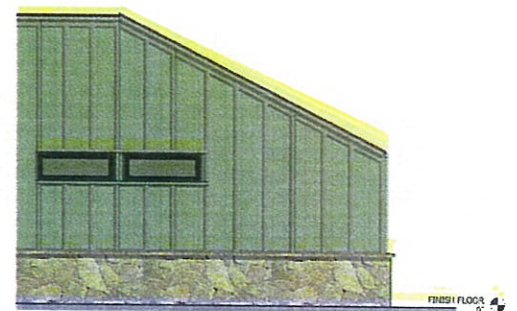
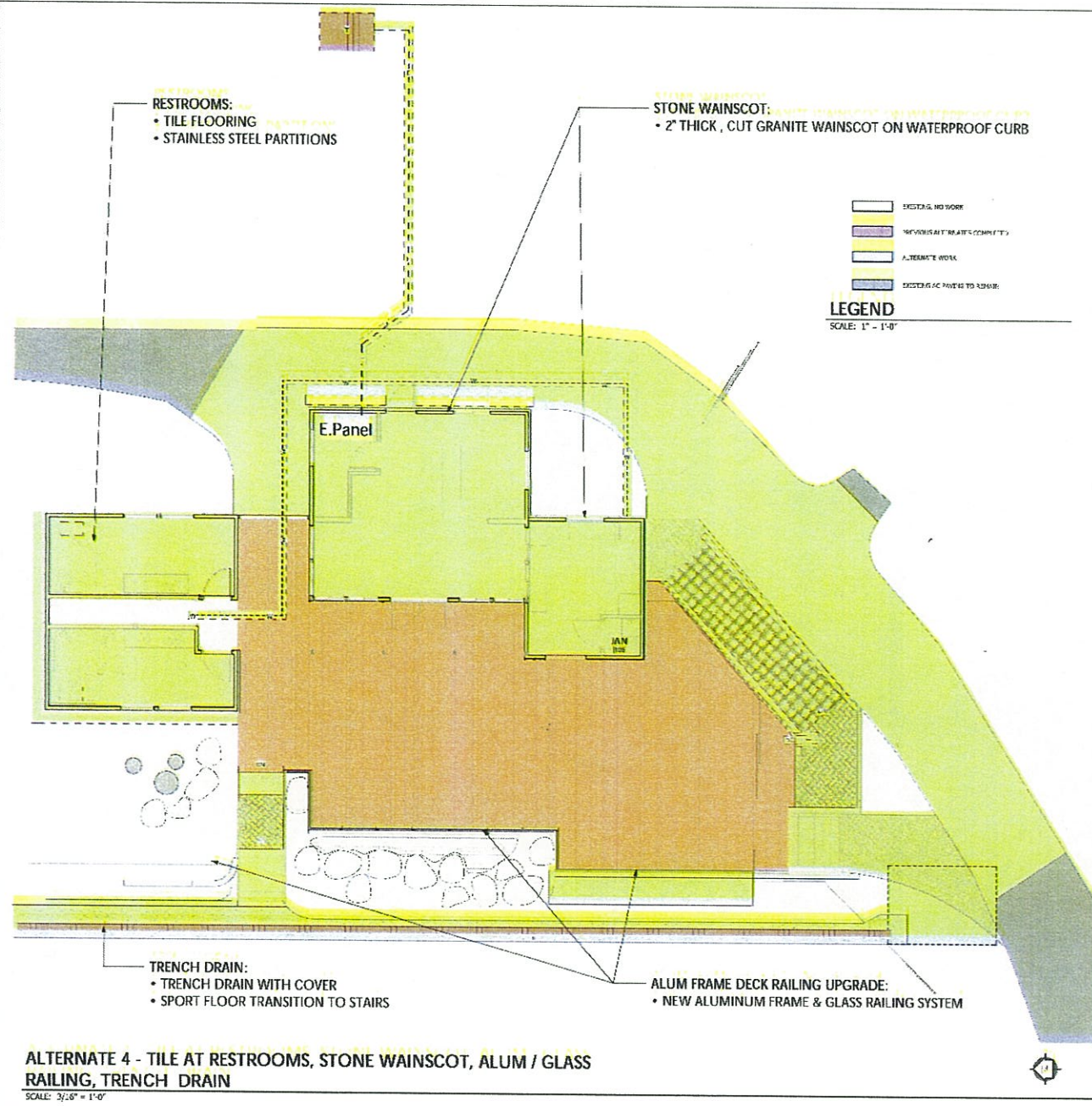
- Improvements include:
 - Improvements identified in Alternatives #1 & #2
 - Siding Replacement of Tennis Center utilizing cement board and batten with a CMU wainscoting
- Project Budget

Description	Amount
Project Design	\$123,000
Construction Cost Estimate	\$860,139
Construction Contingency	\$86,000
Construction Phase Services	\$86,000
Estimated Project Total	\$1,155,139

Alternative #4 – Extra Large



PREPARED BY: Design Development



UPGRADED FINISHES

SCALE: 1/4" = 1'-0"

ALTERNATE 4: ENHANCED FINISHES: RESTROOM TILE, STONE WAINSCOT, ALUM RAILING, ENHANCED TRENCH DRAIN AT TENNIS VALLEY GUTTER		
DESCRIPTION		COST
UTILITIES		\$ 39,850
NEW PRIMARY ENTRANCE & ACCESS UPGRADES		\$ 147,740
CIVIL & DRAINAGE IMPROVEMENTS		\$ 46,850
BUILDING ALTERATIONS		\$ 9,100
DECK CANOPY ALLOWANCE		\$ 75,000
NEW DECK - TREX DECKING AND PERIMETER CONTROLS		\$ 105,150
PRO-SHOP		\$ 34,350
KITCHENETTE		\$ 31,898
RESTROOMS		\$ 73,027
SIDING REPLACEMENT & MASONRY WAINSCOT		\$ 58,075
RESTROOM TILE FLOORING		\$ 15,192
RESTROOM STAINLESS STEEL PARTITIONS		\$ 3,750
ALUM FRAME & GLASS RAILING AT DECK		\$ 14,850
TRENCH DRAIN AT TENNIS EDGE		\$ 11,000
STONE WAINSCOT: 2" THK CUT GRANITE VENEER		\$ 27,000
SUBTOTAL		\$ 692,831
GENERAL CONDITIONS	8.5%	\$ 58,891
OH/P	15.0%	\$ 103,925
CONTINGENCY	15.0%	\$ 103,925
TOTAL ALTERNATE 4		\$ 959,571

ALTERNATE 4 ESTIMATE

SCALE: 1/4" = 1'-0"

IVGID TENNIS PRO SHOP REMODEL
 1017 Madison Way
 INCLINE VILLAGE, NV 89451

PREPARED BY: [unreadable]
 CHECKED BY: [unreadable]
 DATE: 11/14/2016

A4.0

Alternative #4 – Extra Large

- Improvements include:
 - Improvements identified in Alternatives #1, #2, & #3 utilizing upgrading materials including:
 - Stone wainscoting instead of CMU.
 - Aluminum framed glass railing instead of wood framed.
 - Trench drain along tennis court instead of reconstructing the valley gutter.
 - Tile floor in the restroom instead of finished concrete.
 - Stainless steel partitions instead of phenolic.
- Project Budget

Description	Amount
Project Design	\$123,000
Construction Cost Estimate	\$959,571
Construction Contingency	\$96,000
Construction Phase Services	\$96,000
Estimated Project Total	\$1,274,571

Estimated Total Project Cost

Description	Alternative No. 1 (Small)	Alternative No. 2 (Medium)	Alternative No. 3 (Large)	Alternative No. 4 (Extra Large)
Project Design	\$123,000	\$123,000	\$123,000	\$123,000
Construction Cost	\$516,940	\$779,705	\$860,139	\$959,571
Contingency	\$51,000	\$78,000	\$86,000	\$96,000
Construction Phase Services	\$51,000	\$78,000	\$86,000	\$96,000
Estimated Total Project Cost	\$741,940	\$1,058,705	\$1,155,139	\$1,274,571

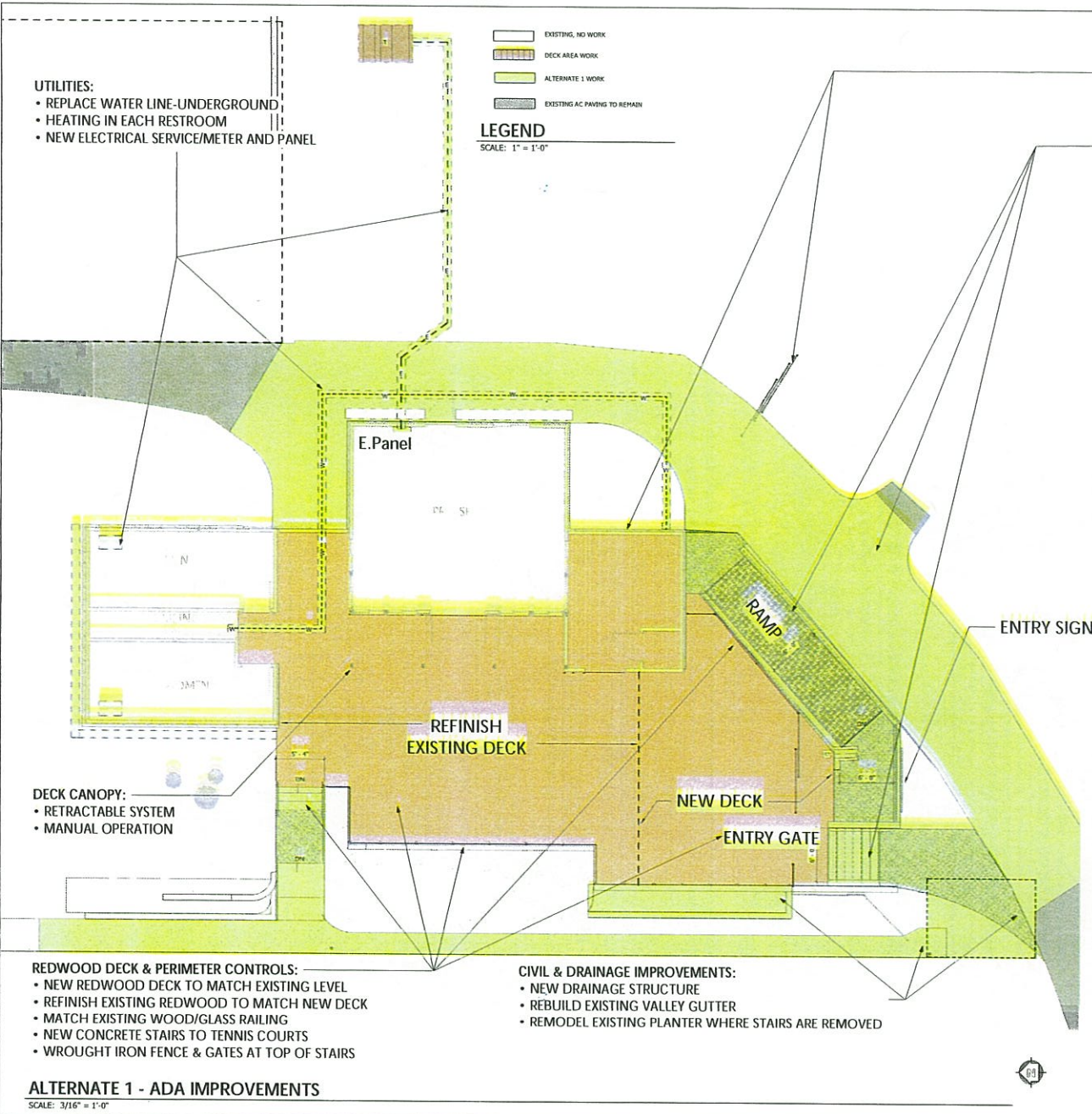
- \$1,285,000 identified for FY 19/20 in current CIP.
- Original Budget included \$115,000 for Bocce Courts.
- Net Budget for Tennis Remodel = \$1,170,000

Project Next Steps

- Complete final design and permitting – *November 2019 to April 2020*
- Bid project – *April/May 2020*
- Award construction contract – *June 2020*
- Construct project – *August 2020 to April 2021*

Recommendation

That the Board of Trustees moves to review, discuss and possibly approve a preferred alternative (Alternative 1, 2, 3, or 4 or combination of any alternative) for the Tennis Center Renovation Project – Fund: Community Services; Division: Tennis; Project 4588BD1604.



- UTILITIES:**
- REPLACE WATER LINE-UNDERGROUND
 - HEATING IN EACH RESTROOM
 - NEW ELECTRICAL SERVICE/METER AND PANEL

LEGEND
 SCALE: 1" = 1'-0"

- BUILDING ALTERATIONS**
- REMOVE DOOR AND CONSTRUCT WALL AND WINDOW AT BREEZEWAY
 - ROLLING GATE / LOCKED AT NIGHT

- NEW PRIMARY ENTRANCE & ACCESS UPGRADES:**
- CONCRETE RAMP
 - PAVER ENTRY TO RAMP
 - REGRADED ASPHALT PATH
 - PRIMARY ENTRY STAIR
 - PAVER ENTRY TO PRIMARY STAIR
 - RETAINING WALL AND PLANTER
 - NEW REDWOOD DECK, MATCH EXISTING LEVEL
 - NEW POLE LIGHT AT RAMP & STAIRS
 - TENNIS CENTER SIGN WITH BACK LIGHTING



TUBE STEEL FENCING
 SCALE: 1/2" = 1'-0"



RETRACTABLE PATIO CANOPY
 SCALE: 1/2" = 1'-0"

- DECK CANOPY:**
- RETRACTABLE SYSTEM
 - MANUAL OPERATION

- REDWOOD DECK & PERIMETER CONTROLS:**
- NEW REDWOOD DECK TO MATCH EXISTING LEVEL
 - REFINISH EXISTING REDWOOD TO MATCH NEW DECK
 - MATCH EXISTING WOOD/GLASS RAILING
 - NEW CONCRETE STAIRS TO TENNIS COURTS
 - WROUGHT IRON FENCE & GATES AT TOP OF STAIRS

- CIVIL & DRAINAGE IMPROVEMENTS:**
- NEW DRAINAGE STRUCTURE
 - REBUILD EXISTING VALLEY GUTTER
 - REMODEL EXISTING PLANTER WHERE STAIRS ARE REMOVED

ALTERNATE 1: ADA ACCESS, DECK EXPANSION, FENCE, NEW SOUTH STAIR, RAMP, CONTROL GATES, STORM STRUCTURE

WORK DESCRIPTION	COST
UTILITIES	\$ 39,850
NEW PRIMARY ENTRANCE & ACCESS UPGRADES	\$ 147,740
REDWOOD DECK & PERIMETER CONTROLS	\$ 54,702
CIVIL & DRAINAGE IMPROVEMENTS	\$ 46,850
BUILDING ALTERATIONS	\$ 9,100
DECK CANOPY ALLOWANCE	\$ 75,000
SUBTOTAL	\$ 373,242
GENERAL CONDITIONS	8.5% \$ 31,726
OH/P	15.0% \$ 55,986
CONTINGENCY	15.0% \$ 55,986
TOTAL ALTERNATE 1	\$ 516,940

ALTERNATE 1 ESTIMATE
 SCALE: 1/4" = 1'-0"

PROJECT INFORMATION:
 PROJECT NO: 20180054
 DATE: 11/14/2019
 SHEET

- RESTROOMS:**
- NEW FIXTURES
 - NEW LIGHTING
 - NEW FLOOR FINISH
 - NEW WALL FINISHES
 - NEW VANITY
 - NEW PHENOLIC PARTITIONS

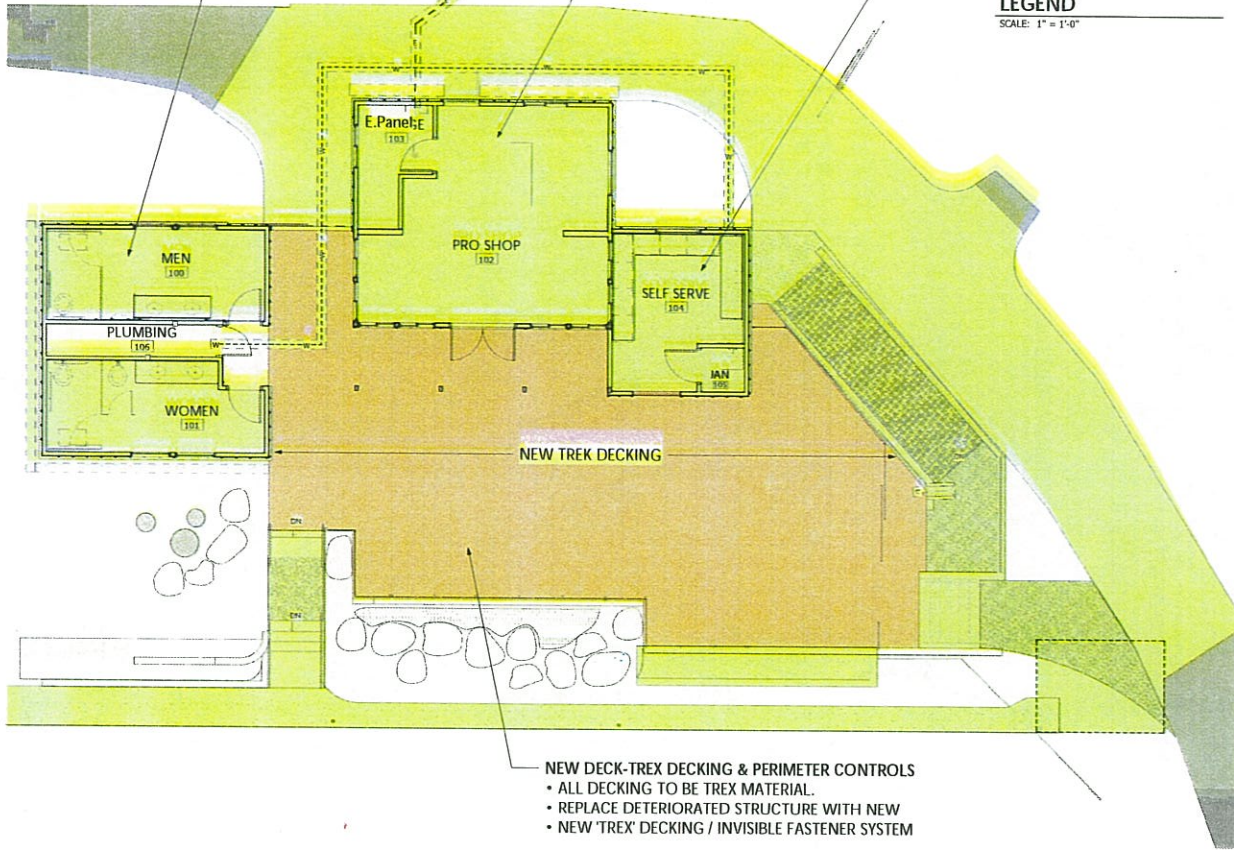
- PRO SHOP:**
- ADD WINDOWS
 - NEW CHANGE ROOM
 - NEW LIGHTING
 - NEW FLOOR FINISH
 - NEW PAINT
 - NEW HEAT
 - NEW SALES CABINETS

- KITCHENETTE**
- CONSTRUCT CONCRETE FLOOR
 - BUILD NEW SELF-SERVE AREA
 - ADD WINDOW
 - ADD SINK
 - NEW REFRIGERATOR
 - NEW S.S. COUNTERTOP & STORAGE
 - DEDICATED JANITOR CLOSET
 - ROLLING BARN DOOR (BEAR PROOF!)
 - NEW HEAT

- EXISTING, NO WORK
- DECK AREA WORK
- ALTERNATE WORK
- EXISTING AC PAVING TO REMAIN

LEGEND

SCALE: 1" = 1'-0"



ALTERNATE 2 - RESTROOM/PROSHOP REMODEL AND NEW DECK

SCALE: 3/16" = 1'-0"

EXISTING SIDING: ADD BATTENS & STAIN COLOR: CHERRY BIRCH

STONEPEAK : 4 X 12 COLOR LIME WAINSCOT TO 5'-4"

MARAZZI MIDTOWN MOSAICS COLOR: BARK

SOLID SURFACE VANITY ECO: CONSENTINO COLOR: RIVERBED

FLOOR: RESINOUS FLOORING 'DURACHIP' EARTHSTONE: FLINT

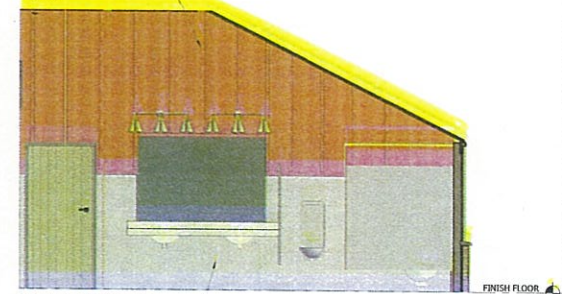
CORIAN UNDERMOUNT SINKS

PHENOLIC PARTITIONS

RESTROOM PROPOSED FINISHES

SCALE: 3/4" = 1'-0"

NEW REDWOOD BATTENS ON STAINED (E) WOOD VENEER



NEW TILE LAVATORY TOP SINKS, LIGHTING & PARTITIONS

MEN RESTROOM FINISHES REMODEL

SCALE: 3/8" = 1'-0"

ALTERNATE 2: REMODEL RESTROOMS, NEW KITCHENETTE, NEW RETAIL FINISHES, NEW LIGHTING, NEW CHANGE ROOM

WORK DESCRIPTION	COST
UTILITIES	\$ 39,850
NEW PRIMARY ENTRANCE & ACCESS UPGRADES	\$ 147,740
CIVIL & DRAINAGE IMPROVEMENTS	\$ 46,850
BUILDING ALTERATIONS	\$ 9,100
DECK CANOPY ALLOWANCE	\$ 75,000
NEW DECK - TREX DECKING AND PERIMETER CONTROLS	\$ 105,150
PRO-SHOP	\$ 34,350
KITCHENETTE	\$ 31,898
RESTROOMS	\$ 73,027
SUBTOTAL	\$ 562,964
GENERAL CONDITIONS	8.5% \$ 47,852
OH/P	15.0% \$ 84,445
CONTINGENCY	15.0% \$ 84,445
TOTAL ALTERNATE 2	\$ 779,705



DESIGNED FOR: Design Development

IVGIDD TENNIS PRO SHOP REMODEL

884 Lehigh Way, Incline Village, NV 89451

PROJECT INFORMATION:
 PROJECT NO: 20180024
 DATE: 1/14/2019
 SHEET

ALTERNATE 2 ESTIMATE

SCALE: 1/4" = 1'-0"

A2.0

C:\Users\jwain\Documents\20180504-IVGID TENNIS CENTRAL RVT19.dwg

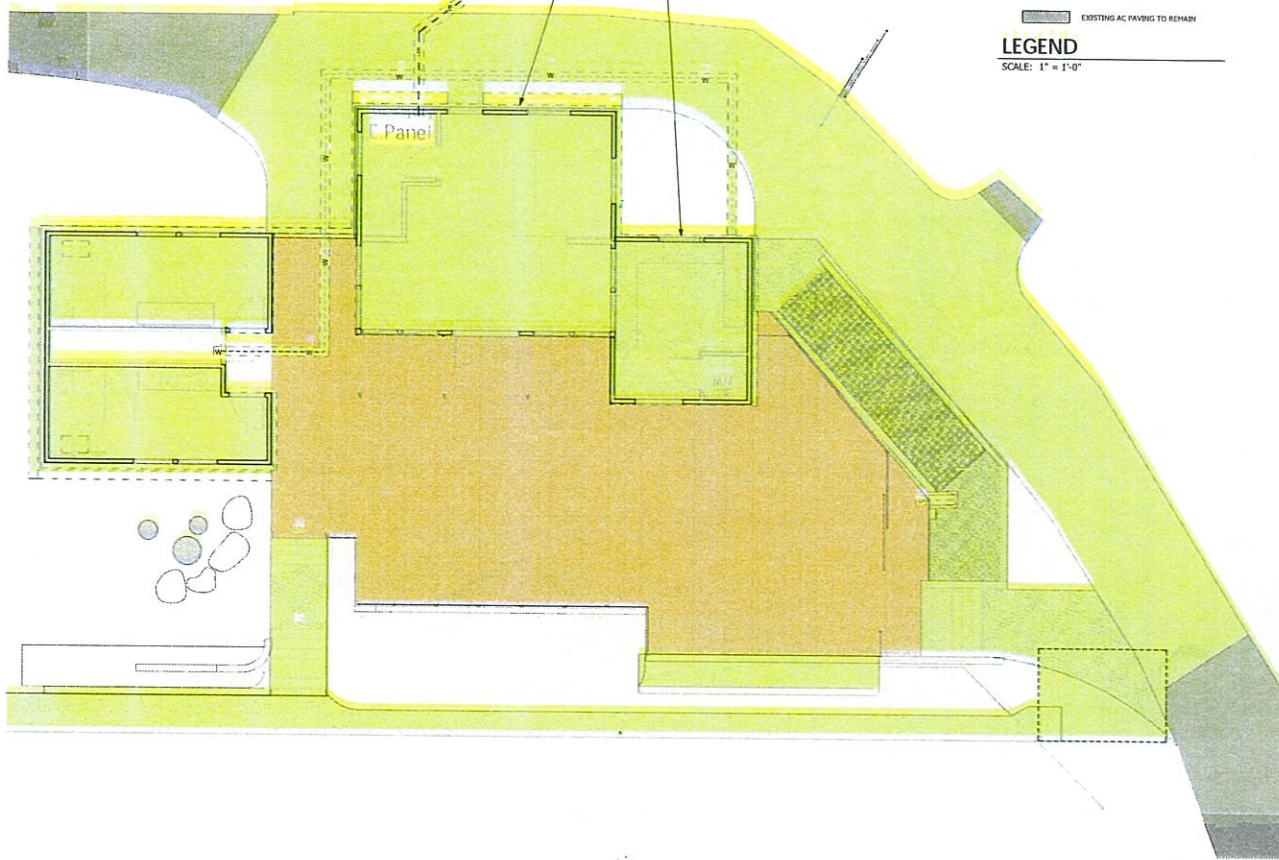
SIDING REPLACEMENT & MASONRY WAINSCOT

- NEW CMU WAINSCOT WITH WATER-PROOF CURB
- NEW CONCRETE SIDING & TRIM-FIRE RESISTANT
- NEW ROOF EAVE TRIM

-  EXISTING, NO WORK
-  DECK AREA WORK
-  ALTERNATE WORK
-  EXISTING AC PAVING TO REMAIN

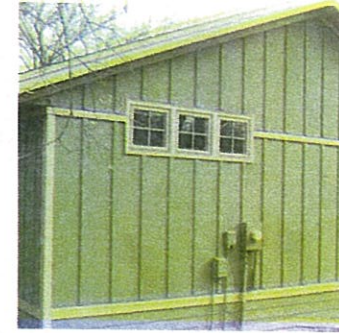
LEGEND

SCALE: 1" = 1'-0"



ALTERNATE 3 - EXTERIOR FACELIFT

SCALE: 3/16" = 1'-0"



CEMENT BOARD & BATTEN SIDING

SCALE: 1/4" = 1'-0"



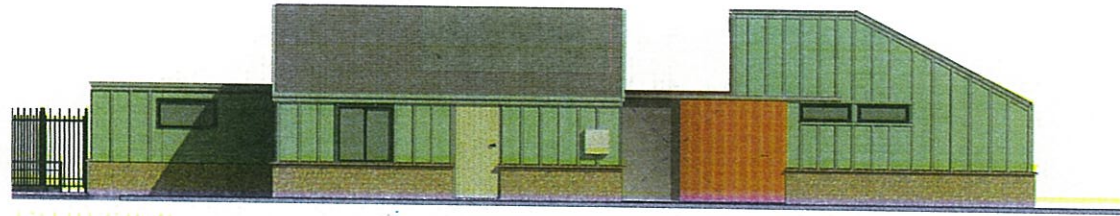
CMU 4X8 & 4X4 4" CMU WAINSCOT

SCALE: 1/4" = 1'-0"

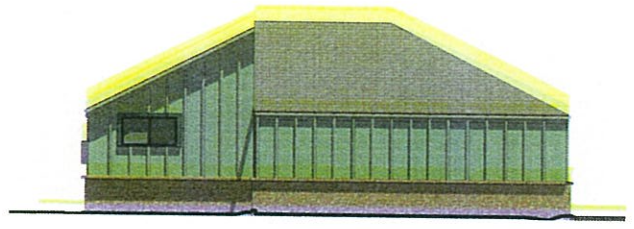
ALTERNATE 3: EXTERIOR FACE LIFT: NEW SIDING AND CMU WAINSCOT	
DESCRIPTION	COST
UTILITIES	\$ 39,850
NEW PRIMARY ENTRANCE & ACCESS UPGRADES	\$ 147,740
CIVIL & DRAINAGE IMPROVEMENTS	\$ 46,850
BUILDING ALTERATIONS	\$ 9,100
DECK CANOPY ALLOWANCE	\$ 75,000
NEW DECK - TREX DECKING AND PERIMETER CONTROLS	\$ 105,150
PRO-SHOP	\$ 34,350
KITCHENETTE	\$ 31,898
RESTROOMS	\$ 73,027
SIDING REPLACEMENT & MASONRY WAINSCOT	\$ 58,075
SUBTOTAL	\$ 621,039
GENERAL CONDITIONS	8.5% \$ 52,788
OH/P	15.0% \$ 93,156
CONTINGENCY	15.0% \$ 93,156
TOTAL ALTERNATE 3	\$ 860,139

ALTERNATE 3 ESTIMATE

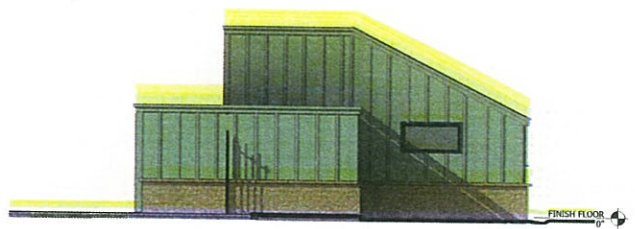
SCALE: 1/4" = 1'-0"



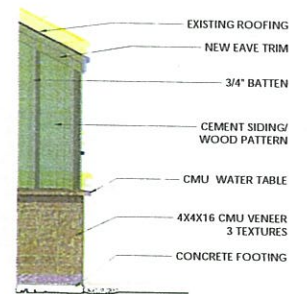
EAST ELEVATION
 SCALE: 1/4" = 1'-0"



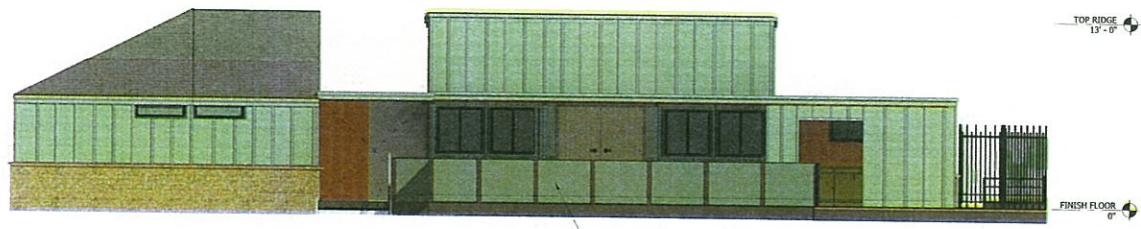
NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



ALTERNATE 3 EXTERIOR FINISHES
 SCALE: 1/2" = 1'-0"

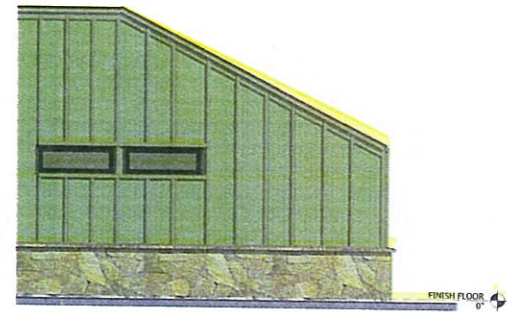
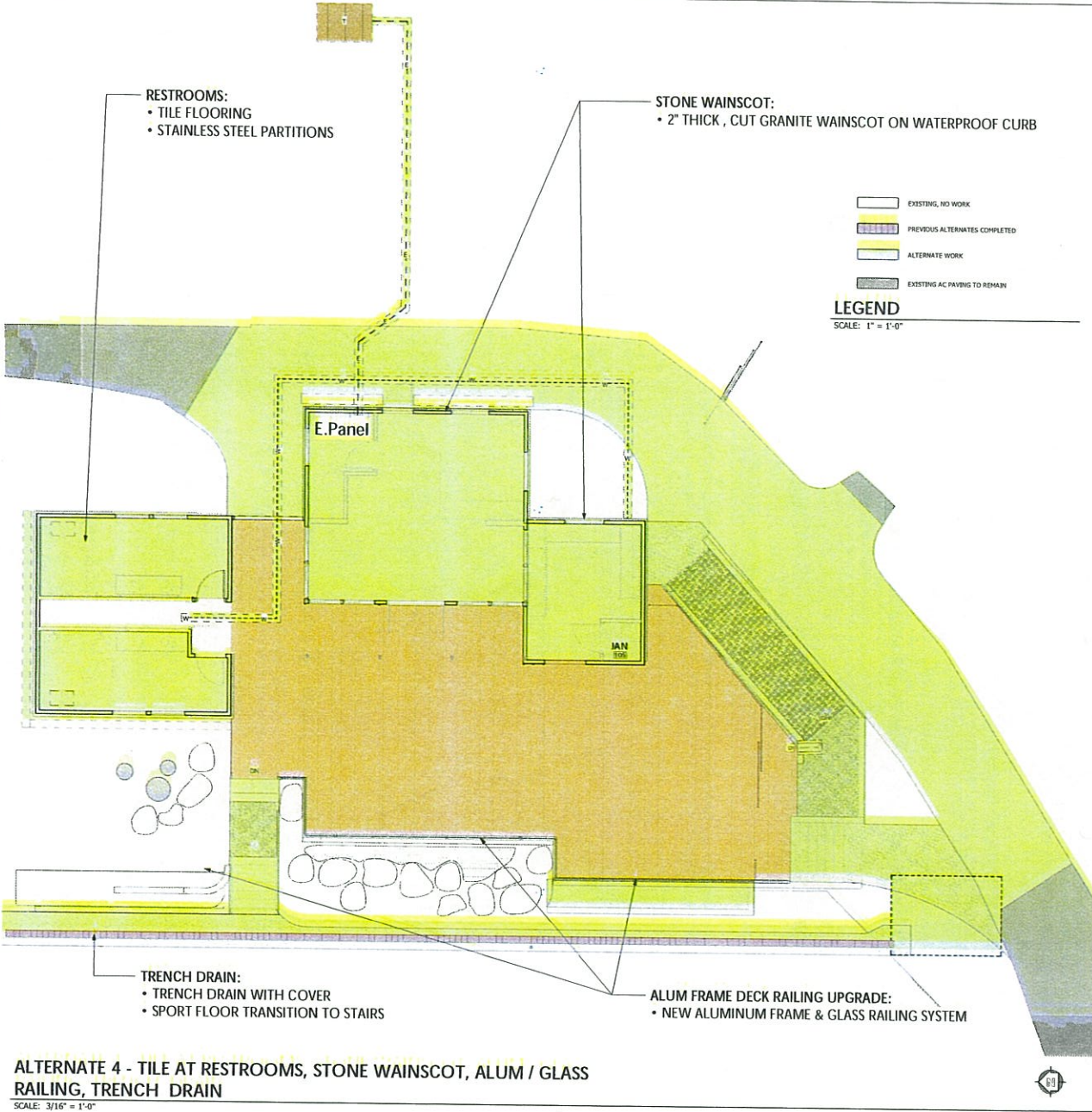


WEST ELEVATION
 SCALE: 1/4" = 1'-0"

IVGIDD TENNIS PRO SHOP REMODEL
 964 Incline Way
 INCLINE VILLAGE, NV 89451

PROJECT INFORMATION:
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 PROJECT NO: 20180554
 DATE: 10/12/2019
 SHEET

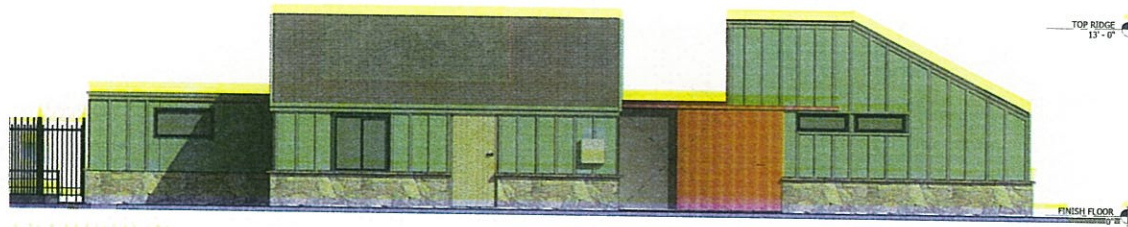
ALTERNATE 3 EXTERIOR ELEVATIONS A3.1



UPGRADED FINISHES
SCALE: 1/4" = 1'-0"

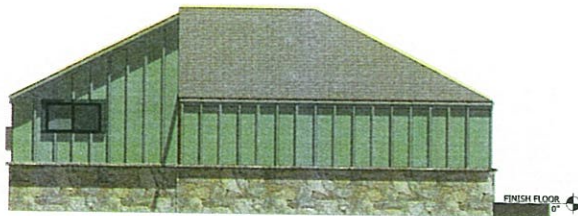
ALTERNATE 4: ENHANCED FINISHES: RESTROOM TILE, STONE WAINSCOT, ALUM RAILING, ENHANCED TRENCH DRAIN AT TENNIS VALLEY GUTTER	
DESCRIPTION	COST
UTILITIES	\$ 39,850
NEW PRIMARY ENTRANCE & ACCESS UPGRADES	\$ 147,740
CIVIL & DRAINAGE IMPROVEMENTS	\$ 46,850
BUILDING ALTERATIONS	\$ 9,100
DECK CANOPY ALLOWANCE	\$ 75,000
NEW DECK - TREX DECKING AND PERIMETER CONTROLS	\$ 105,150
PRO-SHOP	\$ 34,350
KITCHENETTE	\$ 31,898
RESTROOMS	\$ 73,027
SIDING REPLACEMENT & MASONRY WAINSCOT	\$ 58,075
RESTROOM TILE FLOORING	\$ 15,192
RESTROOM STAINLESS STEEL PARTITIONS	\$ 3,750
ALUM FRAME & GLASS RAILING AT DECK	\$ 14,850
TRENCH DRAIN AT TENNIS EDGE	\$ 11,000
STONE WAINSCOT: 2" THK CUT GRANITE VENEER	\$ 27,000
SUBTOTAL	\$ 692,831
GENERAL CONDITIONS	8.5% \$ 58,891
OH/P	15.0% \$ 103,925
CONTINGENCY	15.0% \$ 103,925
TOTAL ALTERNATE 4	\$ 959,571

ALTERNATE 4 ESTIMATE
SCALE: 1/4" = 1'-0"



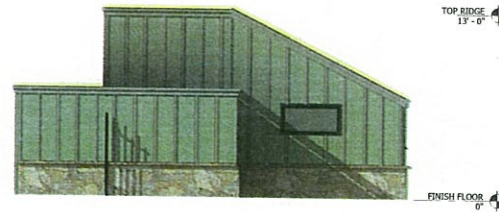
EAST ELEVATION

SCALE: 1/4" = 1'-0"



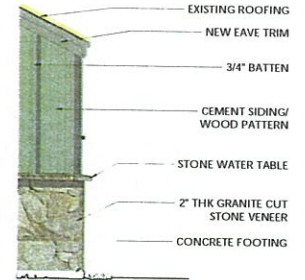
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



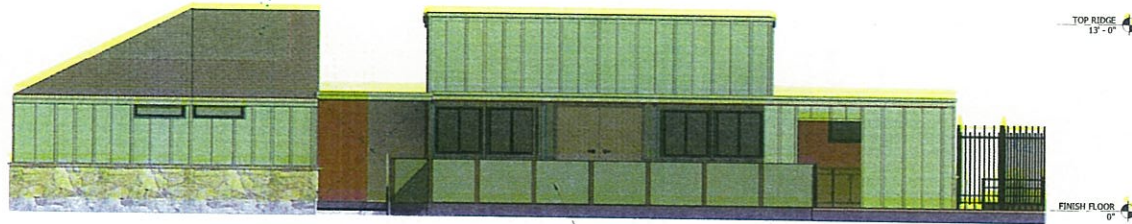
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



ALTERNATE 4 EXTERIOR FINISHES

SCALE: 1/2" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



449 S. Virginia St.
Fourth Floor
Reno, NV 89501
(775) 827-1510
www.bjcae.com

ISSUED FOR:
Design Development

INGRID TENNIS PRO SHOP REMODEL

984 Incline Way
INCLINE VILLAGE, NV 89451

PROJECT INFORMATION:

PROJECT NO: 20180034

DATE: 09/25/2019

SHEET

ALTERNATE 4 EXTERIOR ELEVATIONS A4.1

9/26/2019 8:33:37 PM C:\Users\jwheeler\Documents\20180034-INGRID TENNIS-CENTRAL.rvt\19_0001.rvt



Project Summary

Project Number:	4588BD1604
Title:	Tennis Center Renovation
Project Type:	D - Capital Improvement - Existing Facilities
Division:	88 - Tennis
Budget Year:	2020
Finance Option:	
Asset Type:	BD - Buildings & Structures
Active:	Yes

Project Description				
<p>A number of the facilities at the Tennis Center Pro-shop/Clubhouse Building are dated, showing wear and tear, and are in need of capital improvement. The condition of the restrooms has been identified by the Tennis DVAT as a high priority for attention by the District. The restrooms are also a source of regular customer complaints. Additionally the deck is approaching end of life and is in need of replacement. The kitchen/sundry area is not well laid out and has been subject to repeated wildlife damage. Finally, the entrance to the pro-shop facility is hidden and difficult to see with customer flow not well laid out. This results in customer confusion as well as frequent intentional and unintentional by-pass of the check-in area/process by customers. This project will design, permit, and complete a strategic remodel of the Tennis Center building to address the above described issues. All finishes will be upgraded with aesthetically pleasing and long wearing materials. Total fixture count of the restrooms is adequate and will be unchanged by the project. Overall footprint of the facility will not be increased in this project.</p>				
Project Internal Staff				
Engineering Division Staff will manage all phases of this project.				
Project Justification				
The Tennis Center building has not seen major capital maintenance in over a decade and is showing signs of wear and tear. It is a source of complaints from guests and was identified as an area requiring enhancement in the 2016 Tennis Center Facility Study. All improvements will be in-line with the recommendations and findings of the finalized Facility Study.				
Forecast				
Budget Year	Total Expense	Total Revenue	Difference	
2020				
Construction Contingency for renovation/remodel at 15%	139,000	0	139,000	
Construction Cost estimate per architect	926,000	0	926,000	
Construction Management and Construction Engineering	95,000	0	95,000	
Design Phase Services	125,000	0	125,000	
Year Total	1,285,000	0	1,285,000	
	1,285,000	0	1,285,000	
Year Identified	Start Date	Est. Completion Date	Manager	Project Partner
2014	Jul 1, 2019	Jun 30, 2020	Engineering Manager	