

## MEMORANDUM

**TO:** Board of Trustees

**THROUGH:** Indra Winqest  
District General Manager

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

**SUBJECT:** Review, discuss, and possibly authorize or approve Contract Amendment for Additional Architectural Services associated with the Recreation Center Men's and Women's Locker Room Remodel Project: 4899FF1202 – Fund: Community Services; Division: Recreation; Vendor: Ward-Young Architecture for Architectural Services Additional Services Addendum #4 in the amount of \$17,000.

**DATE:** May 28, 2021

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### **I. RECOMMENDATION**

That the Board of Trustees moves to approve the Additional Services Addendum #4 for Ward-Young Architecture for Additional Architectural Services in the amount of \$17,000 associated with Recreation Center Men's and Women's Locker Room Remodel Project #4899FF1202.

### **II. BACKGROUND**

At the Board of Trustees meeting on May 12, 2021, the Board requested to have Ward-Young Architecture to provide a proposal (Attachment A to the Additional Services Addendum) for additional design work to include preparing design boards representing three different quality of materials (such as tile, lockers, partitions, etc) to review. The design boards will represent materials that are currently included in the bid package, a lesser grade material, and a higher grade material. Staff also requested that the architect include time to cover services during the bidding phase of the project, since their previous contract was for background drawings, schematic design, and preparation of construction documents.

The breakdown of additional services is as follows:

- \$2,500 – Bidding Phase Services including responding to bidding questions, substitution requests, preparation of addenda

Review, discuss, and possibly authorize or approve -2-  
a Contract Amendment #2 for Ward-Young Architecture  
for Additional Services associated with the Recreation  
Center Men's and Women's Locker Room Remodel in  
the amount of \$17,000.

May 28, 2021

- \$5,000 – Additional Architectural services including alternate materials review, drawing changes, coordination with Washoe County (permitting)
- \$4,000 – Interior Design Team materials selections, sample ordering, presentation boards
- \$5,500 – Budget update to include time spent on field conditions, shower trench drains, suit dryer revisions, etc.

The last item covers owner changes and requests during the final design process that was outside the original design budget. This work has been completed but not invoiced.

This Contract Amendment #2 will bring the total contract with Ward-Young Architecture to \$57,222.00.

The project is currently out to bid with an adjusted bid opening date of July 28, 2021 to accommodate Board input on the various design features proposed.

### 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 2020-21 CIP Budget. The project has a current budget of \$60,000 and since the Board approved the FY 21-22 budget as proposed, an additional \$800,000 (Attachment B-CIP Data Sheet) for construction has been allocated. This brings the total project budget to \$860,000.

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

Task	Cost
Design/Internal Staff	\$60,000
Construction Management	\$65,000
Construction Reserves	\$65,000
Construction	\$670,000
<b>Total</b>	<b>\$860,000</b>

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

Review, discuss, and possibly authorize or approve -3-  
a Contract Amendment #2 for Ward-Young Architecture  
for Additional Services associated with the Recreation  
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May 28, 2021

## **V. ALTERNATIVES**

Stop the bidding process and defer 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.

Attachments:

A - Ward-Young Architects, Additional Services Addendum #4

B - #4899FF1202 CIP Data Sheet 2022

**ADDITIONAL SERVICES ADDENDUM (ASA) #4  
to SHORT FORM AGREEMENT dated August 20, 2020  
between  
INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT  
and  
WARD-YOUNG ARCHITECTS  
for PROFESSIONAL SERVICES**

This ASA, dated TBD, shall amend the referenced agreement to include the following project with relevant description, compensation, and schedule addressed herein.

**PROJECT DESCRIPTION**

Consultant shall perform increased architectural and interior design services, developing alternative materials sample palettes and corresponding material boards for review and selection by Owner, incorporate changes to the approved construction documents, coordinate changes with permit authorities as required and assist with bidding and preparation of addenda during the current bid process of the Recreation Center Locker Room Remodel Project. Project is located at 980 Incline Way in Incline Village, Nevada. Work is more fully described in the attached correspondence from CONSULTANT dated May 18, 2021.

**PAYMENT TO CONSULTANT**

Payment to be in accordance with Section 4, Payment to Consultant, of the Short Form Agreement, as follows:

1. Compensation must be billed on a Time and Materials basis.
2. All invoices and correspondence are to reference IVGID Project 4899FF1202.
3. Total Not to Exceed amount of this additional work will be \$17,000.00.

**PERIOD OF SERVICE**

Services shall be substantially completed by July 14, 2021.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first written above.

**OWNER:**  
**INCLINE VILLAGE G. I. D.**  
**Agreed to:**

By:

\_\_\_\_\_  
Brad B. Underwood, P. E.  
Director of Public Works

\_\_\_\_\_  
*Date*

**CONSULTANT:**

**Agreed to:**

By:

\_\_\_\_\_  
*Signature of Authorized Agent*

\_\_\_\_\_  
*Print or Type Name and Title*

\_\_\_\_\_  
*Date*

**Reviewed as to Form:**

\_\_\_\_\_  
Joshua Nelson  
District General Counsel

\_\_\_\_\_  
*Date*

If Consultant is a corporation, attach evidence of authority to sign.

Owner's address for giving notice:  
**INCLINE VILLAGE G. I. D.**  
893 Southwood Boulevard  
Incline Village, Nevada 89451  
775-832-1267- Engineering Division

Consultant's address for giving notice:  
**Ward Young Architecture & Planning**  
12010 Donner Pass Road, Ste. 201  
Truckee, CA 96161  
530-587-3859

May 18, 2021

Kate Nelson, PE  
Engineering Manager  
IVGID  
Incline Village, NV

Re: IVGID Project Number 4899FF1202  
Architectural Services Amendment #2  
Locker Room Remodel

Dear Ms. Nelson,

This amendment provides for additional services for on-going architectural and interior design services to develop alternative materials sample palettes and corresponding materials boards, incorporate changes to the approved construction documents, coordinate changes with permit authorities if required, assist with bidding, and preparation of addenda for the current bid process for the Locker Room Project.

This amendment includes additional design services as described above and adds Bidding Phase as previously described as Additional Services in proposal dated August 12, 2021, originally included as Attachment A to Short Form Agreement dated August 20 2021, to the current scope of services.

Compensation:

Increase the total design fee estimate by \$17,000 to include these services as described above and will be invoiced on a Time and Expense Basis in accordance with the original agreement.

Sincerely,

WARD-YOUNG ARCHITECTS  
a California corporation



Ron Larkins, Architect #8374  
Senior Associate

Attachment A to Short Form  
Agreement dated Aug. 20, 2020.

August 12, 2020

Mr. Nathan Chorey, PE  
Engineering Manager  
IVGID  
Incline Village, NV

TIM WARD, Architect, A.I.A.  
Principal  
LARRY YOUNG, Architect, A.I.A., A.I.C.P.  
Principal  
ROBERT HECK, Architect, A.I.A.  
Principal  
DON FULDA, Architect, A.I.A.  
Principal  
TED BROBST, Architect  
Principal  
MIKE MUSSANO, Architect, A.I.A.  
Principal  
RON LARKINS, Architect  
Sr. Associate

Re: Architectural Services for remodel of Locker Rooms  
IVGID Recreation Center  
Incline Village, NV

Dear Mr. Chorey,

Thank you for considering Ward-Young Architects to provide architectural services for the proposed remodel of the Locker rooms at the IVGID Recreation Center in Incline Village. The purpose of this letter is to describe the project, the anticipated scope of services we will provide, and describe the basis of compensation for our services.

**Project Description**

Remodel of the downstairs locker and restrooms to align with IVGID's current facility standards. Project will consider new finishes on all surfaces, with a priority given to hygienic improvements. Plumbing fixtures will be replaced with water saving, touchless features. Project will include new partitions and accessories. Lighting systems will be modernized with energy saving LED fixtures and controls. Accessibility improvements will incorporate path of travel, fixture clearances, maneuvering zones, and toilet accessory locations.

Construction of the project is intended to begin during the summer of 2021.

Remodeling of the upstairs restrooms are also being considered by IVGID and design services for that project are being addressed under a separate agreement. We are proposing to perform the initial scope of services for each project concurrently to be as cost effective as possible. If the two projects do not move forward concurrently, the fee estimates below will need to be revisited.

**Initial Scope of Services**

For this project, we are proposing to engage the services of DesignTech, a commercial interior design firm from Sacramento that we have worked with for over 25 years on selected commercial projects. They bring expertise in commercial interiors and finish material selections. We have also included the engineering consulting firm of Sugarpine Engineering for the mechanical/plumbing and electrical/lighting components of the project.

Our services will begin with preparing background drawings based on the original drawings for the building. We will visit the site to measure and confirm the as-built conditions.

To start Schematic Design, we will discuss with you the project goals and objectives. We will prepare floor plans showing proposed accessibility improvements as well as new materials selections for all surfaces including toilet partitions. Material selections and color schemes will be presented on display boards. Mechanical drawings will be prepared to show new fixture selections and locations. Electrical drawings will include new lighting systems throughout all the spaces. Product data sheets for material selections, plumbing fixtures, partitions, toilet accessories, lighting and control system will be prepared and submitted for your review. We will meet with you and the IVGID team members, either in-person or remotely, to present the proposed Schematic Design.

Following your approval of the Schematic Design and your authorization to proceed, we will produce construction drawings of the architectural, mechanical, and electrical portions of the project for submittal to the authority of jurisdiction. The construction drawings will include plans, elevations, sections, details, and specifications in sufficient detail as typically required to obtain a building permit, agency approvals, and contractor bids. We will assist you with the agency applications and provide the required number of copies of the drawings for submittal to the various agencies.

#### Additional services

During bidding, we will assist you by attending a pre-bid walkthrough, and responding to questions that may arise during the bidding process. We will consider requests for substitutions, prepare responses to questions from prospective contractors, and provide clarifications and interpretations of the Bidding Documents in the form of addenda.

During the Construction Phase, we typically answer questions from the builder and subcontractors, review product submittals, issue drawing clarifications when required, and resolve discrepancies between the drawings and the conditions in the field. Site visits will occur at appropriate intervals to allow us to become familiar with the general progress and quality of the work and we will keep you informed of the progress, quality, and any significant issues that may arise. We will review and advise on the contractor's applications for payment, if requested to do so. The architect shall not have control over or be responsible for construction means, methods, and procedures or safety precautions and programs in connection with the work as these are the contractor's responsibility.

#### Not Included in Scope of Services

- Civil or structural engineering as they are not anticipated to be needed at this time.
- Detailed Construction Cost Estimating
- Site Survey or TRPA coverage calculations
- Detailed temporary facilities plans

#### Compensation

We propose that our services for this project be performed on a time and expense basis. Based on the scope of services described above, we estimate our fees to be as follows:

##### Downstairs Locker Rooms:

• Background Drawings	\$3,870
• Schematic Design	\$16,161
• Construction documents	\$20,192
• Total Fee Estimate - Locker Rooms	\$40,222

The Total Fee Estimate will not be exceeded without prior written approval.



Nathan Chorey  
August 12, 2020  
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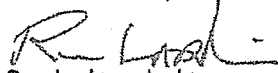
Provisions of the Agreement

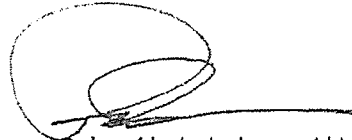
Services provided and expenses incurred in the interest of the project will be invoiced on a Time and Expense Fee Basis, as indicated above, in accordance with the accompanying FEE SCHEDULE AND GENERAL CONDITIONS. The attached FEE SCHEDULE and GENERAL CONDITIONS provide terms and conditions pertaining to this agreement for services. If this proposal letter and the FEE SCHEDULE and GENERAL CONDITIONS are acceptable, please sign below. By signing below, you acknowledge and accept the terms and conditions herein and in the FEE SCHEDULE and GENERAL CONDITIONS, including the Limitation of Liability provision on Page 3. Please return one executed copy to our Truckee office.

Thank you for your consideration of our proposal and opportunity to provide services. Please contact us if you have any questions or comments about this proposal or the attachment. We look forward to assisting you in creating a successful project.

Sincerely,

WARD-YOUNG ARCHITECTS  
a California corporation

  
Ron Larkins, Architect  
Senior Associate, #8374

  
Robert Heck, Architect, AIA  
Principal, #3590

Attachment: FEE SCHEDULE AND GENERAL CONDITIONS

I hereby authorize Ward-Young Architects to proceed with the services described above and in accordance with the terms and conditions described herein and in the attached Fee Schedule and General Conditions.

For IVGID:

\_\_\_\_\_  
N/A- See SFA  
Nathan Chorey, PE  
Engineering Manager

\_\_\_\_\_  
Date

WARD ARCHITECTS & ENGINEERS  
YOUNG

**WARD-YOUNG ARCHITECTS, A CALIFORNIA CORPORATION**  
**FEE SCHEDULE and GENERAL CONDITIONS**

Owner/Client: Incline Village General Improvement District

Project: Recreation Center remodel of Locker Rooms

**FEE SCHEDULE:**

All services performed on a Time and Expense ("hourly") basis will be charged as indicated below. These hourly rates are subject to adjustment in accordance with Ward-Young Architects' annual review of salaries, wages, and overhead costs.

Services by:	Charge to Owner/Client:
Sr. Principal	\$210
Principal	\$185
Sr. Associate	\$160
Associate	\$140
Project Architect	\$130
Staff Architect/Project Manager	\$120
Assistant Project Manager/ Job Captain	\$110
Sr. Designer/Drafter	\$105
Int. Designer/Drafter	\$ 95
Jr. Designer/Drafter	\$ 85
Clerical	\$ 75

**EXPENSES CHARGED TO OWNER/CLIENT:**

Reimbursable Expenses will be charged at direct cost times a 1.1 multiplier, including services performed and expenses incurred in the interest of the project by professional consultants. These expenses include the following:

- 1) Secretarial tasks, such as typing of Specifications and reports.
- 2) Expense of transportation and living expenses beyond a 30-mile radius of the office in connection with out-of-town travel authorized by the Owner.
- 3) Fees paid for securing approval of authorities having jurisdiction over the Project.
- 4) Reproductions.
- 5) Postage and handling of Drawings, Specifications, and other materials related to the Project.
- 6) Expense of overtime work requiring higher than regular rates, if authorized by the Owner.
- 7) Renderings and models requested by the Owner.
- 8) Expense of additional insurance coverage or limits, including professional liability insurance, requested by the Owner in excess of that normally carried by the Architect and Architect's consultants.

**PAYMENTS:**

Invoices will be presented monthly and are due and payable upon receipt, unless other payment arrangements have been agreed upon in writing. Amounts not received 30 days from the invoice date will be subject to a charge of 1.5% per month (annual percentage rate of 18%) from the invoice date. Necessary costs and expenses of collection, including reasonable attorney's fees, shall be borne by the Client.

No deductions shall be made from the Architect's compensation on account of penalty, liquidated damages or other sums withheld from payments to contractors, or on account of the cost of changes in the work other than those for which the Architect has been found to be liable.

**OWNERS' RESPONSIBILITIES:**

The Owner shall provide full information, including a program which shall set forth the Owner's objectives, schedule, constraints, budget with reasonable contingencies and criteria.

The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project. The surveys and legal information shall include, as applicable, rights-of-way, restrictions, easements, encroachments, zoning, and deed restrictions, boundaries and contours of the site; locations, dimensions and necessary data pertaining to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade including inverts and depths. All the information on the survey shall be referenced to a project benchmark.

**INSTRUMENTS OF SERVICE:**

Drawings, Specifications, and other documents, including those in electronic form, prepared by the Architect and the Architect's consultants, are Instruments of Service for use solely with respect to this Project. The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. Upon execution of this Agreement, the Architect grants to the Owner a non-exclusive license to reproduce the Architect's Instruments of Service solely for purposes of constructing, using and maintaining the Project, provided

that the Owner shall comply with all obligations, including prompt payment of all sums when due, under this Agreement. However, the Owner shall be permitted to authorize the Contractor, Subcontractors, Sub-subcontractors and material or equipment suppliers to reproduce portions of the Instruments of Service appropriate to and for use in their execution of the Work by license granted in the previous sentence. The Owner shall not assign, delegate, sublicense, pledge, or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

#### SUSPENSION; TERMINATION:

- 1) This Agreement may be terminated by either party upon not less than seven days written notice, should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.
- 2) If the Project is suspended by the Owner for more than 30 consecutive days, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect's compensation shall be equitably adjusted to provide for expenses incurred in the interruption and resumption of the Architect's services.
- 3) This Agreement may be terminated by the Owner upon not less than seven days' written notice to the Architect in the event that the Project is permanently abandoned. If the Project is suspended by the Owner for more than 90 consecutive days, the Architect may terminate this Agreement by giving written notice.
- 4) Failure of the Owner to make payments to the Architect in accordance with this Agreement shall be considered substantial non-performance and cause for termination.
- 5) If the Owner fails to make payment when due to the Architect for services and expenses, the Architect may, upon seven days written notice to the Owner, suspend performance of services under this Agreement. Unless payment in full is received by the Architect within seven days of the date of the notice, the suspension shall take effect without further notice. Before resuming services, the Architect shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services.
- 6) In the event of termination not the fault of the Architect, the Architect shall be compensated for services performed prior to its receipt of a notice of termination, together with reasonable compensation for services necessary to terminate further performance and Reimbursable Expenses then due.

#### MISCELLANEOUS PROVISIONS:

- 1) The Owner and Architect, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement. Neither Owner nor Architect shall assign this Agreement without the written consent of the other.
- 2) This Agreement represents the entire and integrated agreement between the Owner and Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Architect.
- 3) The Owner agrees to indemnify, defend and hold the Architect harmless from and against any and all claims, liabilities, suits, demands, losses, costs and expenses, including reasonable attorneys' fees (including as necessary the fees of separate counsel for Architect), accruing or resulting to any and all persons, firms or any other legal entities on account of any damage to property or persons, including death, arising out of the performance or non-performance of obligations under this Agreement, except that the Architect shall reimburse the Owner's defense costs to the extent the Architect is found to be solely liable for such damages or losses by a court or forum of competent jurisdiction.
- 4) Notwithstanding any other provision in this Agreement to the contrary, nothing herein contained shall be construed as:
  - a) Constituting a guarantee, warranty or assurance, either express or implied, under this Agreement or otherwise, in connection with the Architectural Services; or
  - b) Obligating the Architect to exercise a standard of care for all professional architectural and related services, skill or judgment performed or furnished by the Architect greater than that ordinarily used by other architects under like circumstances at the same time and in the same locality; or
  - c) An assumption by the Architect of the liability of any other party, including any person hired by the Owner to provide instructions, reports, data or calculations to be used by the Architect in connection with the Architectural Services; and additionally, Architect may rely on the accuracy and completeness of, requirements, programs, instructions, reports, data, calculations and other information furnished to Architect by the Owner or the Owner's engineers, consultants or other design professionals without liability therefore; or
  - d) Requiring the Architect to sign any documents, no matter by whom requested, issue any certificates or certifications that extend the Architect's liability beyond that undertaken in this Agreement or that would result in Architect having to certify, guarantee or warrant the existence of conditions which Architect cannot ascertain and, within the scope of Architectural Services hereunder have not and could not be ascertained; and, Owner agrees not to make any resolution of any dispute with the Architect or payment of any amount due Architect in any way contingent upon Architect signing any such documents or certification.

#### MEDIATION/ARBITRATION:

Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition

precedent to binding arbitration or the institution of legal or equitable proceedings by either party. The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation which shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association, unless the parties mutually agree otherwise. The request for mediation may be made concurrently with the filing of a demand for arbitration but mediation shall proceed in advance of arbitration or legal or equitable proceedings. The parties shall share the mediator's fee and any filing fees equally. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

#### ATTORNEY FEE AND COSTS:

In the event of legal proceedings, including arbitration, to settle any dispute arising from this Agreement, the prevailing party shall be entitled to its reasonable attorney fees and costs, including as costs the fees and expenses of the arbitrator(s). If a party prevails on some issues and an opposing party on other issues, the arbitrator or judge, as the case may be, shall apportion attorney fees and costs as is just and equitable in the circumstances.

#### LIMITATION OF LIABILITY:

The Owner agrees to limit the Architect's liability to the Owner or anyone claiming through Owner, for any and all claims, costs, losses or damages arising out of, in connection with, or in any way related to this Project or this Agreement from any cause of action including but not limited to negligence, error, omission, breach of contract, breach of warranty or strict liability such that the total aggregate liability of the Architect to all those named shall not exceed \$100,000.

The Owner recognizes that it is neither practical nor customary for the Architect to include all construction details in Drawings and Specifications, creating a need for interpretation in the field by the Architect or an individual who is under the Architect's supervision. The Owner also recognizes that customary Construction Phase services permits the Architect to identify and correct quickly and at comparatively low-cost professional errors or omissions that are revealed through construction, or errors or omissions committed by others due to misinterpretation of design documents, or due to other causes. For the foregoing reasons, Construction Phase services are generally considered an essential element of a complete design professional service. Accordingly, if the Owner directs the Architect to not provide Construction Phase services or limits the customary scope of such services by the Architect, the Architect shall not be responsible for the consequences of any of the Architect's acts, errors, or omissions, except for those consequences which, if reasonably concluded, the Architect's review services would not have prevented or mitigated.

#### ADDITIONAL SERVICES:

Services beyond the scope of this Agreement are considered Additional Services. Additional Services may be requested by the Owner and provided by the Architect. Such services shall be paid for on a Time and Expense Basis, unless another compensation basis has been agreed upon in advance. The Architect shall notify the Owner prior to commencing such services. If the Owner deems such services are not required, the Owner shall give prompt written notice to the Architect. If the Owner indicates in writing that all or part of such services are not required, the Architect shall have no obligation to provide these services. Additional Services include, but are not limited to:

- 1) Making revisions in Drawings, Specifications or other documents when such revisions are:
  - a) inconsistent with approvals or instructions previously given by the Owner, including revisions made necessary by adjustments in the Owner's program or Project budget;
  - b) required by the enactment or revision of codes, laws or regulations subsequent to the preparation of such documents; or
  - c) due to changes required as a result of the Owner's failure to render decisions in a timely manner.
- 2) Providing services required because of significant changes in the Project including, but not limited to, size, quality, complexity, the Owner's schedule, or the method of bidding or negotiating and contracting for construction.
- 3) Preparing Drawings, Specifications and other documentation and supporting data, evaluating Contractor's proposals, and providing other services in connection with Change Orders and Construction Change Directives.
- 4) Providing services in connection with evaluating substitutions proposed by the Contractor and making subsequent revisions to Drawings, Specifications and other documentation resulting therefrom.
- 5) Providing consultation concerning replacement of Work damaged by fire or other cause during construction, and furnishing services required in connection with the replacement of such Work.
- 6) Providing services made necessary by the default of the Contractor, by major defects or deficiencies in the Work of the Contractor, or by failure of performance of either the Owner or Contractor under the Contract for Construction.
- 7) Providing services in evaluating an extensive number of claims submitted by the Contractor or others in connection with the Work.
- 8) Providing services in connection with a public hearing, arbitration proceeding or legal proceeding except where the Architect is party thereto.
- 9) Preparing documents for alternate, separate or sequential bids or providing services in connection with bidding, negotiation or construction prior to the completion of the Construction Documents Phase.



## Project Summary

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

<b>Project Description</b>				
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 well as ADA improvements.				
<b>Project Internal Staff</b>				
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.				
<b>Project Justification</b>				
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.				
<b>Forecast</b>				
<b>Budget Year</b>	<b>Total Expense</b>	<b>Total Revenue</b>	<b>Difference</b>	
2022				
Construction	670,000	0	670,000	
Construction Management	65,000	0	65,000	
Construction Reserves	65,000	0	65,000	
<b>Year Total</b>	<b>800,000</b>	<b>0</b>	<b>800,000</b>	
	<b>800,000</b>	<b>0</b>	<b>800,000</b>	
<b>Year Identified</b>	<b>Start Date</b>	<b>Est. Completion Date</b>	<b>Manager</b>	<b>Project Partner</b>
2021			Engineering Manager	