

City of Carson City
Agenda Report

Item # 10B

Date Submitted: February 26, 2008

Agenda Date Requested: March 6, 2008

Time Requested: 25 Minutes

Location Requested: Place on the agenda before other items associated with the recreation center project

To: Mayor and Supervisors

From: Parks and Recreation Department

Subject Title: Action to approve in concept the preliminary building and site plans for the multi-purpose indoor recreation center located adjacent to the Boys and Girl's Club of Western Nevada club house located at Northridge Drive and Russell Way.

Staff Summary: The Parks and Recreation Department is proposing to locate the City's new recreation center at the Boys and Girls Club project site. Over the past seven to eight months, City staff and Boys and Girls Club representatives, along with the Parks and Recreation Commission, have been working with Mr. Brent Tippetts, Architect from Valentiner Crane Architects, to develop preliminary design concepts for this recreation facility. Mr. Tippetts and City staff will be presenting the preliminary building and site design concepts to the Board of Supervisors. This presentation will provide a project overview on key architectural design and recreational programming components for the entire project.

Type of Action Requested: (check one)

Resolution

Ordinance

Formal Action/Motion

Other (Specify): Presentation

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: Move to approve in concept the preliminary building and site plans for the multi-purpose indoor recreation center located adjacent to the Boys and Girl's Club of Western Nevada club house located at Northridge Drive and Russell Way.

Explanation for Recommended Board Action: As indicated above, Parks and Recreation Department and Public Works Department staff(s), Boys and Girls Club representatives, and several Parks and Recreation Commissioners including Supervisor Pete Livermore, have been working with Mr. Brent Tippetts, Architect from Valentiner Crane Architects, to develop preliminary design concepts for this recreation facility (Exhibit A). These preliminary building and site design concepts were presented by Mr. Tippetts and City staff to the Parks and Recreation Commission at their December 4, 2007, meeting (Exhibit B). The Commission approved the project's preliminary design concepts. As a result, City staff is now forwarding the Commission's recommendation to the Board of Supervisors for consideration and action.

Applicable Statute, Code, Policy, Rule or Regulation: Not applicable at this time

Fiscal Impact: Not applicable at this time

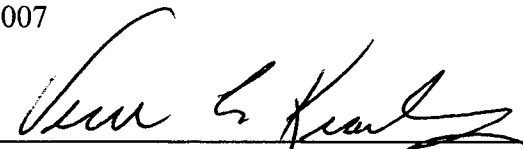
Explanation of Impact: Not applicable at this time

Funding Source: Currently, the City has approximately \$9,000,000 in Quality of Life Initiative (Question 18) funds to use toward the design, construction, and furnishing the new recreation center's building including constructing the project's parking lot and landscaping. Under this agenda item, City staff is NOT requesting any project funds. This agenda item is to provide the Board of Supervisors with the opportunity to discuss the project's preliminary building and site design concepts.


- Alternatives:** 1) Reject the preliminary design concepts for the recreation center project
 2) Request modifications to the preliminary design concepts for the recreation center project

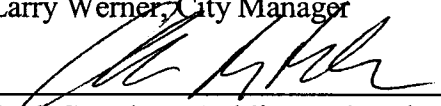
Supporting Material:


- 1) Exhibit A – Preliminary building and site design concepts
 2) Exhibit B – Staff report and minutes from the Parks and Recreation Commission meeting on December 4, 2007

Prepared By:  **Date:** 2/27/08
 Vern L. Krahn, Park Planner

Reviewed By:  **Date:** 2/26/08
 Roger Moellendorf, Parks & Recreation Director

 **Date:** 2/26/08
 Larry Werner, City Manager

 **Date:** 2/26/08
 Andy Burnham, Public Works Director

 **Date:** 2/26/08
 District Attorney's Office

 **Date:** 2/26/08
 Finance Department

Board Action Taken:

| | | |
|---------------|----------|---------|
| Motion: _____ | 1: _____ | Aye/Nay |
| | 2: _____ | _____ |
| | | _____ |
| | | _____ |
| | | _____ |

 (Vote Recorded By)

SITE PLAN

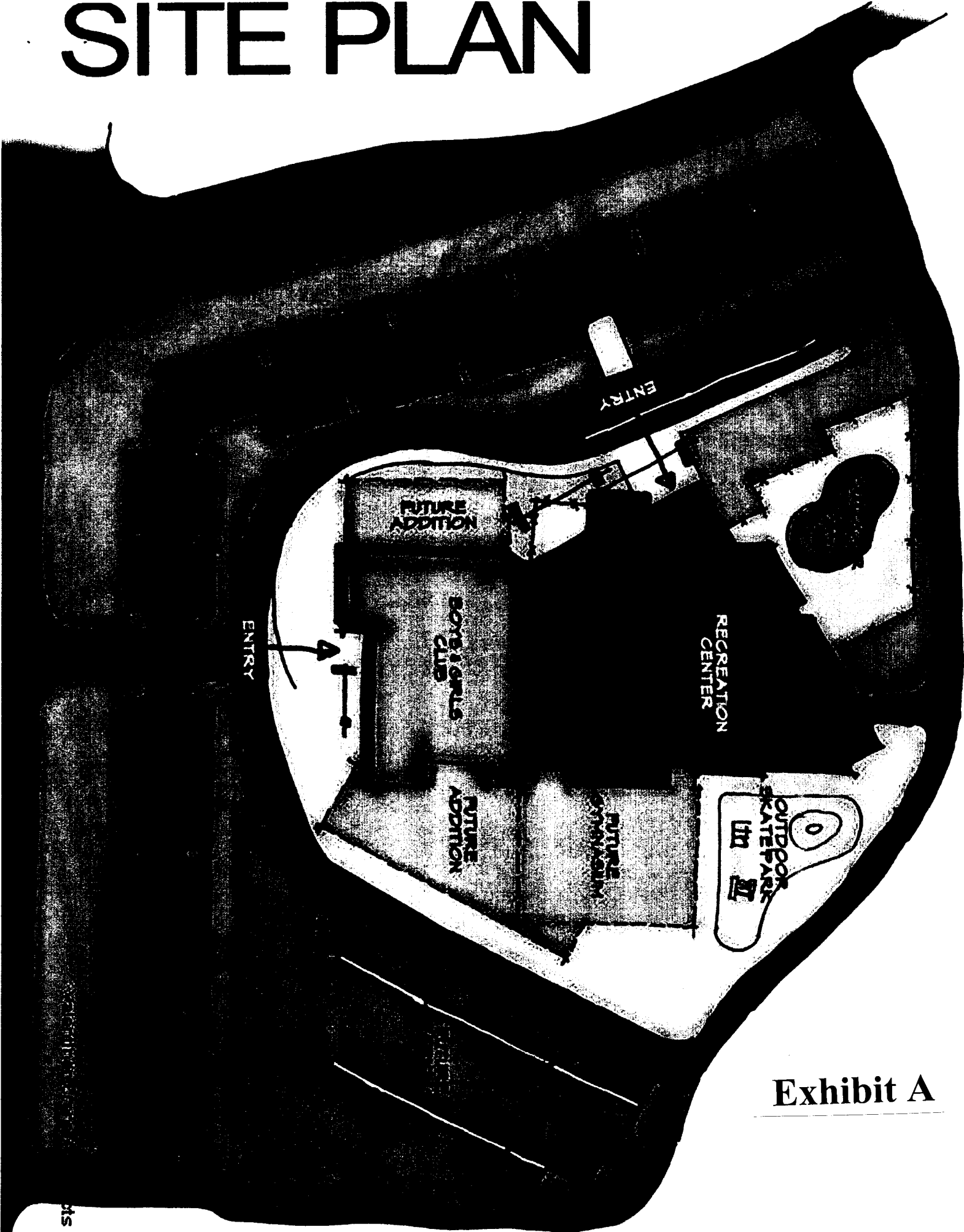
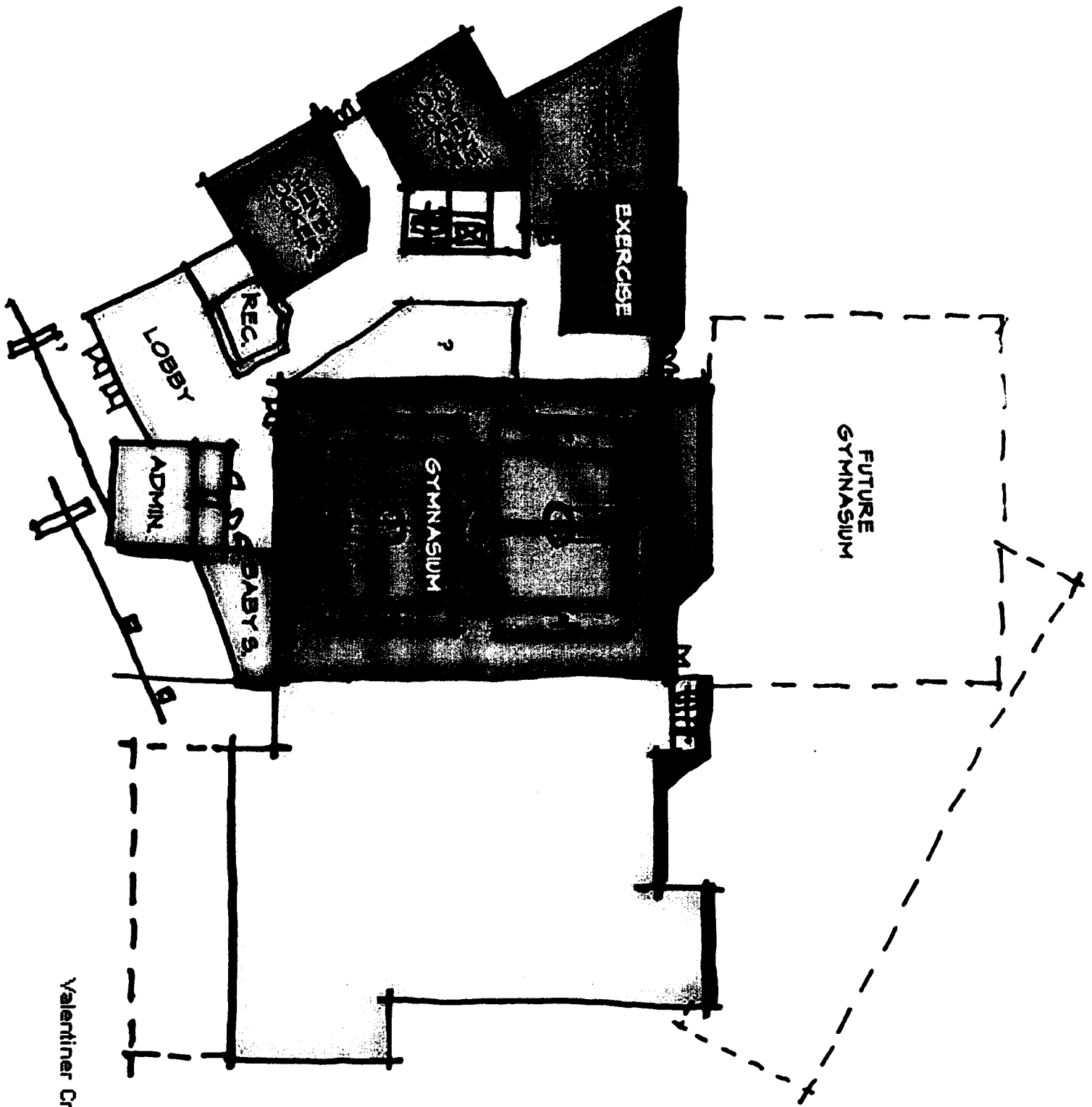
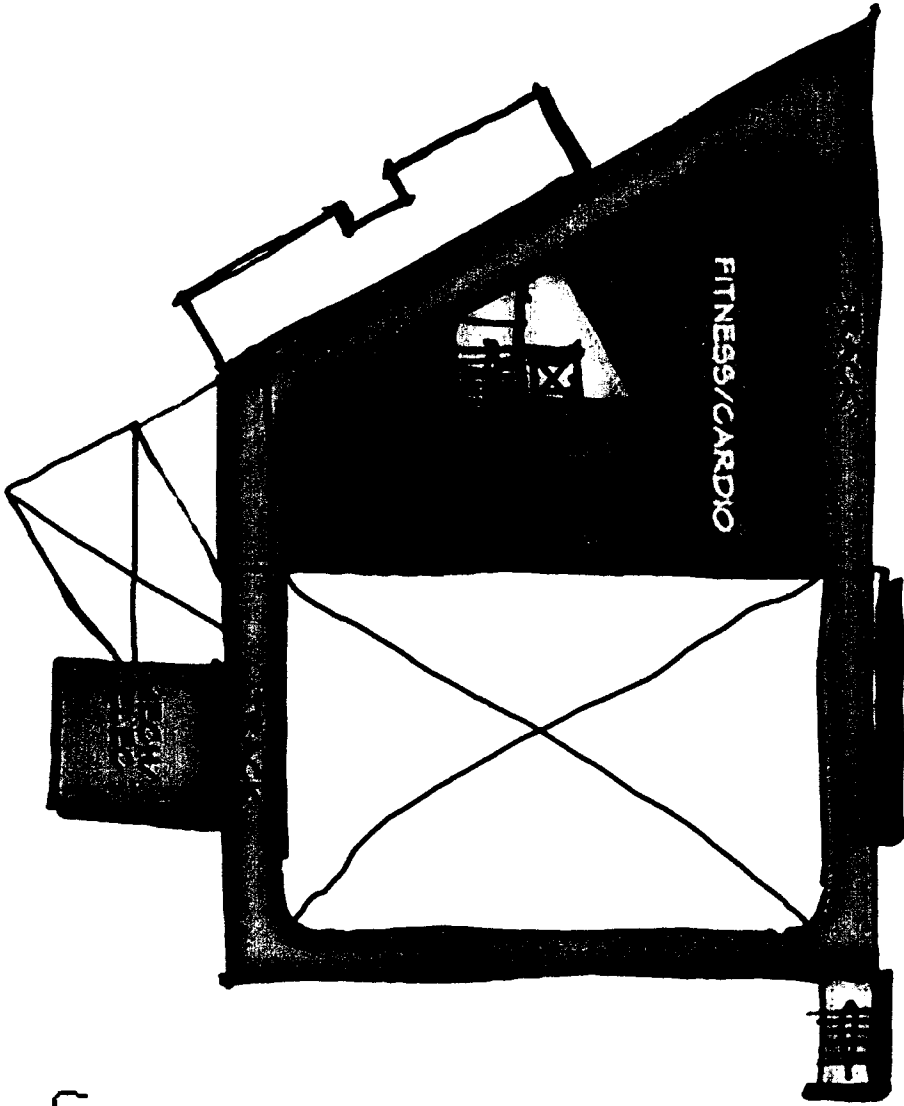


Exhibit A

FLOOR PLAN



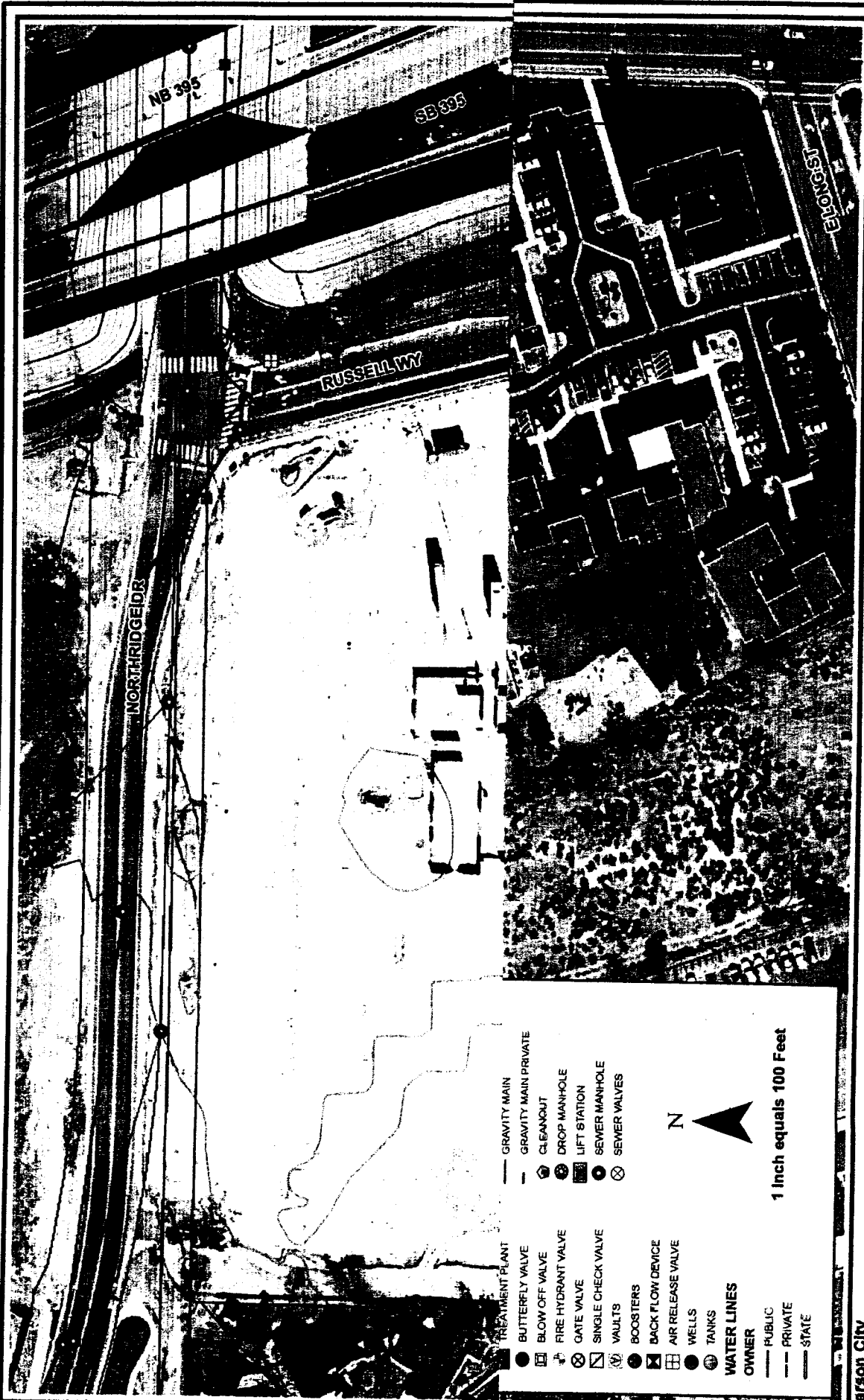
FLOOR PLAN



UPPER LEVEL



Project Area - APN #002-101-85



TREATMENT PLANT

- BUTTERFLY VALVE
- BLOW OFF VALVE
- ⊕ FIRE HYDRANT VALVE
- ⊕ GATE VALVE
- ⊕ SINGLE CHECK VALVE
- ⊕ VAULTS
- ⊕ BOOSTERS
- ⊕ BACK FLOW DEVICE
- ⊕ AIR RELEASE VALVE
- ⊕ WELLS
- ⊕ TANKS

WATER LINES

- PUBLIC
- PRIVATE
- STATE

GRAVITY MAIN

- GRAVITY MAIN PRIVATE
- ⊕ CLEANOUT
- ⊕ DROP MANHOLE
- ⊕ LIFT STATION
- ⊕ SEWER MANHOLE
- ⊕ SEWER VALVES

N

1 inch equals 100 Feet

Carson City
 GIS Division
 3606 Butti Way
 Carson City, NV 89701
 (775) 887-2355 ex.1013

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**PARKS AND RECREATION COMMISSION
STAFF REPORT**

Exhibit B

MEETING DATE: December 4, 2007

AGENDA ITEM NUMBER: 5A

APPLICANT: Roger Moellendorf, Parks and Recreation Director
Vern L. Krahn, Park Planner
Brent Tippets, Architect / Valentin Crane Architects

REQUEST: Action to recommend to the Board of Supervisors approval of the draft conceptual plan for the multi-purpose indoor recreation center to be built next to the Boys and Girls Club of Western Nevada club house.

GENERAL DISCUSSION:

On November 13 -14, 2007, representatives from the Boys and Girls Club of Western Nevada, the Parks and Recreation Commission, and City staff from the Parks and Recreation Department and Public Works Department were involved in a two-day design charette with Architect Brent Tippets' consultant team from Valentin Crane Architects. This design process identified site opportunities and constraints; design challenges with integrating the proposed new indoor recreation center with the unfinished existing Boys and Girls club house structure; recreational programming components, including allocation of building square footage; and estimates of probable construction costs. Mr. Tippets took all this design information and developed a conceptual site design and schematic floor plans (Refer to Exhibits A and B).

Parks and Recreation Department staff, along with Brent Tippets, will be presenting the project's design outcome from the charette process to the Parks and Recreation Commission. This presentation will be in a PowerPoint format narrated by Mr. Tippets. Both the conceptual site design and schematic floor plans will require further detailed design and cost estimating refinement by Mr. Tippets' consultant team and City staff. However, this project update will provide the Commission with an opportunity to understand the complexities of the project site issues, the uniqueness of the building's design, and the limitations associated with the project's construction budget.

City staff is seeking direction and support from the Parks and Recreation Commission to proceed with project planning and construction. As the Commission is aware, this project will address many of the City's indoor recreational needs and will facilitate a great partnership with the Boys and Girls Club of Western Nevada. Your comments and thoughts on this project will be greatly appreciated by City staff.

RECOMMENDED ACTION: Move to recommend to the Board of Supervisors approval of the draft conceptual plan for the multi-purpose indoor recreation center to be built next to the Boys and Girls Club of Western Nevada club house.

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suggestion to consider forming a recreation district. She advised that the Board of Supervisors no longer has the ability to pass property taxes. If the voters decided to tax themselves for more recreation, that would be set up in a separate fund and allocated only for that purpose. Ms. Ritter referred to the cemetery as an example of an enterprise fund.

Commissioner McKenna requested consideration for those functions of the Parks and Recreation Department which have to be part of City government and those functions which should be independent, "raise their own taxes, make their own decisions." He noted that there are no defined boundaries between Carson City and adjacent counties for parks and park facilities. He reiterated the suggestion to consider allowing the citizens, rather than the Board of Supervisors, to decide "what they want for recreation and that's what a taxing district does." Mr. Moellendorf advised that recreation taxing districts are common all over the country.

Chairperson Curtis called for public comment; however, none was forthcoming. She thanked Mr. Moellendorf for his presentation.

4-B. PRESENTATION AND DISCUSSION ONLY REGARDING FUNDING SCENARIOS FOR THE PROPOSED INDOOR RECREATION CENTER AND IMPACT ON QUESTION #18 QUALITY OF LIFE FUNDS (6:27:42) - Chairperson Curtis introduced this item. Mr. Moellendorf provided background information and reviewed the staff report. (6:29:05) Ms. Ritter distributed to the commissioners and staff copies of Question #18 and the Quality of Life FY 2008 Estimated Budget, which she reviewed. She reviewed detail of the Quality of Life Fund Parks Capital budget category and noted the total available funding for the new gymnasium is approximately \$9.6 million. In response to a question, she advised that funding not spent on the fairgrounds improvement project will be reallocated to the Parks Capital budget. In response to a question, Mr. Moellendorf advised there will be no indication of left over funding until the fairgrounds improvement project is closed out. Ms. Ritter noted the importance of retaining a "healthy contingency" for a project of that size.

(6:35:47) Mr. Providenti provided background information on and reviewed the General Obligation Park Bonds Coverage Calculations, copies of which had been distributed to the commissioners and staff. He acknowledged that the bond payments double from 2006 to 2021.

(6:40:30) Ms. Ritter reviewed the results of the FY 2007-08 Capital Improvements and Acquisitions proposal, copies of which had been distributed to the commissioners and staff, and advised that the same would be presented to the Board of Supervisors at their December 6th meeting. She further advised that users of the Sierra Room will be requested to contribute to its improvement.

Commissioner McKenna referred to Question #18 as an example of how to segregate functions of government. If parks and recreation had its own income flow, it could bond its own general obligations, with approval of the Board of Supervisors. "Then we could bond to build whatever recreation center we wanted to while still staying under City government in full faith and credit." Commissioner McKenna noted the proposed distributions of funding on the Capital Improvements and Acquisitions table. He advised that the only difference with a recreation district is "the public would decide what they wanted for recreation and leave more essential government services to government."

In response to a question, Mr. Providenti advised that the City is obligated to pay the 1998 and 2005 bonds in the approximate amount of \$700,000 per year until 2030. There is approximately \$170,000 per year left over. Mr. Moellendorf acknowledged an approximate \$6 million in available funding. In response to a

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Further question, he advised that constructing the recreation center with current available funding would be a considerable reduction from what will be presented as part of the next agenda item. He acknowledged the decision will be a larger recreation facility "if we bond and, if we don't bond, we get a smaller facility but we have more cash available for other projects."

Commissioner Livermore reviewed historic information on Question #18 and its purpose. He noted that Question #18 was never intended to serve as the funding stream for every park capital project "down the line." He further noted that, with the exception of the multi-purpose gymnasium, most of the Question #18 projects have been funded and built. He discussed various options for generating additional funding.

Chairperson Curtis expressed the opinion that the commission serves as "custodians" of the Quality of Life fund. In reference to the residential construction tax process, she advised of "several good projects that couldn't be funded either because we didn't have enough money in that fund or weren't eligible." She expressed concern over "putting all our eggs in one basket" to construct the recreation center. She noted that the language of Question #18 states a "gymnasium," and expressed the opinion that a gym can be built "significantly easy" to provide for the needs of the community, including the Boys and Girls Clubs. She discussed concern over pledging "basically all the funds that are going to be in this pot for the next twenty years for this project." She requested the other commissioners to consider her concerns as well. Commissioner Livermore expressed concern over "tinkering with the will of the voter" as indicated in 1996 with the passage of Question #18. Commissioner McKenna commented that the voters passed Question #18 to provide for open space and parks and recreation. "We're deciding, in that, what exactly the voter was looking for." Commissioner McKenna suggested that "every voter looked for something different," and read a portion of Question #18 into the record. He suggested considering whether to "tie up all the funds for twenty years to do something or do we get part of the revenue every year and do a little bit." He expressed a preference for accomplishing a large project and, "if we have to, we'll enjoy that until we can afford the next thing."

Chairperson Curtis called for public comment; however, none was provided. She thanked Ms. Ritter and Mr. Providenti for their presentation.

5. ACTION ITEMS:

5-A. ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE DRAFT CONCEPTUAL PLAN FOR THE MULTI-PURPOSE INDOOR RECREATION CENTER TO BE BUILT NEXT TO THE BOYS AND GIRLS CLUBS OF WESTERN NEVADA CLUB HOUSE (6:54:25) - Chairperson Curtis introduced this item and Architect Brent Tippetts. Mr. Moellendorf reviewed the staff report and provided background information on Mr. Tippetts' involvement in design of the recreation center. Mr. Tippetts emphasized the conceptual nature of the plan, and narrated a SlideShow / PowerPoint presentation (Exhibit A). He expressed the belief that the Boys and Girls Clubs site is "as good a site as we've had the opportunity to work with" in Carson City. He described it as a good opportunity and a good partnership. He noted that redundancies, in the form of parking areas, landscape, restrooms, and public spaces, would be eliminated by building one facility. He reviewed the original Boys and Girls Clubs plan. He reviewed the cost estimate, attached to the staff report as Exhibit B. He reiterated the benefit of the partnership opportunity, and expressed the opinion that the site is a good one. He noted the infrastructure already in place at the site, including utilities and a geofabric to stabilize soils.

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In response to a question, Mr. Tippetts pointed out, on a displayed site plan, the large amount of space available for expansion. He acknowledged the possibility of incorporating an outdoor aquatic element "or other spaces" off the south side of the building. He acknowledged there are several meeting areas in the Boys and Girls Clubs floor plan which could be shared.

In response to a question, Mr. Moellendorf advised that negotiations regarding various methods for developing the project with the Boys and Girls Clubs are ongoing. The City's purchase of land may or may not be a factor. Mr. Tippetts advised that the cost estimate anticipates full build out. He suggested there are trade offs for the land costs. Commissioner McKenna discussed the importance of coming to an understanding because of the Boys and Girls Clubs need for funding to finish their building. Mr. Moellendorf advised that the development agreement will include certain elements of the project, such as who will own the property, who will own the building, etc. He agreed with Mr. Tippetts that there may be trade offs the City could use in lieu of funding. Likewise, the Boys and Girls Clubs have made investments to the site which bring value to the project.

Commissioner Shabi commended the conceptual plan. She expressed surprise over the apparent insufficient space for a party room. She expressed the opinion that the conceptual plan lacks elements for younger children in consideration of a family-oriented recreation center. In response to a question regarding racquetball, Mr. Tippetts advised that limited funding is driving the design. In response to a further question, he advised that the amenities were proposed by City staff, Boys and Girls Clubs representatives, and others involved in the design charette. He noted that national trends were also considered. He advised of a suggestion to include a splash pad and party areas as outdoor amenities. He acknowledged that these amenities would then be seasonal. Commissioner Shabi commended the splash pad concept, but suggested it would be more usable as an indoor amenity. In response to a question, Mr. Tippetts advised that an outdoor leisure pool would cost approximately \$6 to \$7 million to develop. He acknowledged that a splash pad could be enclosed, but doing so would increase costs. In response to an earlier comment, Mr. Moellendorf advised that racquetball was studied "long and hard." National trends indicate racquetball has been dwindling in popularity. Racquetball requires a great deal of floor space which doesn't lend itself well to multiple uses.

Commissioner Livermore complimented Mr. Tippetts on the conceptual design and on his tenacity with the subject project. Commissioner Livermore described the Boys and Girls Clubs site as another opportunity. Mr. Tippetts acknowledged that available funding is "going much further" because of the Boys and Girls Clubs partnership. Commissioner Livermore noted the benefit of no requirement for off-site improvements associated with the project. In response to a question, Mr. Tippetts advised that the size of the proposed gymnasium is the same as the existing Community Center gymnasium. The design will be more functional, however. Commissioner Shabi recalled that previous racquetball courts in Carson City were multi-purpose. Mr. Tippetts acknowledged the accuracy of her statement, but noted the restraint of the court proportions. Exercise studios are ideally twice the size of a racquetball court. In response to a question, Mr. Tippetts advised that the rigidity required for racquetball walls is pretty specific.

Chairperson Curtis advised of an interest in indoor tennis, and of the need to designate uses for the existing Community Center gymnasium during the day. She noted that a walking club has been started. In response to a question, Mr. Tippetts advised that the proposed gymnasium floor is wooden. There are opportunities to put surfaces over a wood floor to accommodate indoor tennis. Mr. Tippetts suggested this may be a better use for the existing gymnasium. Mr. Moellendorf advised that wooden floors are considered multi-use surfaces. He suggested the auxiliary gymnasium could have a different floor surface which would lend itself to other uses. In reference to earlier discussion, he emphasized that a splash pad is not being

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considered in the project budget. Chairperson Curtis advised of the Boys and Girls Clubs future intent to develop play fields. Mr. Tippetts advised of a grant and additional funding for the Boys and Girls Clubs to build play fields.

In response to a comment, Mr. Moellendorf advised that the construction process will be included in the development agreement. He reviewed various options. Commissioner Livermore advised that the Sheriff's Department was constructed under a construction management process and "came in under budget." He further advised that the School District is also using a construction management process in its renovations. Chairperson Curtis expressed concern over approving a concept in light of available funding and the cost estimate. She inquired as to the possibility of constructing the gymnasium now and the "rest of the rec center" later. Mr. Tippetts advised he couldn't quantify this, but estimated that substantial costs would be added to the project because of phasing.

In response to a question, Commissioner Livermore expressed the opinion that the public envisioned "probably a \$3 million facility" at the time Question #18 was passed. He discussed the increase in construction costs over the years, and the value of partnering with the Boys and Girls Clubs in use of their facility. He listed the amenities of the Boys and Girls Clubs facility, and suggested that the gymnasium, locker rooms, and party room was likely envisioned as part of Question #18. Commissioner McKenna recalled speculation that the gymnasium would be part of a Boys and Girls Club. "That's part of the reason the \$120,000 is going to Boys and Girls Clubs maintenance." He offered to make a motion.

In response to a question, Mr. Moellendorf reviewed available funding. He advised that the Boys and Girls Clubs participation in the project would be in "some manner or form the provision of the land to build this facility and then to enter into a joint use with us ..." The Boys and Girls Clubs would have no cash outlay toward the \$9 to \$10 million project being considered. In response to a further question, Mr. Moellendorf advised that operating costs would also be considered as part of the development agreement. Mr. Tippetts advised that partnerships are common in construction of recreation facilities. He emphasized the "great benefits and little risks as long as there is a great joint use agreement." He noted that community meeting rooms, the serving kitchen, and public restrooms, are already provided in the Boys and Girls Clubs facility. He reiterated that the site has already been upgraded with utilities, the fire line, the geo cover. He further reiterated "the risks are minimal as long as you have a good joint use agreement between the two ..."

In response to a question, Mr. Moellendorf advised that an appraiser has been hired to appraise the property. He agreed with Mr. Tippetts' previous points on the value of the land and the improvements already paid for by the Boys and Girls Clubs. Vice Chairperson Felesina suggested there is no place in Carson City "where we can build anything like this at this cost at this location." He noted that many properties throughout the City had already been considered. Mr. Moellendorf agreed the site is excellent in that it is centrally located, will have good access with the new freeway, great intermodal transportation access with pathways and trails, adjacent open space wetlands, and parks and schools in close vicinity.

Commissioner Livermore noted the entire facility will comprise 50,000 square feet to serve the community. Chairperson Curtis expressed support for the concept, the location, and "getting this project going." She will be "looking for the other means that Commissioner Livermore has been referring to when this comes back to us in terms of how we can get that gap of funding met and hopefully in such a way that we will be leaving some money in the Question #18 fund for future uses." She expressed the opinion it will be "very irresponsible otherwise" to approve a project that will "wipe out" Question #18.

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Chairperson Curtis called for public comment; however, none was forthcoming. Mr. Moellendorf noted that the commissioners had asked some very pointed questions associated with the project. He advised that some of the details have yet to be "nailed down" with the Boys and Girls Clubs representatives. Meetings have taken place and Boys and Girls Clubs representatives have indicated the need to discuss details with their Board of Directors. "There are some details that are just not settled enough" to discuss at this meeting.

Chairperson Curtis entertained a motion. **Commissioner McKenna moved to recommend to the Board of Supervisors approval of the draft conceptual plan for the multi-purpose, indoor recreation center to be built next to the Boys and Girls Clubs of Western Nevada clubhouse. Vice Chairperson Felesina seconded the motion.** Commissioner McKenna noted the words "draft conceptual plan." He suggested that such things as use of the Boys and Girls Clubs restrooms as public restrooms needs to be further considered. He acknowledged that the plan will change as it moves forward. Commissioner Shabi advised she would not support the motion. She expressed concern over not expanding the size of the gymnasium initially. In addition, she expressed the opinion that the conceptual design is "missing some components ... that will introduce the quality of life at younger ages." She disagreed that the plan represents a good first phase. Commissioner Livermore called for the question. Chairperson Curtis called for a vote on the pending motion; **motion carried 5-2.** Chairperson Curtis noted "strong reservations" voiced by the commissioners. Commissioner Tierney expressed support for the conceptual plan. He cautioned that the commission represents the City; and the Boys and Girls Clubs representatives represent the Boys and Girls Clubs, and provided anecdotal information with regard to the same.

6. COMMISSIONERS' ANNOUNCEMENTS AND REQUESTS FOR INFORMATION
(8:04:31) - None.

7. FUTURE AGENDA ITEMS (8:04:38) - Chairperson Curtis noted the table included in the agenda materials. She advised the commissioners that a meeting would be scheduled for Wednesday, January 2nd.

8. ACTION ON ADJOURNMENT (8:05:01) - Vice Chairperson Felesina moved to adjourn the meeting at 8:05 p.m. Commissioner Keeton seconded the motion. Motion carried 7-0.

The Minutes of the December 4, 2007 Carson City Parks and Recreation Commission meeting are so approved this _____ day of January, 2008.

DONNA CURTIS, Chair