

## MEMORANDUM

**TO:** Board of Trustees

**THROUGH:** Indra Winquest  
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 18, 2019

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### **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 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 awning, 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. All four alternatives fall within the District’s approved CIP budget. As a note, the construction of the bocce courts has been removed from the construction cost estimates; the CIP data sheet includes budget for constructing the bocce courts. It is at the Board of Trustees discretion to utilize all budgeted funds in the Tennis Center Renovation CIP 2019-20. 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 fencing controls to provide a primary point of entry and improve ADA access. The wooden deck is enlarged and partially covered with a retractable awning. 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 self-service kitchen. 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:

- Rock 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 budget currently included in the 2019-20 Capital Improvement Budget.

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	\$926,000	\$503,000	\$770,000	\$845,000	\$944,000
Contingency	\$139,000	\$50,000	\$77,000	\$85,000	\$95,000
Construction Phase Management	\$95,000	\$50,000	\$77,000	\$85,000	\$95,000
	\$1,285,000	\$726,000	\$1,047,000	\$1,138,000	\$1,255,000

The construction cost listed in the 2019-20 CIP Budget column is what is in the CIP data sheet. The Tennis Center Construction Cost estimate included \$100,000 for construction and a contingency of \$15,000 for the bocce court construction.

Alternatives 1, 2, 3 and 4 do not include the construction of bocce courts. The Board of Trustees must consider the option to reduce the Tennis Center Renovation project budget and reallocate funds from the project to a Bocce Ball project. Another option would be to utilize all funds in the existing Tennis Center Renovation Project and include the Bocce Ball project in the 2020-21 Capital Project budget as a new project requiring funding. 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.

## **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**

None proposed.

## **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.

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

- LEGEND**
- EXISTING, NO WORK
  - DECK AREA WORK
  - ALTERNATE 1 WORK
  - EXISTING AC PAVING TO REMAIN

**LEGEND**  
SCALE: 1" = 1'-0"

**SECURE ENTRANCE:**

- 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
- WROUGHT IRON FENCE & GATE TOP OF STAIR
- NEW REDWOOD DECK, MATCH EXISTING LEVEL
- REFINISH EXISTING WOOD DECK
- ENLARGE EXISTING NORTH STAIR TO COURTS
- NEW POLE LIGHT AT RAMP & STAIRS
- TENNIS CENTER SIGN WITH BACK LIGHTING



**TUBE STEEL FENCING**

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



**RETRACTABLE PATIO COVER**

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



IVGID TENNIS CLUBHOUSE  
DESIGN OPTIONS  
10/10/2019

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

Description	Cost
SITE UTILITIES	27,350.00
BUILDING UTILITIES	12,500.00
RAMP & STAIRS	147,740.00
NEW DECK & REFINISH	129,702.00
SITE DRAINAGE	36,850.00
BUILDING ALTERATIONS	9,100.00
CANOPY REPLACEMENT	75,000.00
Total Including OH/P & 15% contingency	139,548.17
<b>TOTAL ALTERNATE 1</b>	<b>502,790.17</b>

**ALTERNATE 1 ESTIMATE**

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

**EXISTING DECK:**

- REFINISH EXISTING REDWOOD TO MATCH NEW DECK
- NEW CONCRETE ACCESS STAIRS
- REPLACE/UPGRADE PATIO COVER

**ALTERNATE 1 - ADA IMPROVEMENTS**

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

**CIVIL UPGRADES:**

- NEW DRAINAGE STRUCTURE
- REBUILD EXISTING VALLEY GUTTER
- REMODEL EXISTING PLANTER WHERE STAIRS ARE REMOVED

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ISSUED FOR:  
Design Development

IVGID TENNIS PRO SHOP REMODEL

384 Incline Way  
INCLINE VILLAGE, NV 89451

PROJECT INFORMATION:  
Contract No. 1018-IVGID TENNIS  
10/10/2019  
PROJECT NO.: 2019100554  
DATE: 10/10/2019  
SHEET

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

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

- ENCLOSE BREEZEWAY:**
- 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 BATTENS & STAIN COLOR: CHERRY BIRCH

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

MARAZZI 'MIDTOWN MOSAICS' COLOR: BARK

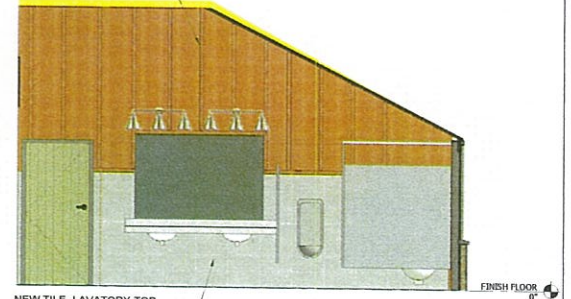
SOLID SURFACE VANITY ECO: CONSENTINO COLOR: RIVERBED

FLOOR: RESINOUS FLOORING 'DURACHIP' EARTHSTONE: FLINT

**RESTROOM PROPOSED FINISHES**

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

NEW REDWOOD BATTENS ON STAINED (E) WOOD VENEER



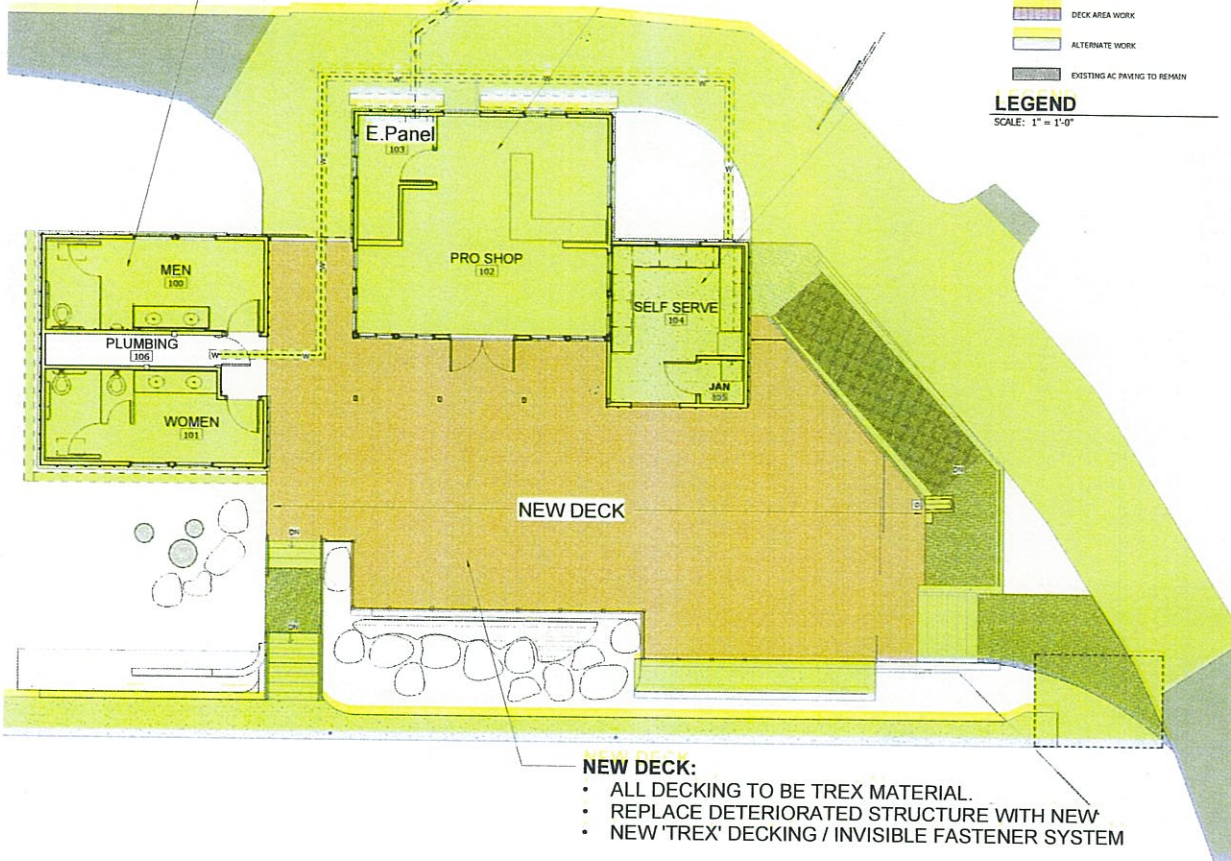
NEW TILE, LAVATORY TOP SINKS, LIGHTING & PARTITIONS

**MEN RESTROOM FINISHES REMODEL**

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

**LEGEND**  
SCALE: 1" = 1'-0"

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



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

**IVIGD TENNIS CLUBHOUSE DESIGN OPTIONS**  
10/10/2019

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

Description	Cost
SITE UTILITIES	27,350.00
BUILDING UTILITIES	12,500.00
RAMP & STAIRS	147,740.00
NEW DECK & REFINISH	129,702.00
SITE DRAINAGE	36,850.00
BUILDING ALTERATIONS	9,100.00
DECK IMPROVEMENTS-TREX DECKING	50,447.50
CANOPY REPLACEMENT	75,000.00
PRO-SHOP & KITCHENETTE	66,247.50
RESTROOMS	73,027.00
<b>Total including OH/P &amp; 15% contingency</b>	<b>217,244.33</b>
<b>TOTAL ALTERNATE 2</b>	<b>770,208.33</b>

**ALTERNATE 2 - RESTROOM/PROSHOP REMODEL AND NEW DECK**  
SCALE: 3/16" = 1'-0"

**ALTERNATE 2 ESTIMATE**  
SCALE: 1/4" = 1'-0"

**BJG**  
ARCHITECTURE & INTERIORS  
449 S. Virginia St.  
Fourth Floor  
Reno, NV 89501  
(775) 827-1019  
www.bjg.com

SUBS FOR:  
Design Development

**IVIGD TENNIS PRO SHOP REMODEL**

964 Incline Way  
INCLINE VILLAGE, NV 89451

**PROJECT INFORMATION:**  
Project No. 201910055-4  
DATE: 10/01/2019  
SHEET

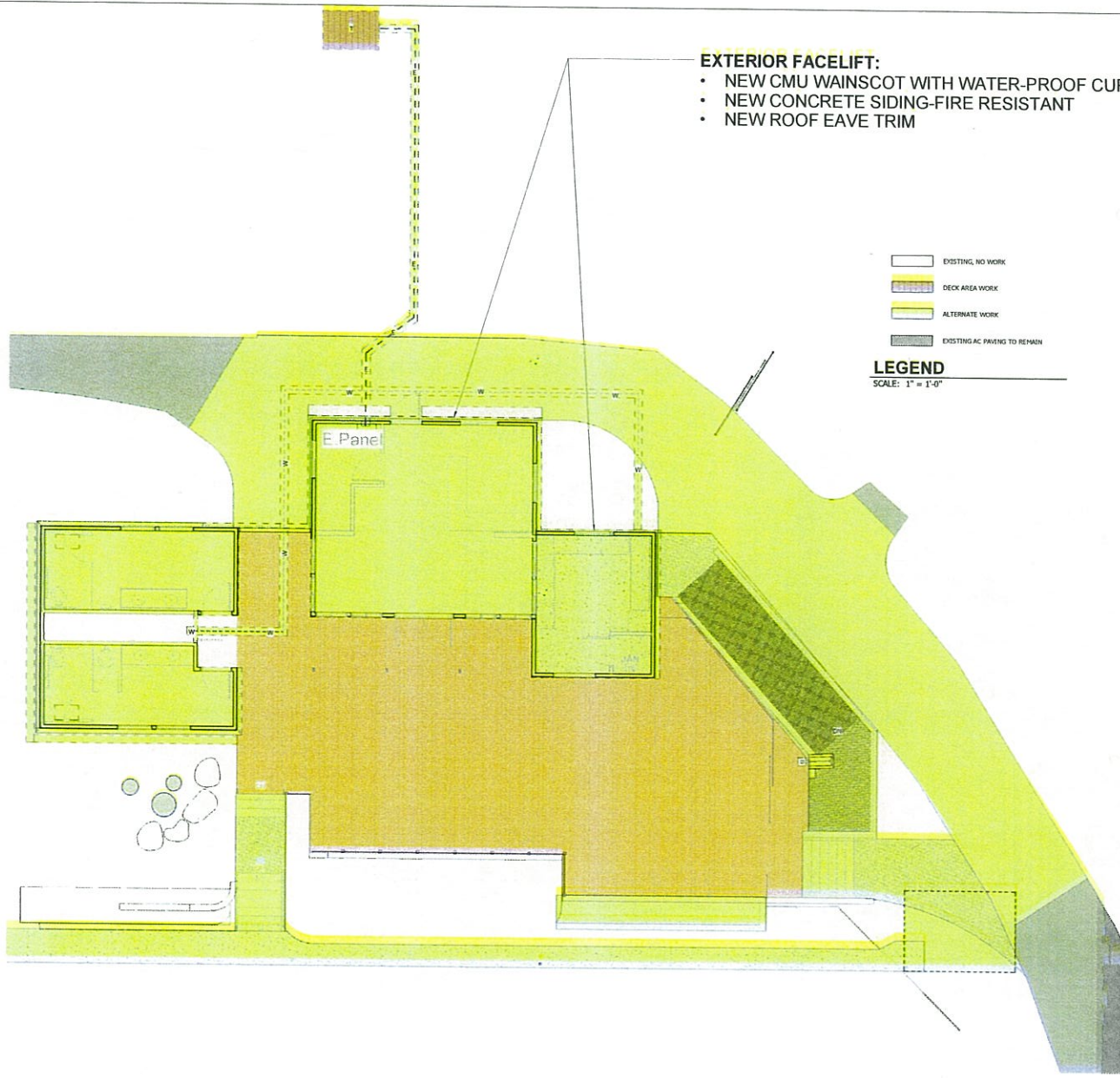
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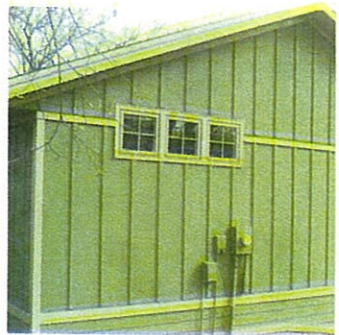
- EXTERIOR FACELIFT:**
- NEW CMU WAINSCOT WITH WATER-PROOF CURB
  - NEW CONCRETE SIDING-FIRE RESISTANT
  - NEW ROOF EAVE TRIM

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

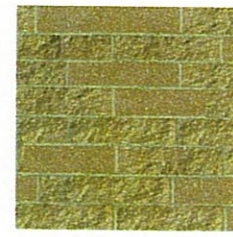
**LEGEND**  
SCALE: 1" = 1'-0"



**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"



IVIGID TENNIS CLUBHOUSE  
DESIGN OPTIONS  
10/10/2019

ALTERNATE 3: EXTERIOR FACE LIFT: NEW SIDING AND CMU WAINSCOT	
Description	Cost
SITE UTILITIES	27,350.00
BUILDING UTILITIES	12,500.00
RAMP & STAIRS	147,740.00
NEW DECK & REFINISH	129,702.00
SITE DRAINAGE	36,850.00
BUILDING ALTERATIONS	9,100.00
DECK IMPROVEMENTS- TREX DECKING	50,447.50
CANOPY REPLACEMENT	75,000.00
PRO-SHOP & KITCHENETTE	66,247.50
RESTROOMS	73,027.00
SIDING REPLACEMENT & MASONRY WAINSCOT	53,775.00
<b>Total Including OH/P &amp; 15% contingency</b>	<b>237,947.70</b>
<b>TOTAL ALTERNATE 3</b>	<b>844,686.70</b>

**ALTERNATE 3 ESTIMATE**  
SCALE: 1/4" = 1'-0"

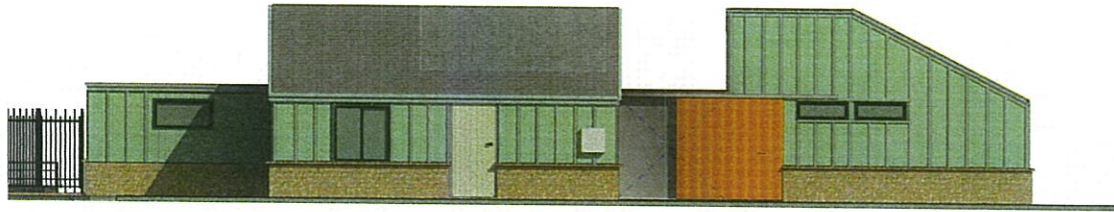


DESIGN FOR:  
Design Development

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

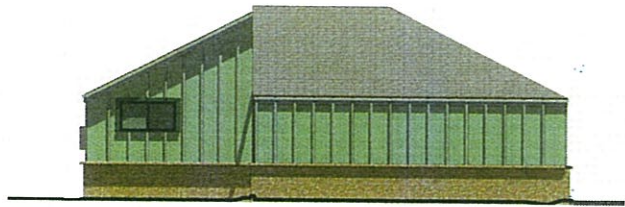
**PROJECT INFORMATION:**  
Contract No. 20110019154  
DATE: 10/10/2019  
SHEET

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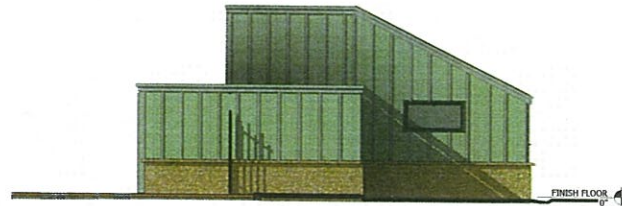
**EAST ELEVATION**

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



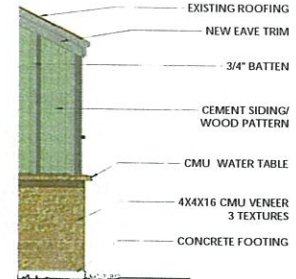
**NORTH ELEVATION**

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



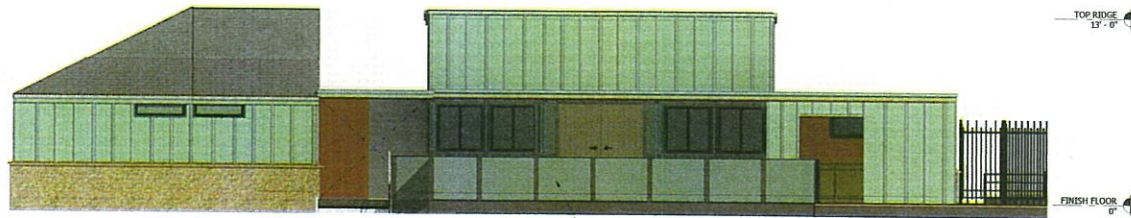
**SOUTH ELEVATION**

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



**ALTERNATE 3 EXTERIOR FINISHES**

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



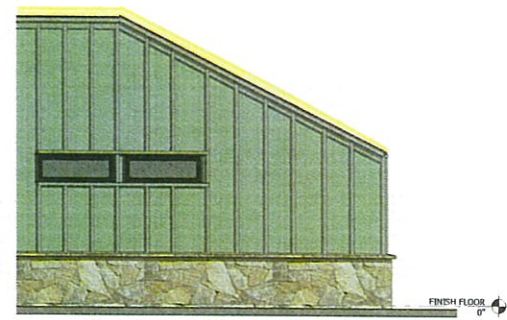
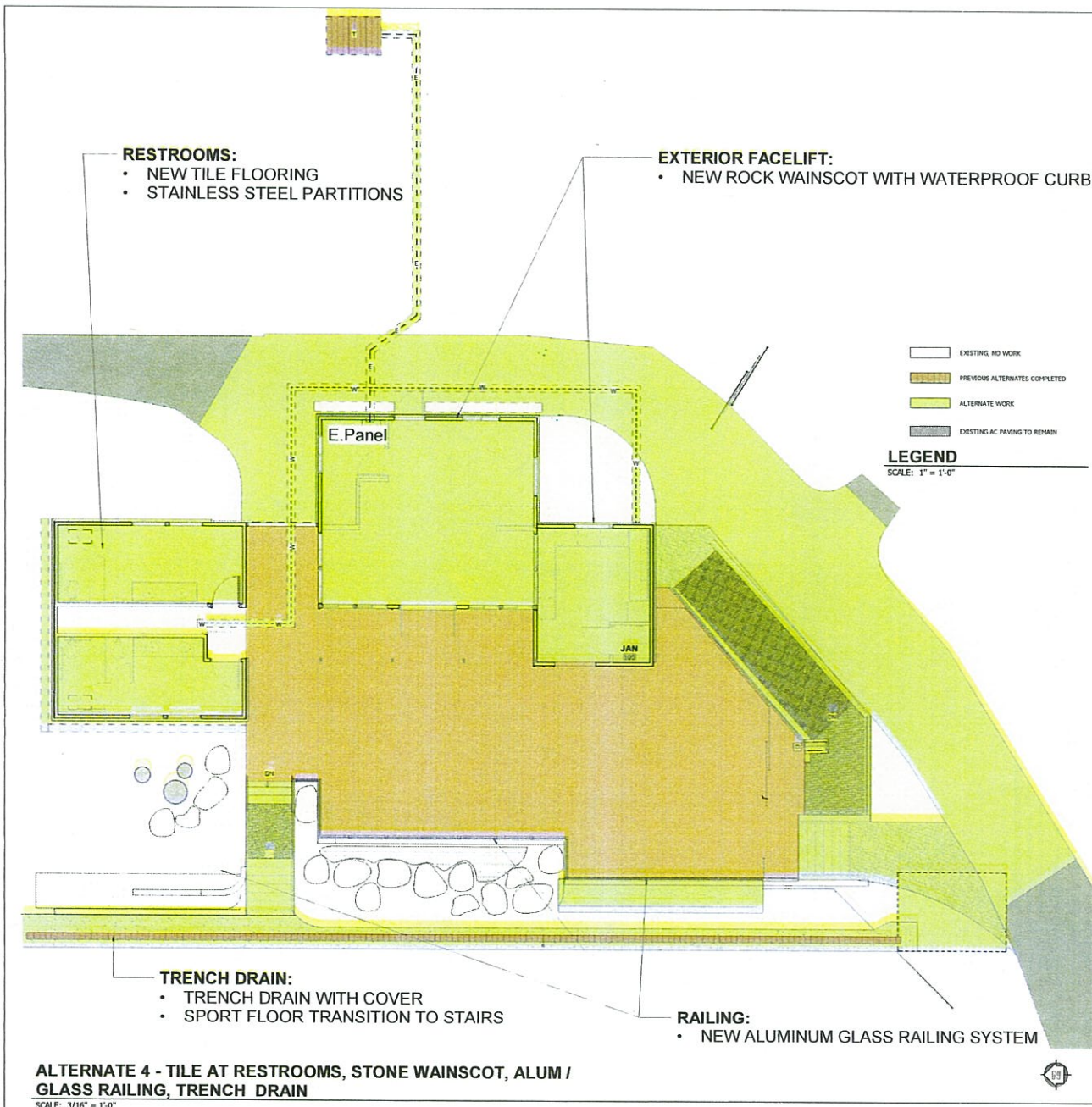
**WEST ELEVATION**

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

MATCH NEW RAILING TO  
EXISTING WOOD FRAME / GLASS RAILING



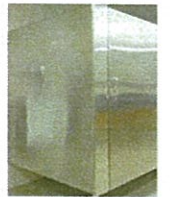
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**ELEVATION-ROCK VENEER**  
SCALE: 3/8" = 1'-0"



**2" THICK GRANITE VENEER**



**STAINLESS STEEL PARTITIONS**



**RESTROOM FLOOR TILE**

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



IVIGID TENNIS CLUBHOUSE  
DESIGN OPTIONS  
10/10/2019

**ALTERNATE 4: ENHANCED FINISHES: RESTROOM TILE, STONE WAINSCOT, ALUM RAILING, ENHANCED TRENCH DRAIN AT TENNIS VALLEY GUTTER**

SITE UTILITIES	27,350.00
BUILDING UTILITIES	12,500.00
RAMP & STAIRS	147,740.00
NEW DECK & REFINISH	129,702.00
SITE DRAINAGE	36,850.00
BUILDING ALTERATIONS	9,100.00
DECK IMPROVEMENTS- TREX DECKING	50,447.50
CANOPY REPLACEMENT	75,000.00
PRO-SHOP & KITCHENETTE	66,247.50
RESTROOMS	73,027.00
STONE WAINSCOT	27,000.00
RESTROOM TILE FLOORING	15,192.00
RESTROOM STAINLESS STEEL PARTITIONS	3,750.00
ALUM DECK GLASS RAILING	14,850.00
UPGRADE TRENCH DRAIN AT TENNIS EDGE	11,000.00
<b>Total Including OH/P &amp; 15% contingency</b>	<b>265,587.62</b>
<b>TOTAL ALTERNATE 4</b>	<b>944,138.62</b>

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

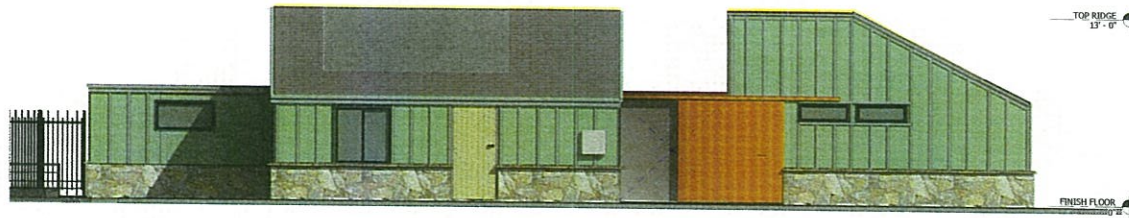
**BJG**  
ARCHITECTS, INC.  
499 S. Virginia St.  
Fourth Floor  
Reno, NV 89501  
(775) 827-9310  
www.bjginc.com

ISSUED FOR:  
Design Development

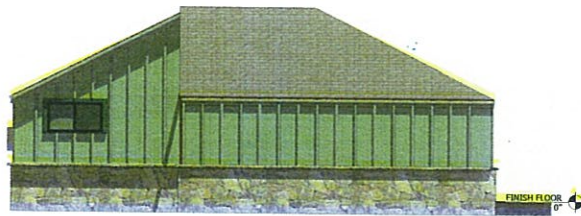
**IVIGID TENNIS PRO SHOP REMODEL**  
884 Incline Way  
INCLINE VILLAGE, NV 89451

**PROJECT INFORMATION:**  
PROJECT NO: 201909154  
DATE: 10/10/19  
SHEET

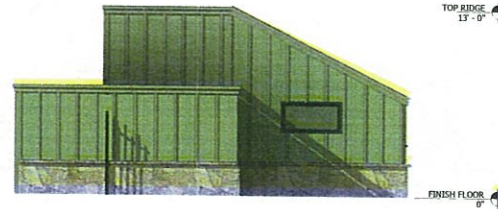
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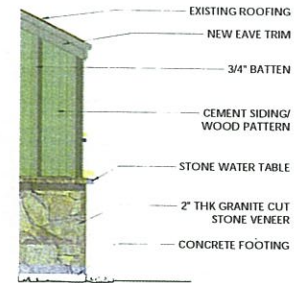
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



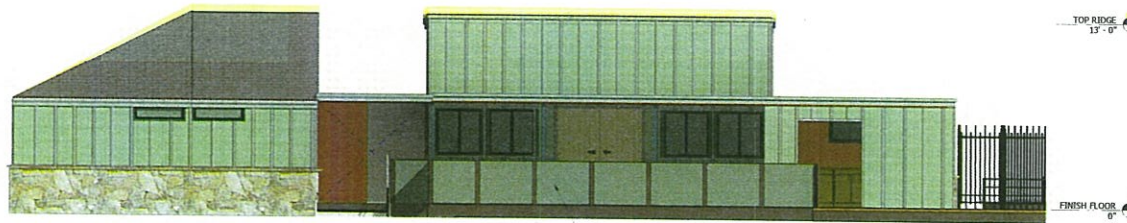
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



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



**ALTERNATE 4 EXTERIOR FINISHES**  
SCALE: 1/2" = 1'-0"



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

ALUM FRAME / GLASS INFILL RAILING

**ALTERNATE 4 EXTERIOR ELEVATIONS A4.1**

# Tennis Center Renovation Project Update

October 30, 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 BJG 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



10/10/2019  
Design Development

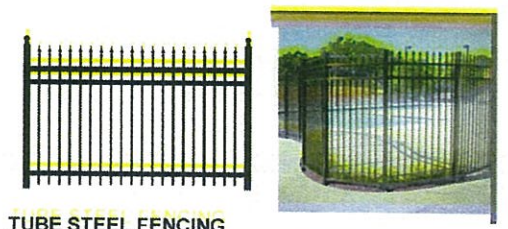
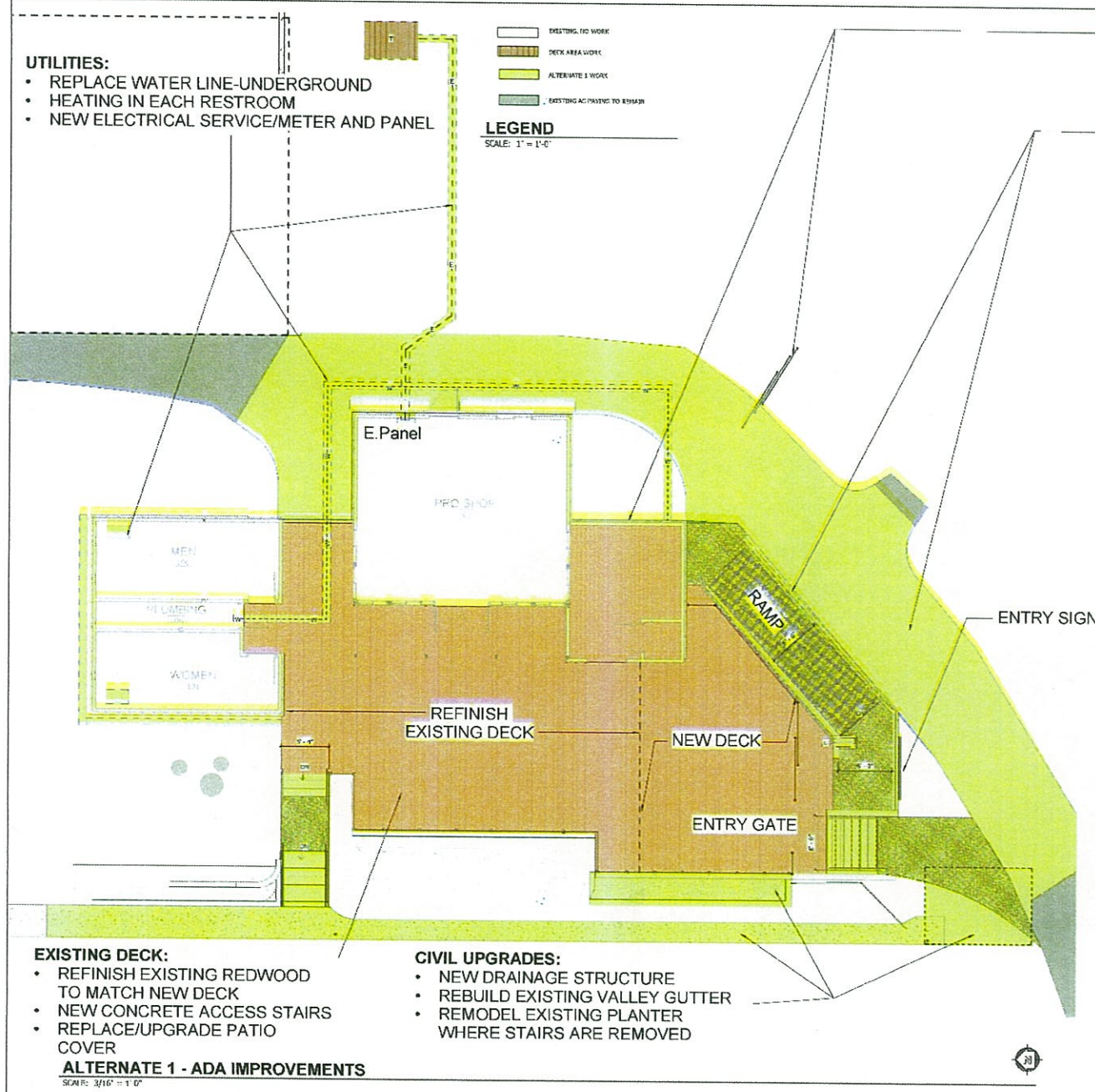
- UTILITIES:**
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  - HEATING IN EACH RESTROOM
  - NEW ELECTRICAL SERVICE/METER AND PANEL

**LEGEND**  
SCALE: 1" = 1'-0"

- EXISTING TO WORK
- DECK AREA WORK
- ALTERATE 1 WORK
- EXISTING ACCESS TO REMAIN

- SECURE ENTRANCE:**
- 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
  - WROUGHT IRON FENCE & GATE TOP OF STAIR
  - NEW REDWOOD DECK, MATCH EXISTING LEVEL
  - REFINISH EXISTING WOOD DECK
  - ENLARGE EXISTING NORTH STAIR TO COURTS
  - NEW POLE LIGHT AT RAMP & STAIRS
  - TENNIS CENTER SIGN WITH BACK LIGHTING



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



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

- EXISTING DECK:**
- REFINISH EXISTING REDWOOD TO MATCH NEW DECK
  - NEW CONCRETE ACCESS STAIRS
  - REPLACE/UPGRADE PATIO COVER
- ALTERNATE 1 - ADA IMPROVEMENTS**  
SCALE: 3/16" = 1'-0"

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

IVIGIO TENNIS CLUBHOUSE  
DESIGN OPTIONS  
10/10/2019

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

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BUILDING UTILITIES	12,500.00
RAMP & STAIRS	147,740.00
NEW DECK & REFINISH	129,703.00
SITE DRAINAGE	36,850.00
BUILDING ALTERATIONS	9,100.00
CANOPY REPLACEMENT	75,000.00
Total including O/H/P & 15% contingency	139,548.17
<b>TOTAL ALTERNATE 1</b>	<b>502,793.17</b>

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

IVIGIO TENNIS PRO SHOP REMODEL  
10/10/2019

A1.0

62

# 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	\$503,000
Construction Contingency (10%)	\$50,000
Construction Phase Services (10%)	\$50,000
<b>Estimated Project Total</b>	<b>\$726,000</b>

# Alternative #2 - Medium

## REMODEL RESTROOMS:

- NEW FIXTURES
- NEW LIGHTING
- NEW FLOOR FINISH
- NEW WALL FINISHES
- NEW VANITY
- NEW PHENOLIC PARTITIONS

## REMODEL PRO SHOP:

- ADD WINDOWS
- NEW CHANGE ROOM
- NEW LIGHTING
- NEW FLOOR FINISH
- NEW PAINT
- NEW HEAT
- NEW SALES CABINETRY

## ENCLOSE BREEZEWAY:

- 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  
BATTENS & STAIN  
COLOR: CHERRY BIRCH

STONEPEAK: 4 X  
12 COLOR LINE  
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"



IVIGD TENNIS CLUBHOUSE  
DESIGN OPTIONS  
10/20/2019

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

Description	Cost
SITE UTILITIES	27,350.00
BUILDING UTILITIES	12,500.00
RAMP & STAIRS	147,740.00
NEW DECK & REFINISH	129,702.00
SITE DRAINAGE	36,850.00
BUILDING ALTERATIONS	9,100.00
DECK IMPROVEMENTS-TREX DECKING	50,447.50
CANOPY REPLACEMENT	75,000.00
PRO-SHOP & KITCHENETTE	66,247.50
RESTROOMS	73,027.00
<b>Total Including OH/P &amp; 15% contingency</b>	<b>217,244.33</b>
<b>TOTAL ALTERNATE 2</b>	<b>770,208.33</b>

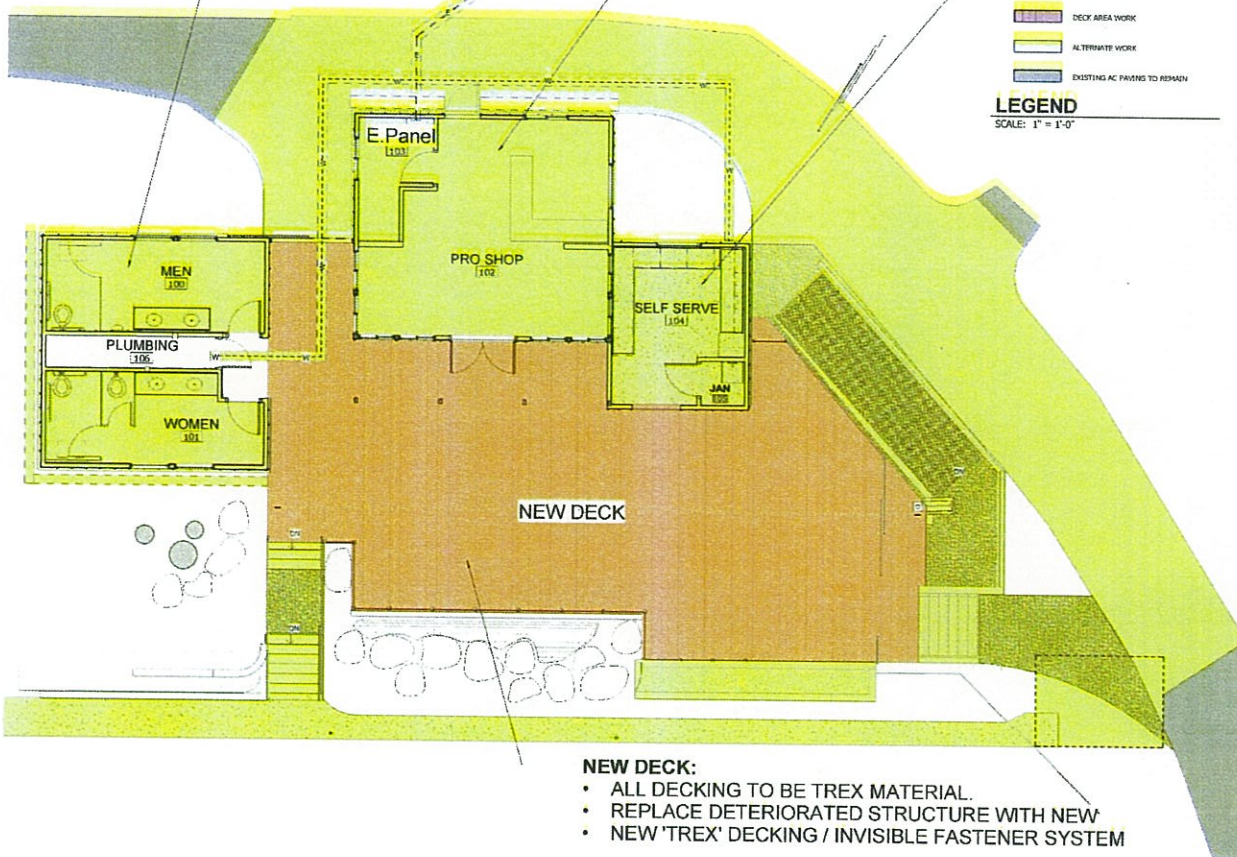
**TOTAL ALTERNATE 2**  
770,208.33

## ALTERNATE 2 ESTIMATE

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

**LEGEND**  
SCALE: 1" = 1'-0"

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



- ### NEW DECK:
- 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"



ISSUED FOR:  
Design Development

IVIGD TENNIS PRO SHOP REMODEL  
384 Tucker Way  
INCLINE VILLAGE, NV 89451

PROJECT INFORMATION:  
PROJECT NO: 20160014  
DATE: 10/10/19  
S: CCT

A2.0

# Alternative #2 - Medium

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

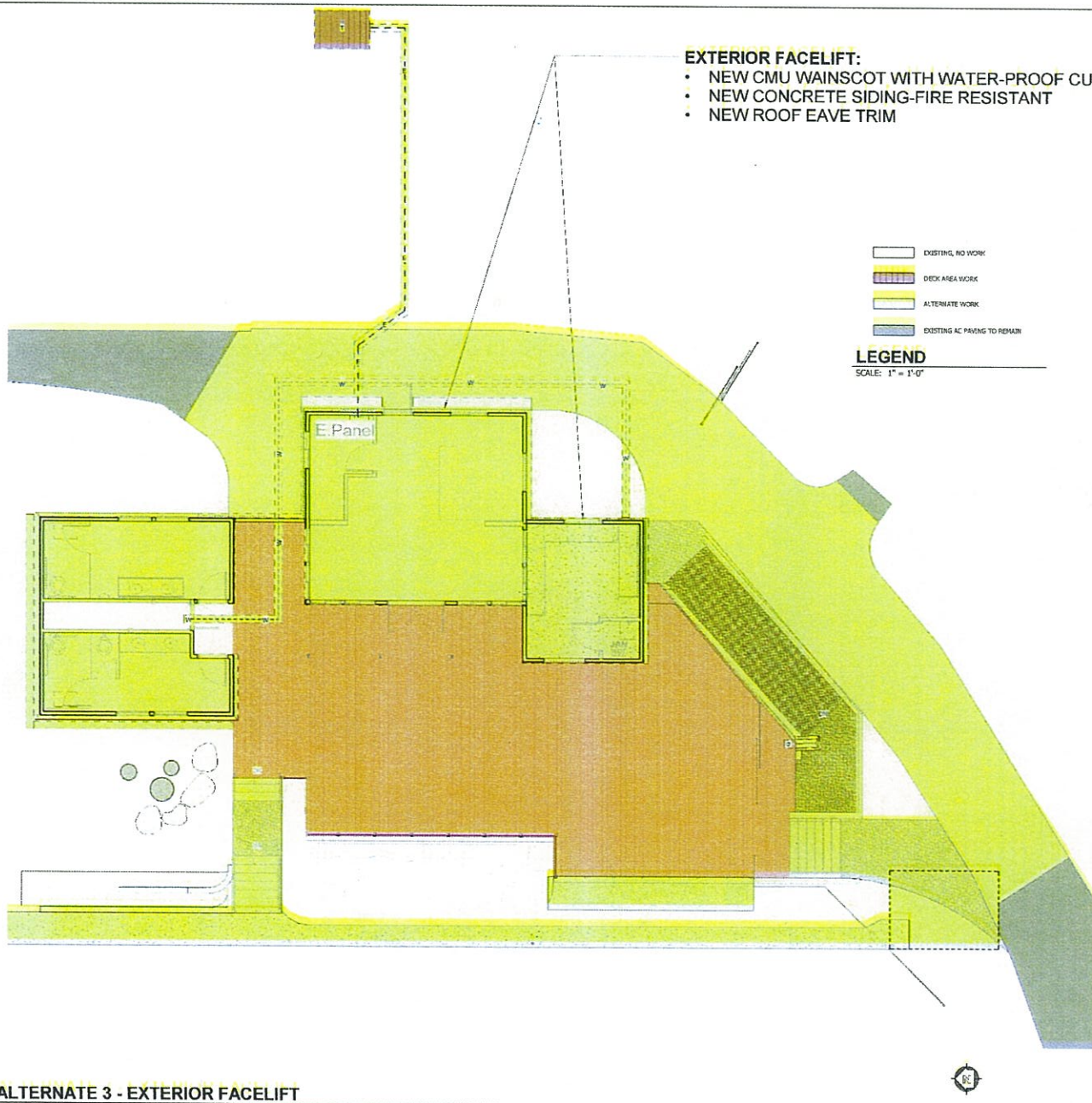
Description	Amount
Project Design	\$123,000
Construction Cost Estimate	\$770,000
Construction Contingency (10%)	\$77,000
Construction Phase Services (10%)	\$77,000
<b>Estimated Project Total</b>	<b>\$1,047,000</b>

# Alternative #3 - Large

### EXTERIOR FACELIFT:

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

- LEGEND**  
 SCALE: 1" = 1'-0"
- EXISTING, NO WORK
  - DECK AREA WORK
  - ALTERNATE WORK
  - EXISTING AC PAVING TO REMAIN



**CEMENT BOARD & BATTEN SIDING**

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



**CMU 4X8 & 4X4 4" CMU WAINSCOT**

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



INVID TENNIS CLUBHOUSE  
 DESIGN OPTIONS  
 10/10/2019

**ALTERNATE 3: EXTERIOR FACE LIFT: NEW SIDING AND CMU WAINSCOT**

Description	Cost
SITE UTILITIES	27,350.00
BUILDING UTILITIES	12,500.00
RAMP & STAIRS	147,740.00
NEW DECK & REFINISH	129,702.00
SITE DRAINAGE	36,850.00
BUILDING ALTERATIONS	9,100.00
DECK IMPROVEMENTS- TREX DECKING	50,447.50
CANOPY REPLACEMENT	75,000.00
PRO-SHOP & KITCHENETTE	66,247.50
RESTROOMS	73,027.00
SIDING REPLACEMENT & MASONRY WAINSCOT	53,775.00
<b>Total including OH/P &amp; 15% contingency</b>	<b>237,947.70</b>
<b>TOTAL ALTERNATE 3</b>	<b>844,686.70</b>

PROJECT INFORMATION:  
 PROJECT NO: 2019041  
 PROJECT NAME: INVID TENNIS CLUBHOUSE  
 PROJECT LOCATION: INCLINE VILLAGE, NV  
 PROJECT DATE: 10/10/2019

PROJECTED: 01/10/2019  
 DATE: 10/10/2019  
 W-001

**ALTERNATE 3 ESTIMATE**

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

**ALTERNATE 3 - EXTERIOR FACELIFT**

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



# Alternative #3 - Large

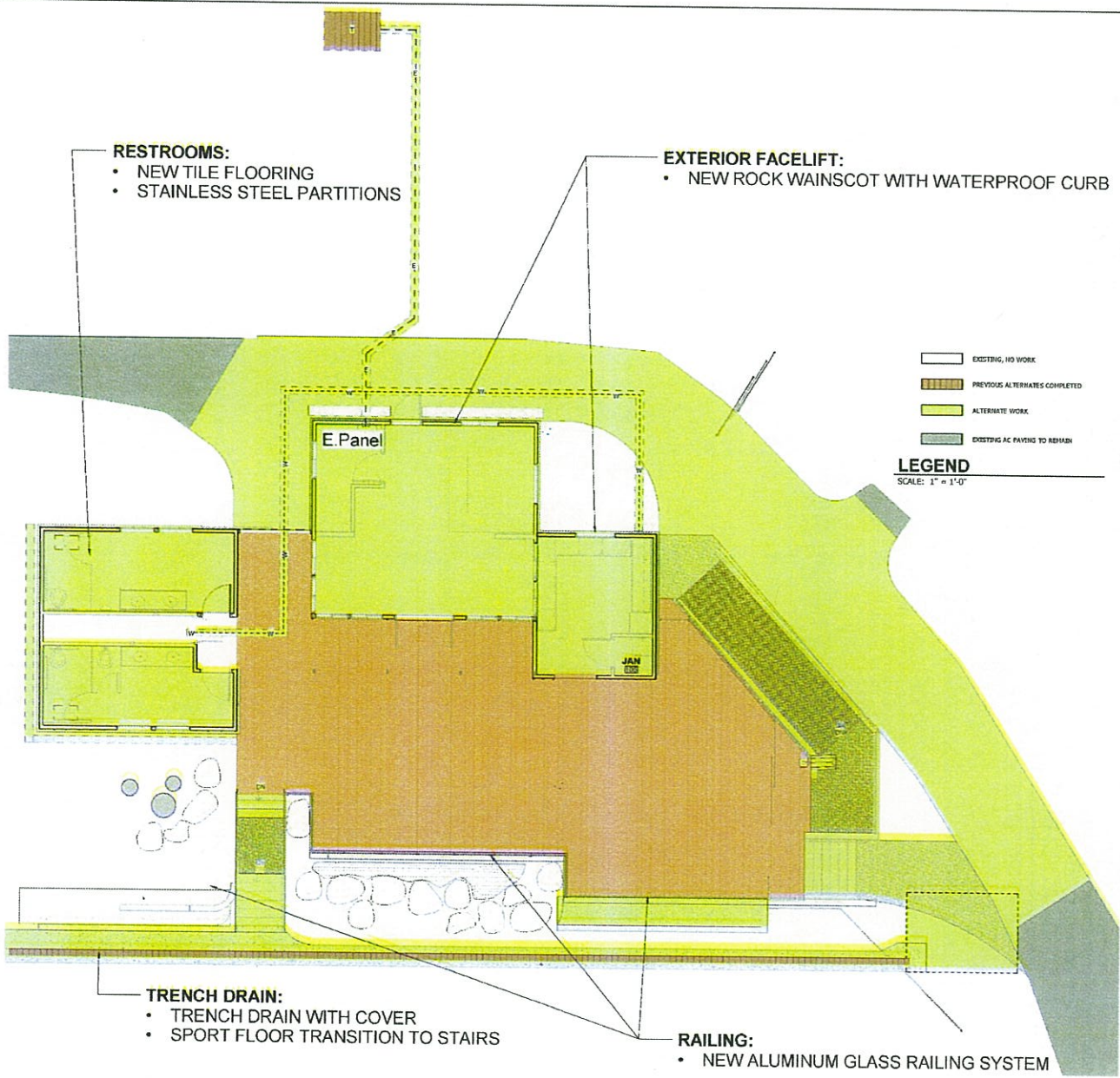
- Improvements include:
  - Improvements identified in Alternatives #1 & #2
  - Exterior face lift of Tennis Center utilizing cement board and batten with a CMU wainscoting
- Project Budget

Description	Amount
Project Design	\$123,000
Construction Cost Estimate	\$845,000
Construction Contingency (10%)	\$85,000
Construction Phase Services (10%)	\$85,000
<b>Estimated Project Total</b>	<b>\$1,138,000</b>

# Alternative #4 – Extra Large



PHASE NO: Design Development



**RESTROOMS:**

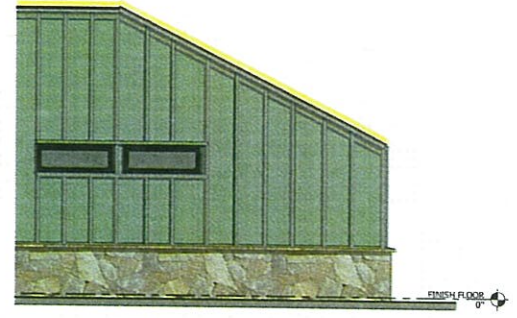
- NEW TILE FLOORING
- STAINLESS STEEL PARTITIONS

**EXTERIOR FACELIFT:**

- NEW ROCK WAINSCOT WITH WATERPROOF CURB

**LEGEND**  
SCALE: 1" = 1'-0"

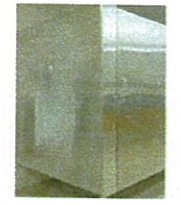
- EXISTING, NO WORK
- PREVIOUS ALTERNATIVES COMPLETED
- ALTERNATE WORK
- EXISTING AC PAVING TO REMAIN



**ELEVATION-ROCK VENEER**  
SCALE: 3/8" = 1'-0"



**2" THICK GRANITE VENEER**



**STAINLESS STEEL PARTITIONS**



**RESTROOM FLOOR TILE**

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



IVGID TENNIS CLUBHOUSE  
DESIGN OPTIONS  
10/10/2019

**ALTERNATE 4: ENHANCED FINISHES: RESTROOM TILE, STONE WAINSCOT, ALUM RAILING, ENHANCED TRENCH DRAIN AT TENNIS VALLEY GUTTER**

SITE UTILITIES	27,350.00
BUILDING UTILITIES	12,500.00
RAMP & STAIRS	147,740.00
NEW DECK & REFINISH	129,702.00
SITE DRAINAGE	36,850.00
BUILDING ALTERATIONS	9,100.00
DECK IMPROVEMENTS- TREX DECKING	50,447.50
CANOPY REPLACEMENT	75,000.00
PRO-SHOP & KITCHENETTE	66,247.50
RESTROOMS	73,027.00
STONE WAINSCOT	27,600.00
RESTROOM TILE FLOORING	15,192.00
RESTROOM STAINLESS STEEL PARTITIONS	3,750.00
ALUM DECK GLASS RAILING	14,850.00
UPGRADE TRENCH DRAIN AT TENNIS EDGE	11,000.00
<b>Total Including OH/P &amp; 15% contingency</b>	<b>265,587.62</b>
<b>TOTAL ALTERNATE 4</b>	<b>944,118.62</b>

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

**ALTERNATE 4 - TILE AT RESTROOMS, STONE WAINSCOT, ALUM / GLASS RAILING, TRENCH DRAIN**  
SCALE: 3/16" = 1'-0"

IVGID TENNIS PRO SHOP REMODEL

499 Incline Way  
INCLINE VILLAGE, NV 89451

PROJECT INFORMATION:  
DATE: 10/10/2019  
SHEET

A4.0

89

# Alternative #4 – Extra Large

- Improvements include:
  - Improvements identified in Alternatives #1, #2, & #3 utilizing upgrading materials including:
    - Rock 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	\$944,000
Construction Contingency (10%)	\$95,000
Construction Phase Services (10%)	\$95,000
<b>Estimated Project Total</b>	<b>\$1,255,000</b>

# 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	\$503,000	\$770,000	\$845,000	\$944,000
Contingency	\$50,000	\$77,000	\$85,000	\$95,000
Construction Phase Management	\$50,000	\$77,000	\$85,000	\$95,000
<b>Estimated Total Project Cost</b>	<b>\$726,000</b>	<b>\$1,047,000</b>	<b>\$1,138,000</b>	<b>\$1,255,000</b>

- \$1,285,000 identified for FY 19/20 in current CIP.
- Original Budget included Bocce Courts.

# 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.



## Project Summary

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

### Project Description

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.

### 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
	<b>1,285,000</b>	<b>0</b>	<b>1,285,000</b>

Year Identified	Start Date	Est. Completion Date	Manager	Project Partner
2014	Jul 1, 2019	Jun 30, 2020	Engineering Manager	