

MEMORANDUM

TO: Capital Investment Committee

THROUGH: Bobby Magee, District General Manager

FROM: Kate Nelson, Director of Public Works

SUBJECT: Review, Discuss and Provide Feedback Related to the 30% Schematic Design of the Skate Park, Option 1 and Option 2 - FY 2023/24 Capital Improvement Project Fund: General; Division: Parks: Project #4378BD2202; (Requesting Staff Member: Director of Public Works Kate Nelson)

RELATED STRATEGIC PLAN BUDGET INITIATIVE(S):

LONG RANGE PRINCIPLE #1 - SERVICE

The District will provide superior quality service through responsible stewardship of District resources and assets with an emphasis on the parcel owner and customer experience.

Long Term Initiative #6 - Execute the short and long term strategy as they relate to various district venue and facility master plans and studies as the roadmap for the future.

RELATED DISTRICT POLICIES, PRACTICES, RESOLUTIONS OR ORDINANCES

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 venues, facilities, and services.

Long Term Initiative #2 - Continue to implement top priorities identified in the Community Service Master Plan, priorities as defined by the Board of Trustees.

DATE: August 20, 2024

I. RECOMMENDATION

Not Applicable.

II. BACKGROUND

In April 2000, the Board initiated the design phase for the Incline Skate Park, which was subsequently constructed in the spring of 2001. For over two decades, the Incline Skate Park has been a popular destination for skateboarders of all ages and skill levels. However, the facility no longer adequately meets the needs of its users or the broader community. The park's limited size relative to the number of users exacerbates safety concerns. Compared to surrounding skate parks, the Incline Skate Park is the smallest and lacks sufficient beginner features and variety to support skill development across all levels.

The Incline Skate Park is one of the community's most heavily used facilities, with camps in high demand and consistently selling out shortly after registration opens. The Community Services Master Plan (CSMP), updated in 2019, identifies several recommendations, including the Skate Park Enhancement Project as a Second Tier Recommendation (Pages 132-139). The CSMP states, "The skatepark has the potential to provide a better range of structures to meet both beginner and experienced user needs. The current design is focused more towards experienced users, which reduces overall use." Additionally, the CSMP notes, "The skatepark is adequate but is not designed for multiple age groups/ability levels. Incorporating a variety of elements for beginners, young skaters, and experienced skaters will enhance the facility. These enhancements have community support and could greatly increase the use of community resources."

At the Board Meeting on January 12, 2022 (Item G.4), the Skate Park Enhancement Project was officially designated as a Board Priority Project, with an initial budget allocation of \$190,000 for FY 2022. In the summer of 2022, the staff successfully secured a grant from Washoe County to fund enhancements to the Incline Skate Park. Subsequently, at the Board Meeting on December 14, 2022 (Item G.1), the Board formally accepted a Notice of Subaward (Non-Competitive Grant) from Washoe County in the amount of \$250,000 for the project. During this meeting, staff also noted that while \$190,000 had initially been budgeted for the project in FY 2022, the prevailing construction climate might necessitate additional funding. Further direction was provided at the Board Meeting held on July 25, 2023 (Item G.2), where the Board instructed staff to issue a Request for Proposals (RFP) for a Design-Build team. The selected team will be tasked with developing a 30% Schematic Design for two potential project options:

- Option 1: A smaller footprint project area with a total cost fully covered by

the \$250,000 Washoe County grant.

- Option 2: A larger footprint project area with a total cost of \$500,000.

The RFP solicited bids for total project costs of \$250,000 and \$500,000, encompassing both hard and soft costs. These budgets account for permitting, design, construction, demolition, hazardous materials remediation (if required), new construction, site work, underground utilities, such as drainage, landscaping, site furnishings, and contingencies for two different skate park options: one estimated at approximately 2,000 SF, and the other at approximately 4,000 SF. The intent of the Board was to decide upon a design and related total project budget once the 30% Schematic design has been completed and presented for consideration.

III. BID RESULTS

Not applicable.

IV. FINANCIAL IMPACT AND BUDGET

The FY 2023/24 Budget includes funding in the amount of \$500,000. Project funding is provided through a grant award from Washoe County as well as funding from the General Fund. The Parks Department has indicated that current maintenance requirements for the Skate Park are approximately 75-100 hours per year, which includes tasks such as maintaining hard surfaces and trash removal. It is anticipated that these maintenance hours would increase by approximately 15% for Option 1 and 25% for Option 2, should the park's hard surfaces be expanded.

This summer marks the fourth consecutive year that the Recreation Department has offered Skate Camps. The program includes eight one-week sessions throughout the summer, with the camps wrapping up this week. This year, the camp attracted 81 participants, generating a total revenue of \$19,125. The camp is managed by two employees who are compensated on a commission basis. Of the participants, 69 were residents, and 12 were non-residents. Non-residents are charged an additional \$75 per session compared to residents.

V. ALTERNATIVES

Not applicable.

VI. COMMENTS

As outlined above, Spohn Ranch was selected as the Design-Build team responsible for developing a 30% Schematic Design for two potential project

options:

- Option 1: A smaller project area of approximately 2,000 square feet (SF), with a total cost fully covered by the \$250,000 Washoe County grant.
- Option 2: A larger project area of approximately 4,000 SF, with a total cost of \$500,000.

Following Board approval on April 10, 2024, project design and progress meetings commenced immediately and were held bi-weekly. These meetings included the Design-Build team, District Staff, and members of the Skate Park community, ensuring all stakeholders were actively involved from the outset. The design concepts were continually presented and refined through ongoing collaboration.

Options 1 and 2 are included in Attachment 1.

VII. BUSINESS IMPACT/BENEFIT

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

VIII. ATTACHMENTS

1. 30% Schematic Design Delivery

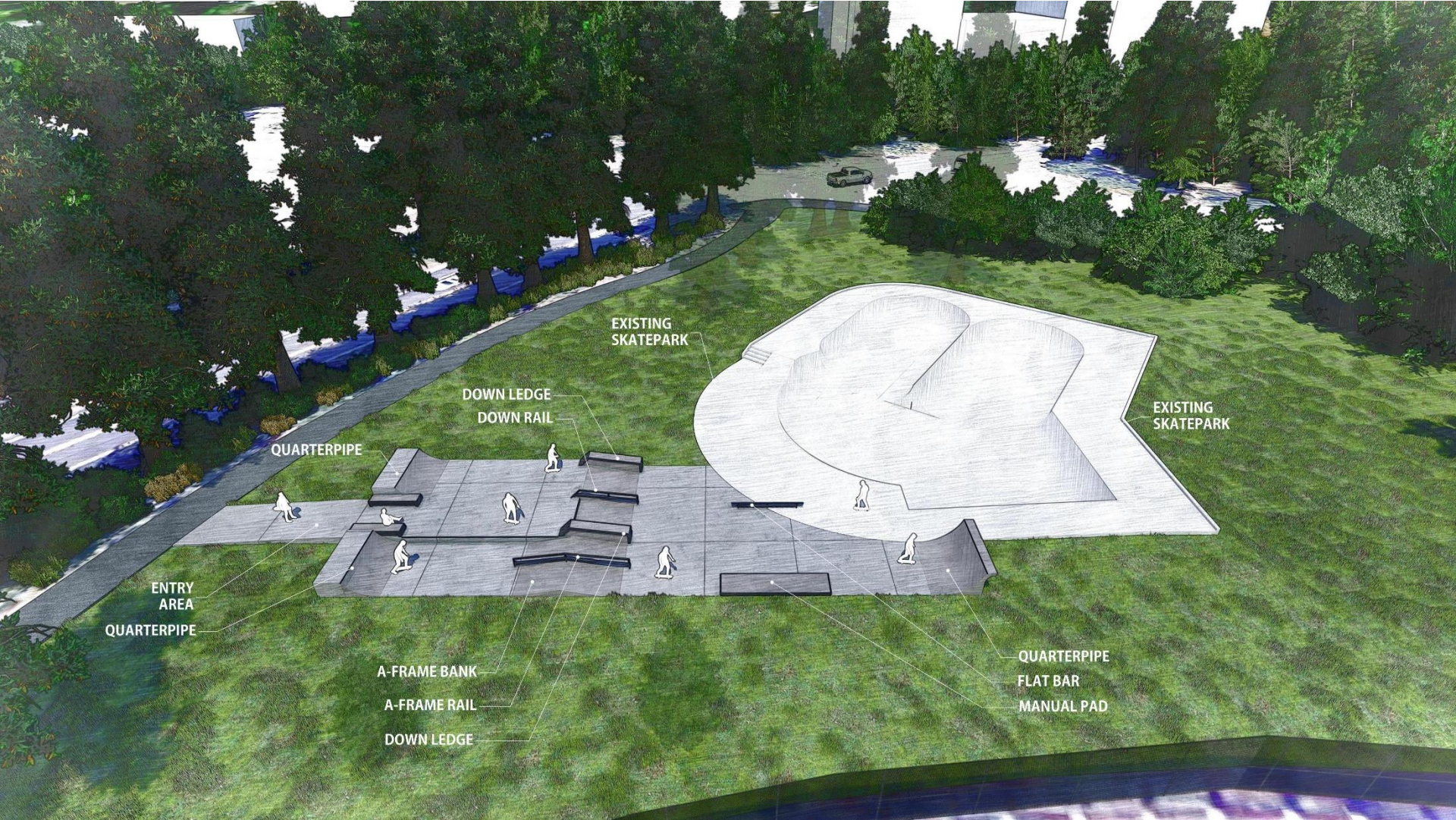
IX. DECISION POINTS NEEDED FROM THE CAPITAL INVESTMENT COMMITTEE

Not applicable.

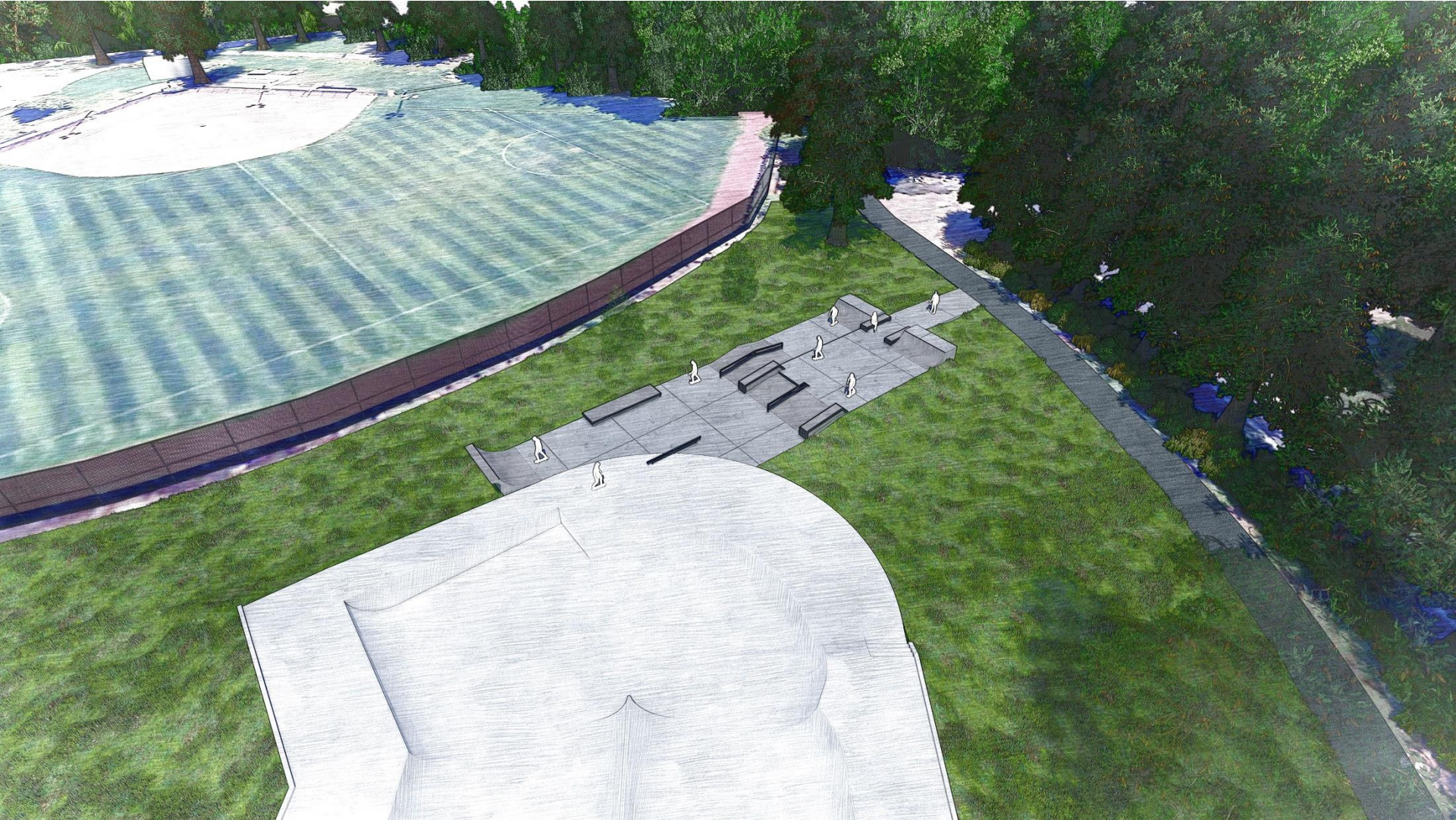


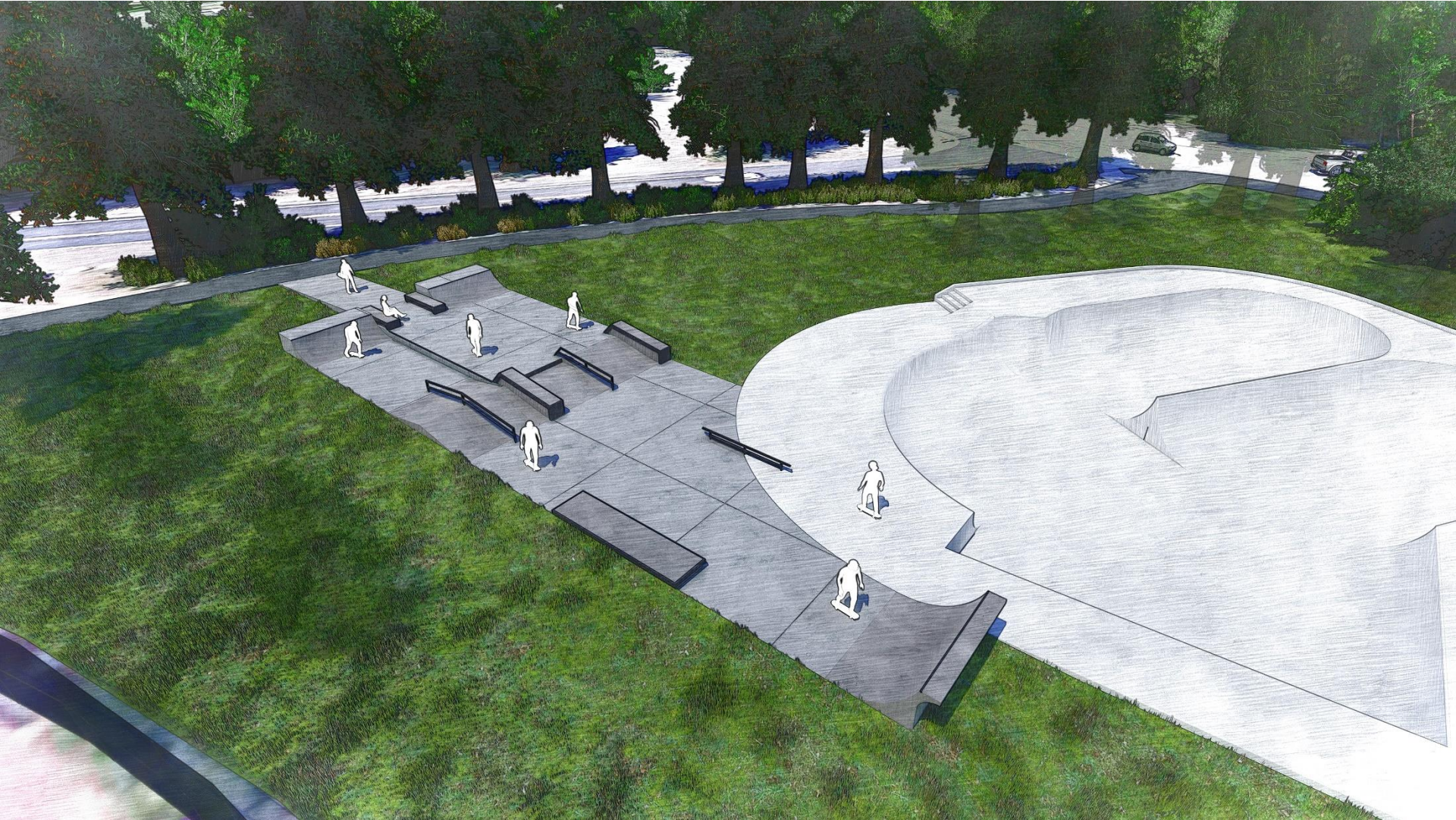
INCLINE VILLAGE SKATE PARK

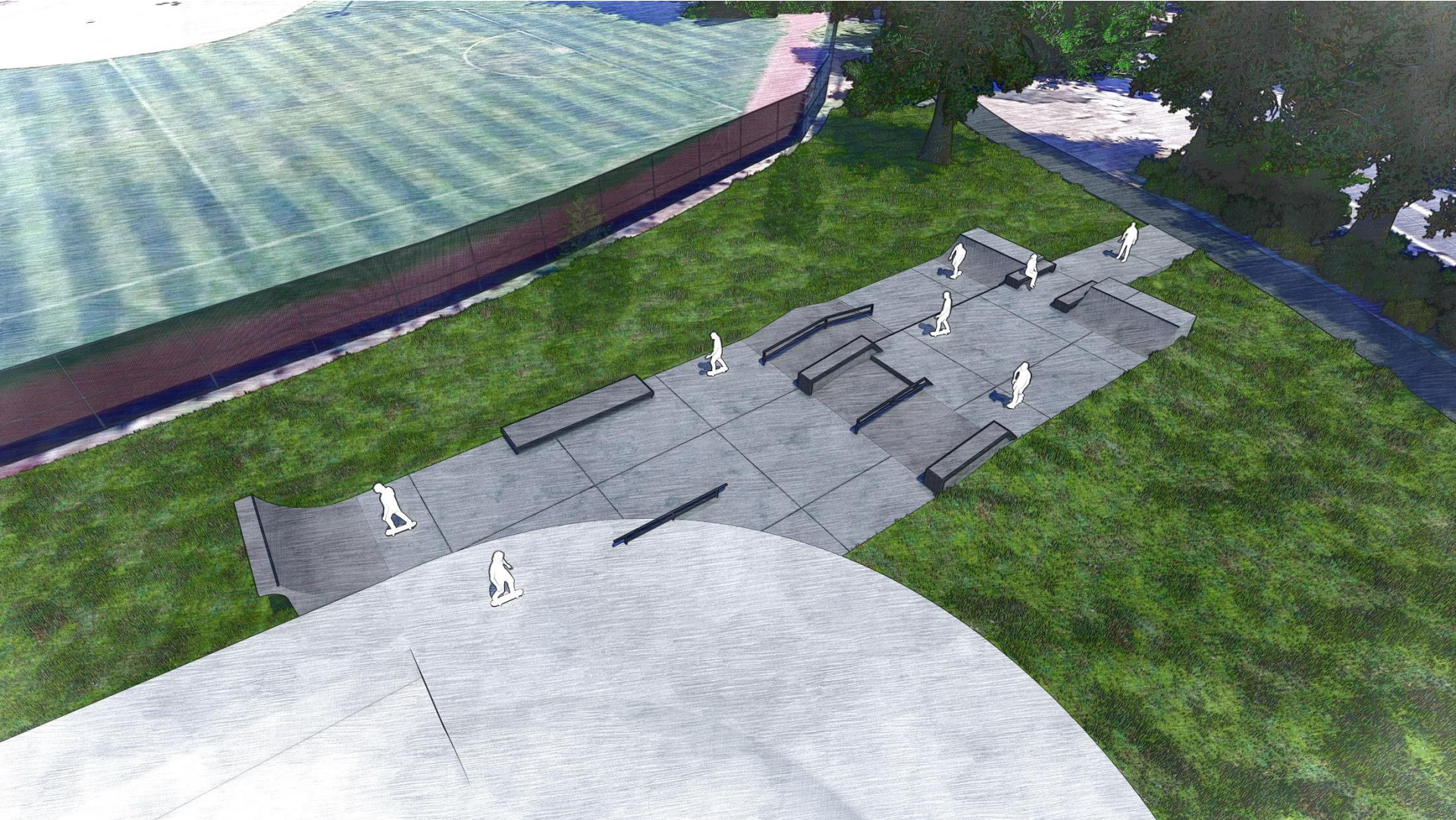
30% SCHEMATIC DESIGN // 7.24.2024

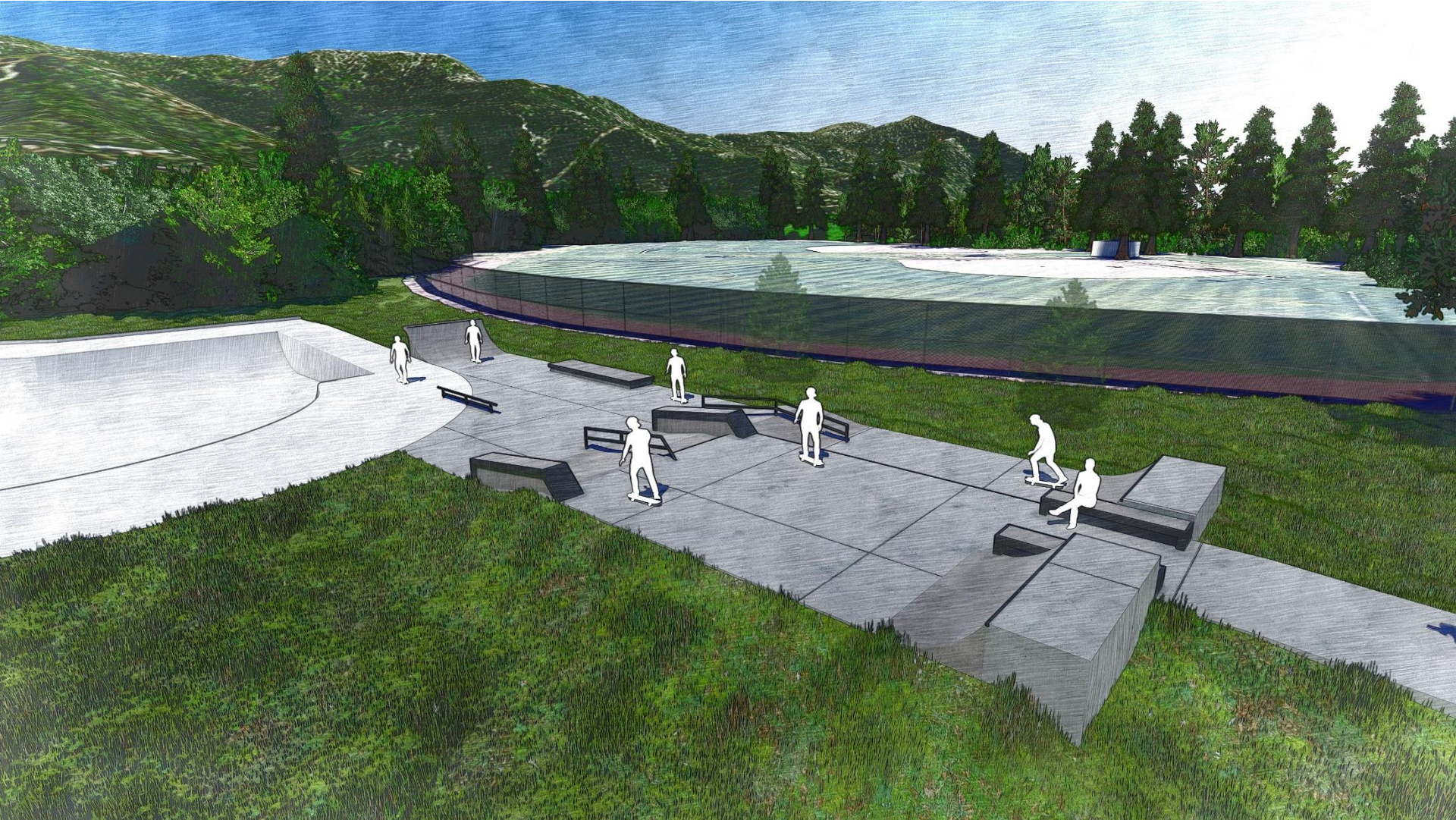


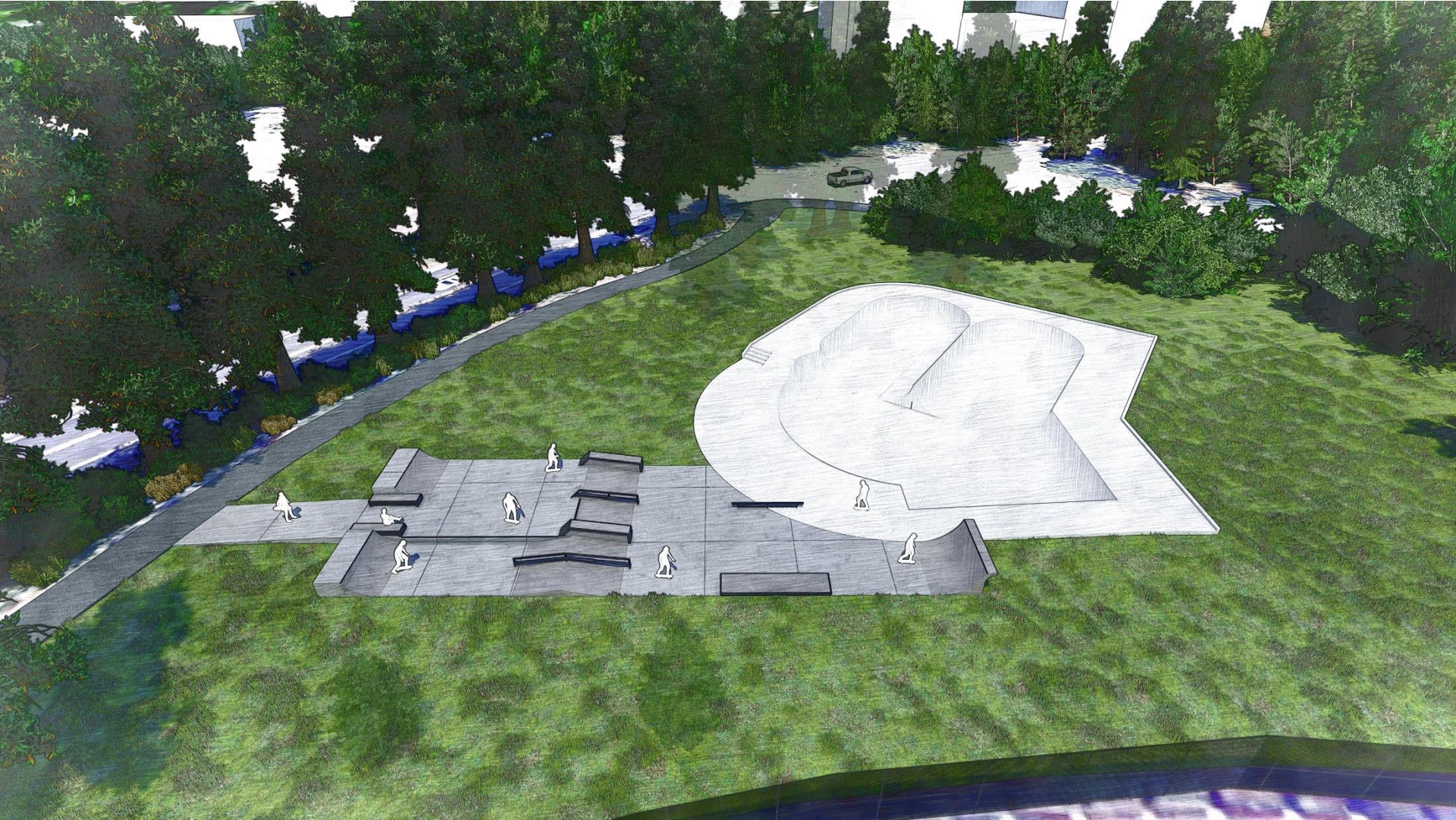


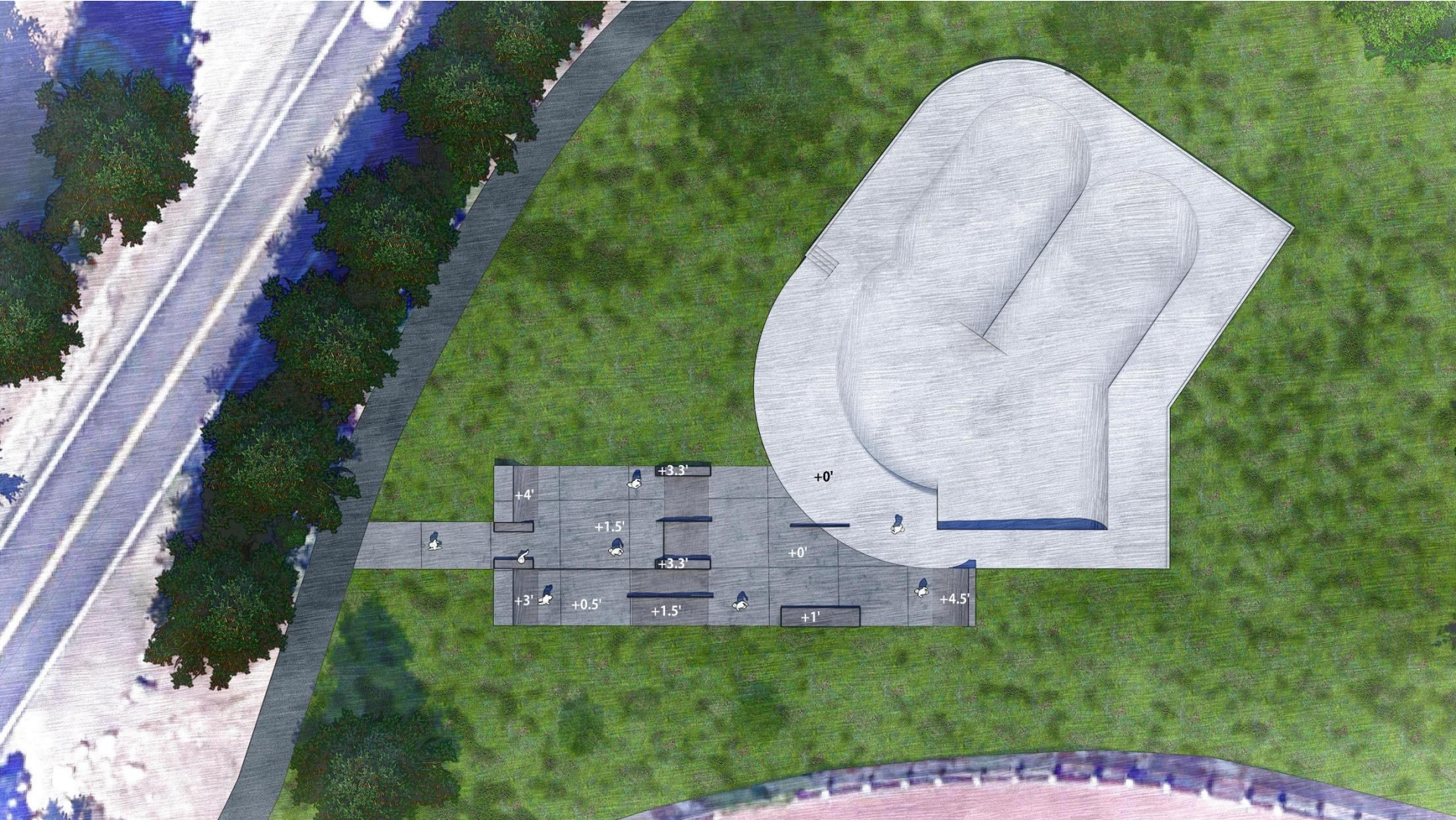














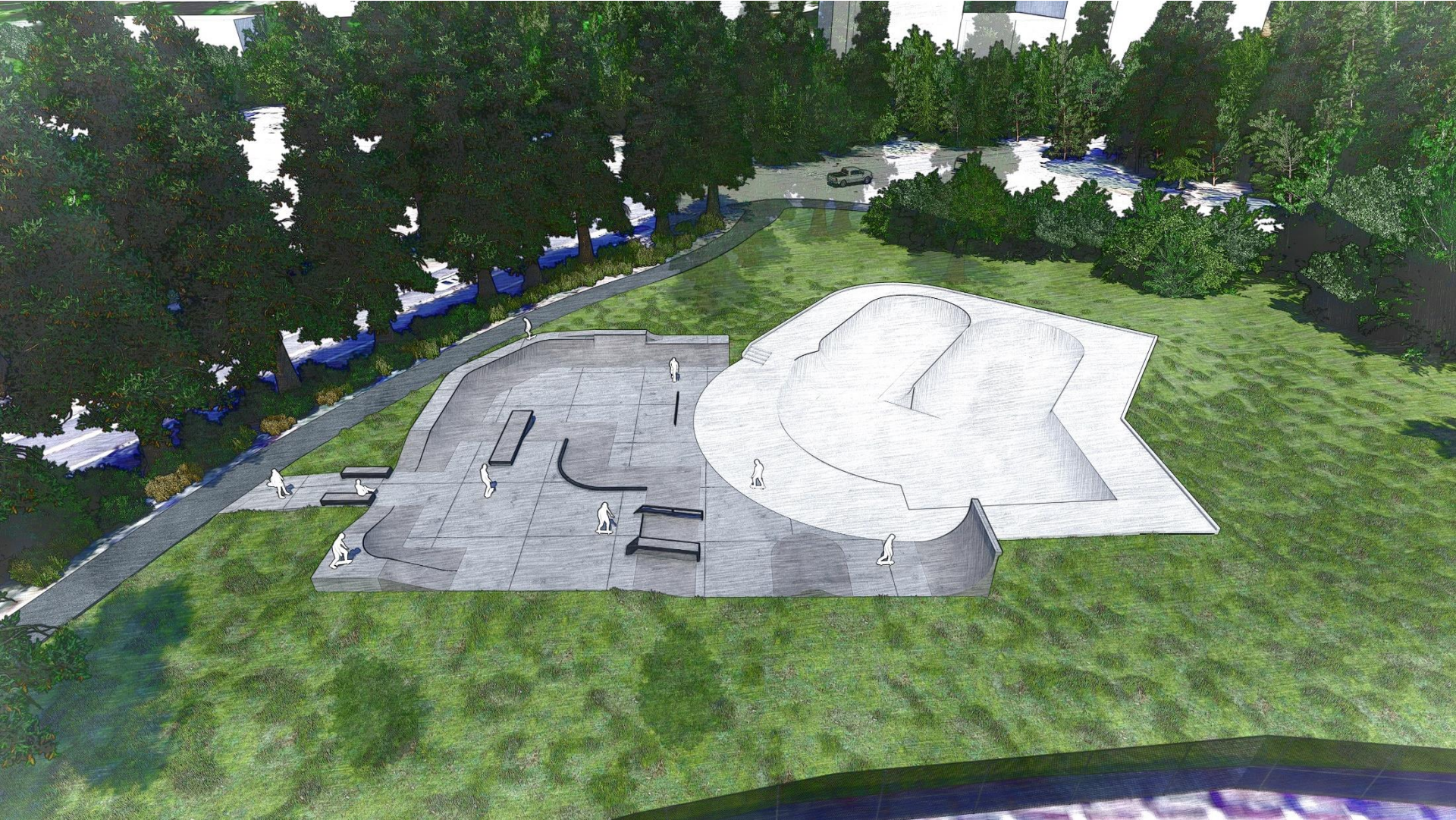


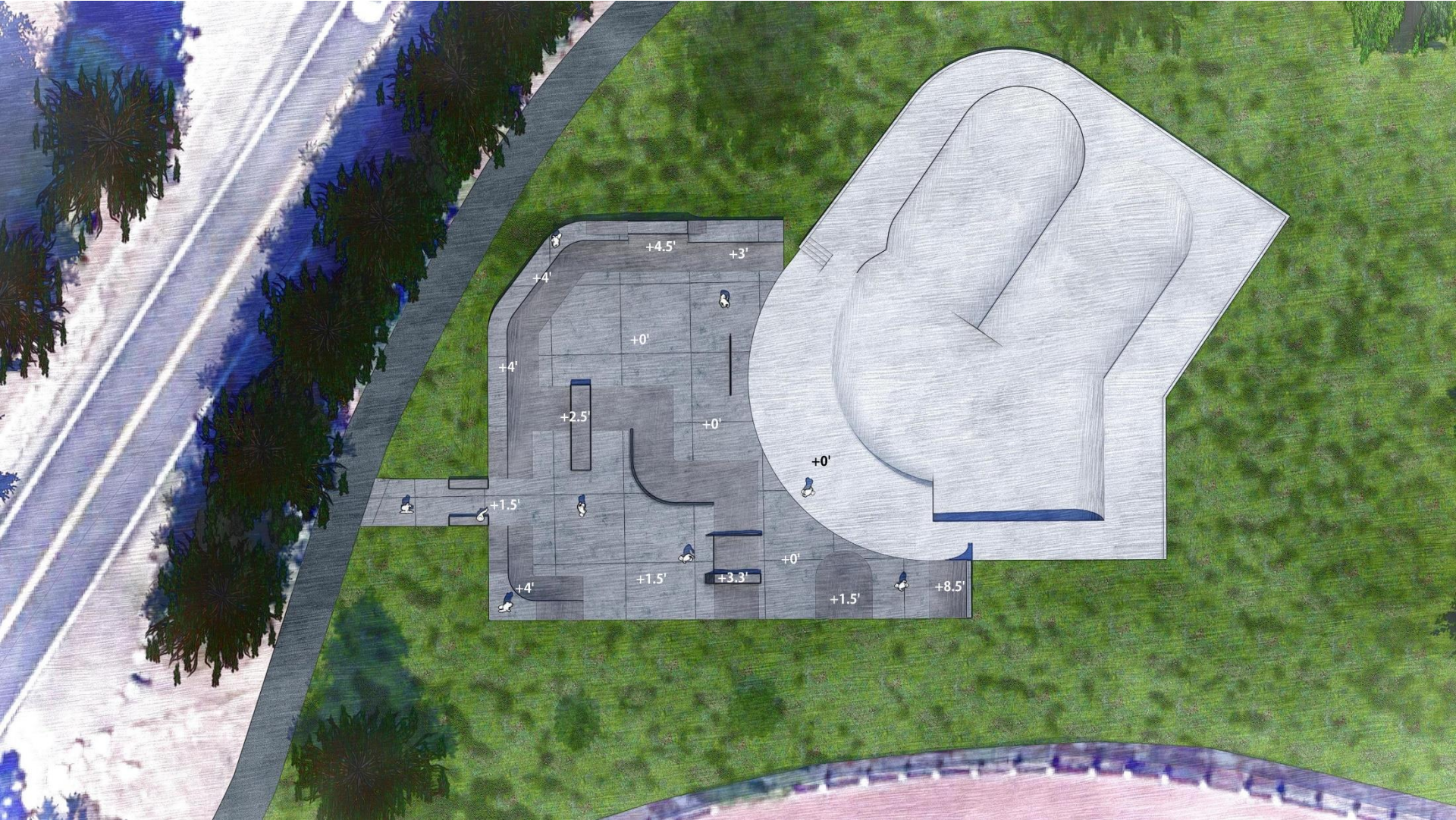






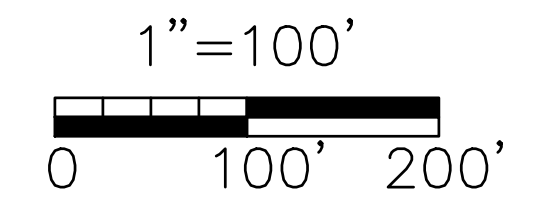




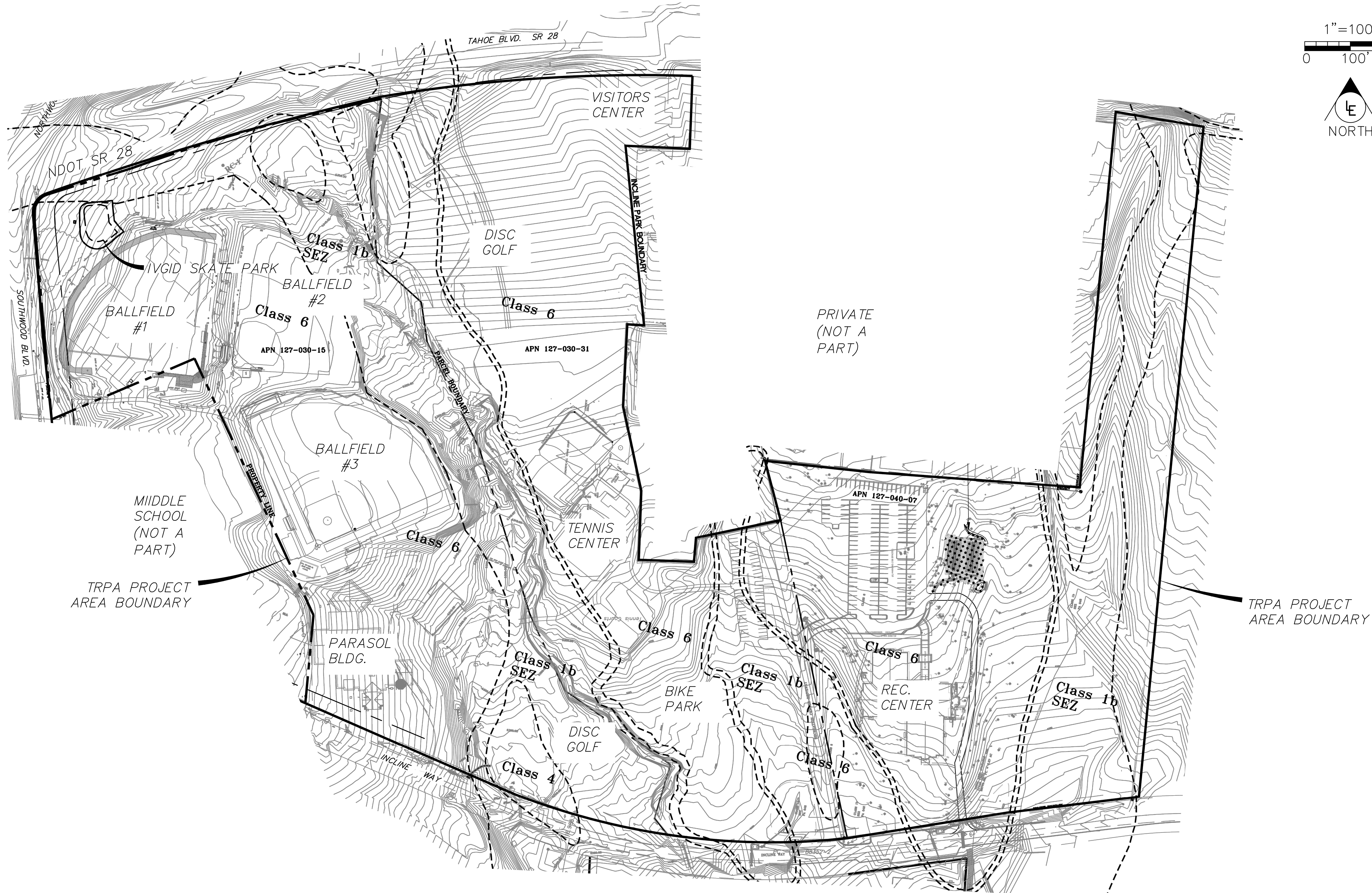




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INCLINE VILLAGE SKATE PARK

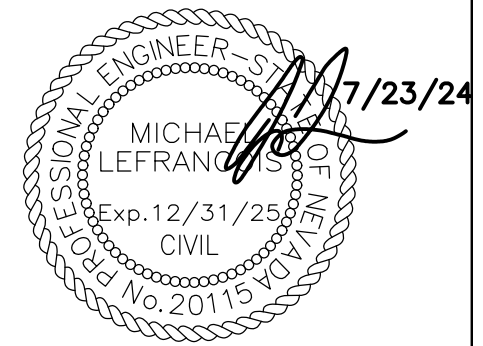


EXISTING PROJECT AREA COVERAGE PER EIP 2020-0001

| Land Capability | Total Area | % Allowable Coverage | Allowable Coverage | Existing Coverage | Proposed New Coverage | Total Proposed Coverage | Remaining Allowable Coverage |
|------------------|------------------|----------------------|--------------------|-------------------|-----------------------|-------------------------|------------------------------|
| Class 1b | 746,740 | 1 | 7,467 | 7,859 | 0 | 7,859 | -392 |
| Class 4 | 14,570 | 20 | 2,914 | 1,470 | 0 | 1,470 | 1,444 |
| Class 6 | 1,906,740 | 30 | 572,022 | 538,829 | 5,400 | 544,229 | |
| Retired Coverage | | | | 43,672 | 0 | 43,672 | -43,672 |
| Banked Coverage | | | | 4,058 | -4,058 | 0 | |
| Totals | 2,668,050 | | 582,403 | 595,888 | 1,342 | 597,230 | |

OVERALL PROJECT AREA
 1"=100'

**30% SCHEMATIC
 NOT FOR CONSTRUCTION**

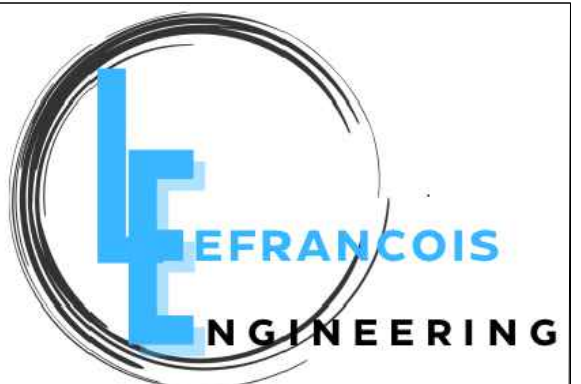


PROJECT AREA

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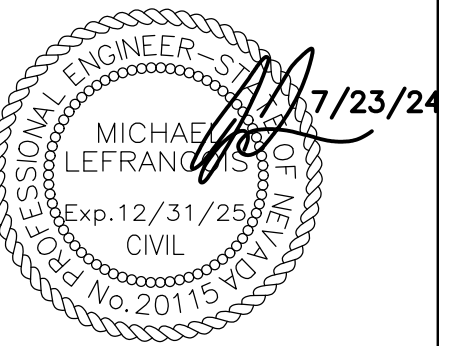
NOTES:
 DRAWN BY: MTL
 7/23/2024

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INCLINE VILLAGE SKATE PARK



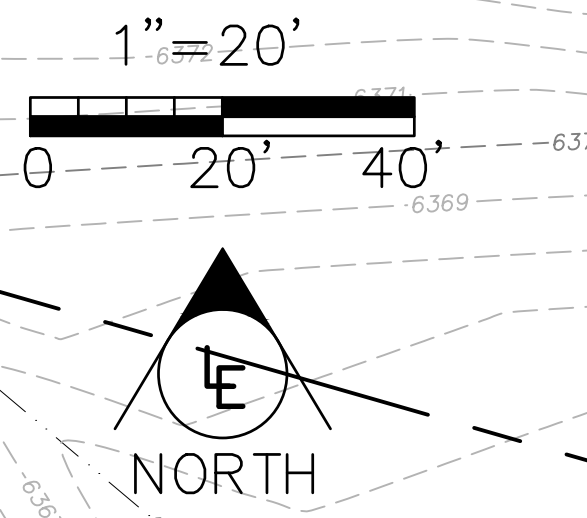
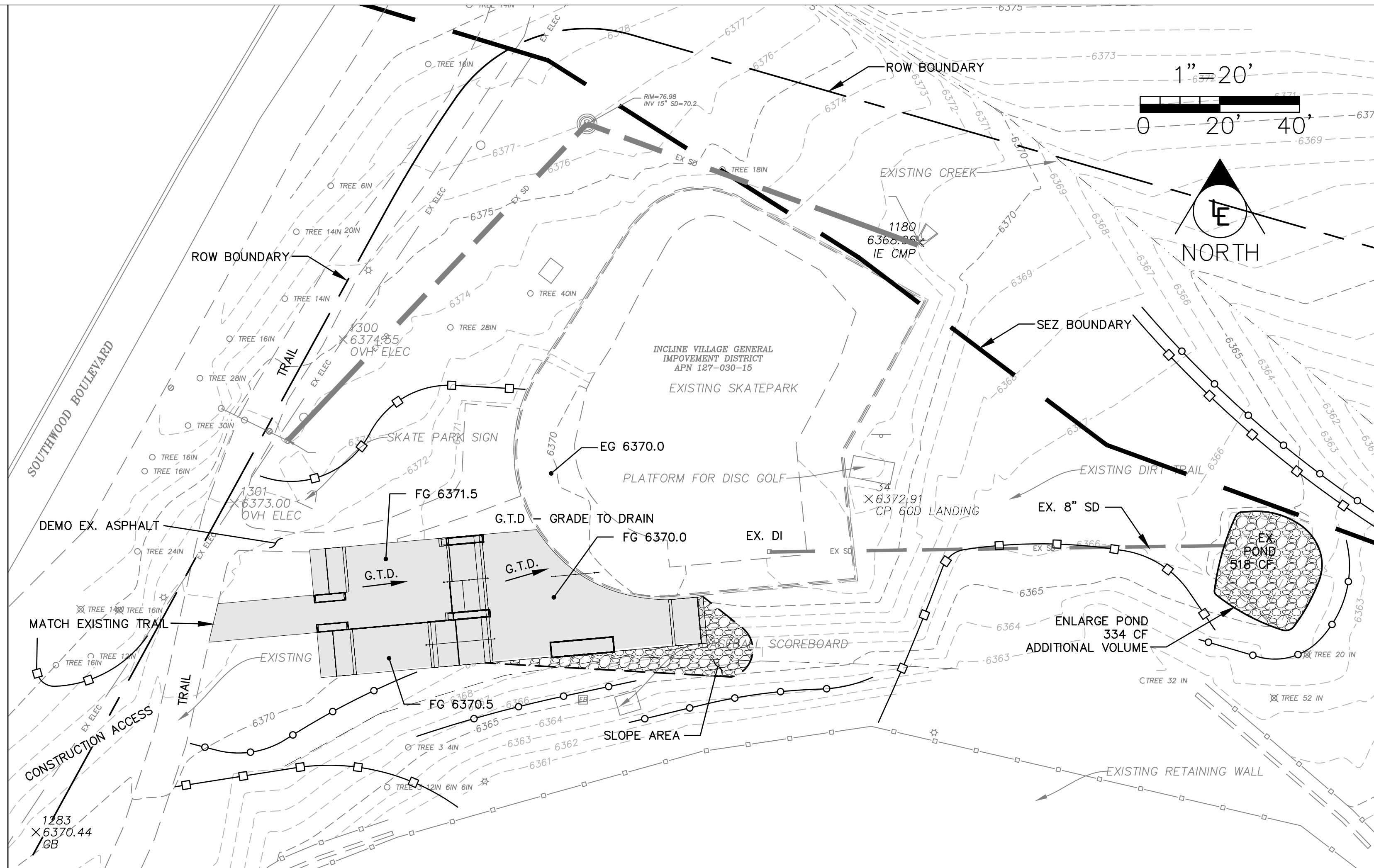
SITE PLAN

NOTES:
 DRAWN BY: MTL
 07/23/2024

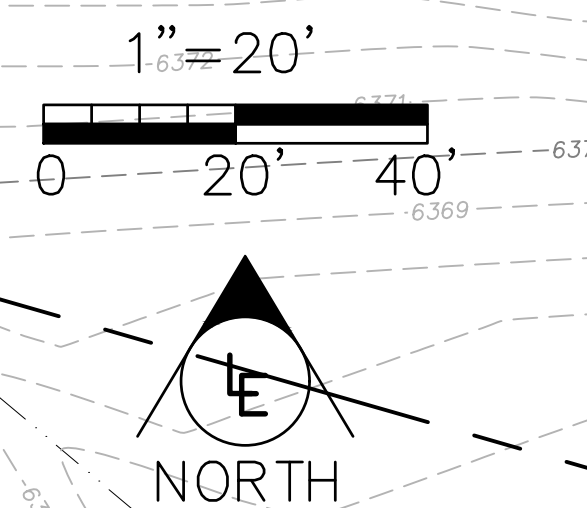
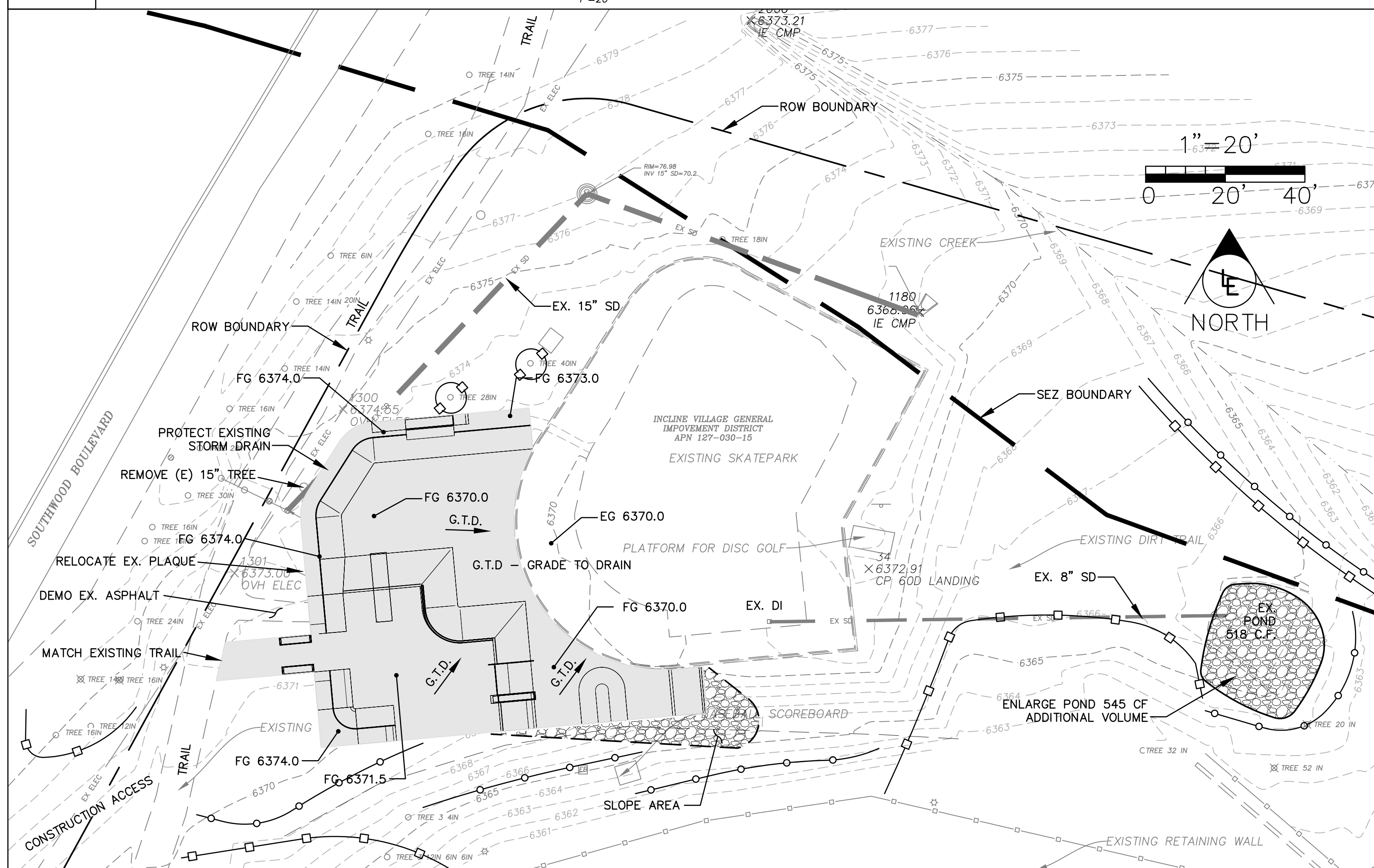
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EROSION CONTROL NOTES:

1. EROSION CONTROLS SHOWN ARE SUGGESTED MINIMUM. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND MODIFICATION TO MATCH ONGOING SITE CONDITIONS.
 2. CONTRACTOR SHALL MAINTAIN ADEQUATE DUST CONTROL IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 3. EROSION CONTROLS TO BE CHECKED AT LEAST WEEKLY AND IMMEDIATELY BEFORE AND AFTER STORM EVENTS. CONTRACTOR TO KEEP ADDITIONAL MATERIALS ON SITE FOR INSTALLATION IF REQUIRED BY CONDITIONS OR REGULATORS
- WINTERIZATION:
4. ALL BARREN AREA TO BE STABILIZED WITH 3" (MIN) THICK LAYER OF WOOD CHIPS OR ALTERNATIVE BLANKET OR VEGETATION.
 5. SECURELY COVER ALL STOCK PILES OR REMOVE
 6. INSTALL PERMANENT STABILIZATION AND INFILTRATION MEASURES WHERE APPROPRIATE
 7. LIMIT VEHICLES TO STABILIZED AREAS



1 OPTION 1 - 2740 SF



2 OPTION 2 - 5260 SF

LEGEND:

- 99 — EXISTING CONTOUR
- SD — (E) STORM DRAIN
- — — — — PROPERTY LINE
- PAVED AREA
- FIBER ROLL
- TREE PROTECTION FENCE
- STORM DRAIN DROP INLET
- SIGN
- LIGHT
- TREE W/ DIAMETER SHOWN
- SANITARY SEWER MANHOLE
- STORM DRAIN CORRUGATED METAL PIPE W/ INVERT ELEVATION SHOWN

NOTES:

1. UTILITY INFORMATION SHOWN IS BASED ON OBSERVABLE EVIDENCE AND IS RECOMMENDED THAT UTILITY LOCATES BE REQUESTED BEFORE CONSTRUCTION.
2. SURVEY WAS CONDUCTED ON AUGUST 8, 2023.
3. PROPERTY LINES ARE BASED FROM RECORD INFORMATION- NO F SURVEY HAS BEEN CONDUCTED.

30% SCHEMATIC
 NOT FOR CONSTRUCTION