

MEMORANDUM

TO: Board of Trustees

THROUGH: Indra Winquest
District General Manager

FROM: Brad Underwood, P.E.
Director of Public Works

SUBJECT: Review, discuss, and provide direction on cost savings options for the Recreation Center Men's and Women's Locker Room Remodel Project: 4899FF1202 – Fund: Community Services; Division: Recreation

DATE: July 13, 2021

I. RECOMMENDATION

That the Board of Trustees moves to:

- **Option 1:** Approve the current design with the small functional changes;

-OR-

- **Option 2:** Approve Updating the Plans and Specifications with the Design Element Bid Alternatives;

for the Recreation Center Men's and Women's Locker Room Remodel Project #4899FF1202.

II. BACKGROUND

At the Board of Trustees meeting on June 9, 2021, the Board approved additional design work to be performed by Ward-Young Architecture, including preparing design boards representing three different qualities of materials (such as tile, lockers, partitions, etc.) to review.

Trustee Schmitz, Design Team Members, Recreation, and Engineering Staff reviewed the design materials that were provided and the group reviewed the locker room plans in detail. This exercise provided the group with a deeper understanding of the design.

Option 1:

The collaborative effort helped to develop a handful of thoughtful changes that will provide greater function within the space using the current design. These changes include adding full length mirrors to both the men's and women's locker rooms, relocation of the baby changing station within the women's locker room, adding a few more electrical receptacles, and specifying receptacles with integral USB ports, if possible. These changes would be incorporated into the current design, which has a higher material cost for the design elements specified for construction.

Option 2:

This process also identified some design elements which were possible areas to reduce the design material costs by eliminating some design features. This option may increase design contract costs, but would reduce construction material costs.

The following design items would be eliminated from the current design:

- Penny tile between mirrors at the sink and vanity locations
- Individually framed mirrors at the sink and vanity locations
- Sconces on either side of the individual framed mirrors
- Sconces at the end of the lockers (located in 2 areas women's locker room)

The alternate cost saving changes proposed within these areas would be:

- Wall-to-wall mirrors, in place of penny tile and individually framed mirrors at the sink and vanity locations
- General-purpose lighting in place of sconces
- Eliminating sconces at the end of the lockers in the women's locker rooms, since electrical is currently not available in these areas

The Recreation Staff has concerns with starting construction after September since the use numbers increase at the end of summer. Recreation and Engineering Staff recommends that the construction of the project begin in April/May 2022 to avoid higher use of the facility during September through March. An addendum has been issued to cancel the bid at this time, and re-bid the project in January 2022.

III. BID RESULTS

This item is not subject to competitive bidding within the meaning of Nevada Revised Statute 332.115.

IV. FINANCIAL IMPACT AND BUDGET

The Recreation Center Locker Rooms Remodel (CIP #4899FF1202) is included in the 2021-22 CIP Budget that was approved by the Board of Trustees on May 26, 2021. The 2021-2022 CIP construction project budget allocated \$800,000 and the FY20/21 design budget of \$60,000 provides a total project budget of \$860,000 (Attachment A-CIP Data Sheet).

The table below presents the total budgeted amount for the Recreation Center Locker Rooms Remodel project budget.

Task	Cost
Design/Internal Staff (FY20/21)	\$60,000
Construction Management	\$65,000
Construction Reserves	\$65,000
Construction	\$670,000
Total	\$860,000

Construction reserves are listed at 9.7% to account for unforeseen conditions during construction such as a need to replace rotten framing, as an example.

V. ALTERNATIVES

Not move forward with the Recreation Center Locker Rooms Remodel 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.



Project Summary

Project Number:	4899FF1202
Title:	Rec Center Locker Room Improvements
Project Type:	D - Capital Improvement - Existing Facilities
Division:	99 - Rec. Admin.
Budget Year:	2021/2022
Finance Option:	
Asset Type:	FF - Furniture and Fixtures
Active:	Yes

Project Description			
Renovate men's and women's locker rooms at the Rec Center. Improvements include new tile, plumbing fixtures, partitions, light fixtures, lockers, ceiling tile, drains, as wells as ADA improvements.			
Project Internal Staff			
Engineering staff will select an Architect to prepare construction documents for proposed improvements. During design, Rec Center staff will provide feedback on proposed designs. Construction to be completed by a licensed contractor. Construction management to be provided by Architect and IVGID staff.			
Project Justification			
The locker rooms are showing their age and have fallen below IVGID's standard of service. Lockers to be replaced by modern units with an integrated security system for safety and ease of use. The new material should be designed to last many years, be easier to clean, and prevent rusting and mold/smell in the facility. The built-in locking/security system advantage is that it prevents vandalism and theft of members/guests' personal items as they do not have to remember their own lock. New tile and fixtures will help modernize the facility. Potential funding source: included in annual budget depreciation that sets user fees and Rec Fee allotment.			
Forecast			
Budget Year	Total Expense	Total Revenue	Difference
2021			
Design	60,000	0	60,000
Year Total	60,000	0	60,000
2022			
Construction Management	65,000	0	65,000
Construction Reserves	65,000	0	65,000
Construction	670,000	0	670,000
Year Total	800,000	0	800,000
	860,000	0	860,000
Year Identified	Start Date	Est. Completion Date	Manager
2021			Engineering Manager
			Project Partner