

**City of Carson City  
Agenda Report**

**Date Submitted:** February 8, 2011

**Agenda Date Requested:** February 17, 2011

**Time Requested:** 20 Minutes

**To:** Mayor and Supervisors

**From:** Parks and Recreation Department

**Subject Title:** Action to approve a new strategy for the proposed indoor recreation center which includes the construction of a multi-purpose athletic complex as the first phase of the project. (Roger Moellendorf, Parks and Recreation Director)

**Staff Summary:** The Parks and Recreation Department is proposing a new strategy for the indoor recreation center project to provide the community with additional indoor recreation space (gymnasium). This strategy includes the construction of a Multi-Purpose Athletic Complex (MAC) as the first phase of the project.

**Type of Action Requested:** (check one)

- Resolution                       Ordinance  
 Formal Action/Motion    Other (Specify)

**Does This Action Require A Business Impact Statement:**    Yes    No

**Recommended Board Action:** I move to approve a new strategy for the proposed indoor recreation center which includes the construction of a multi-purpose athletic complex as the first phase of the project.

**Explanation for Recommended Board Action:**

During 2010, Parks and Recreation Department staff investigated a phased approach to the completion of the proposed indoor recreation center. This approach was suggested because the estimated costs for the center's completion significantly exceeded the City's available funds for the project. In addition, it was believed this phased approach would facilitate the following:

1. It would allow the City to take advantage of a favorable bid and construction climate.
2. It would allow the City to address its most pressing indoor recreation needs by constructing a gymnasium.
3. It would allow the City to ease into the facility's operation costs. This would be done by primarily using the facility as a "program" facility as opposed to a "drop-in use" facility. This would mean the facility would only be staffed during scheduled events or programs.

However, after researching this approach, the project's cost estimates still exceeded \$7,000,000 leaving the City's available budgeted funds short by \$1,000,000.

Recently City staff, with the concurrence from City Manager Larry Werner, has investigated another strategy towards the completion of this project. Through staff meetings and discussions it was once again ascertained the most critical indoor recreation need was additional gymnasium space. Gym space is considered important not only to the success of our current sports programs but vital in allowing the department to address some unmet recreational needs such as programming for high

school aged students. As a result, staff has worked with our consultant, Brent Tippets of Valentinier Crane Architects, to develop a new phased strategy to the project.

This new strategy would be to construct a 33,000 square foot Multi-Purpose Athletic Complex (MAC) consisting of two full-sized gyms (Refer to Exhibit A) on the same project site located adjacent to the Boys and Girls Club, while preserving the proposed indoor recreation center design. While project cost estimates are still very preliminary, staff believes this project as proposed is around \$4,500,000. Another benefit to this new strategy would be the remaining project funds (\$1,485,552) could be used for other badly needed improvements to other facilities such as the Community Center's theater / gymnasium and JohnD Winters Centennial Park's athletic fields. The proposed indoor recreation center would be completed at a later date as future funding becomes available. Staff believes this new strategy has several benefits:

1. It would allow the City to take advantage of a favorable bid and construction climate.
2. It would allow the City to expeditiously address its most pressing indoor recreation needs in the community by constructing a gymnasium while at the same time providing funds to address other critical recreation facilities improvements.
3. It would allow the City to ease into the facility's operation costs. This would be done by primarily using the facility as a "program" facility as opposed to a "drop-in use" facility. This would mean the facility would only be staffed during scheduled events or programs.
4. It would allow the City to preserve the existing design of the proposed indoor recreation center which has been a substantial investment.
5. It would allow the City to utilize the 10 year option it purchased for \$375,000 to secure a portion of the Boys and Girls Club site and to facilitate both programmable and funding partnerships with the Boys and Girls Club.
6. In addition to providing critical sports and recreation activities, the facility has the potential to host indoor sports tournaments as well other community special events which could provide a positive economic impact to the community.
7. Future development of the proposed recreation center will compliment the "MAC" both in terms of providing recreation opportunities for our residents as well as attracting tournaments and special events.

Very preliminary operations expenses are estimated at \$165,000. If this design strategy is approved, operation costs will be refined as the design becomes more complete and usage is more clearly defined. It is staff's goal to develop a revenue model that would minimize operating subsidies and promote financial sustainability.

Finally, staff presented this new project strategy for the indoor recreation center project to the Parks and Recreation Commission at the regularly scheduled meeting on Tuesday, February 1, 2011. They voted unanimously to recommend this new approach to the Board of Supervisors. However, the commission members did encourage staff to work with the consultant team to address on-site parking concerns and seating capacity in the gym.

**Applicable Statue, Code, Policy, Rule or Regulation:** Carson City Charter - Section 2.140

**Fiscal Impact:** N/A – Parks and Recreation Department staff is not requesting an expenditure of funds at this time.

**Explanation of Impact:** N/A

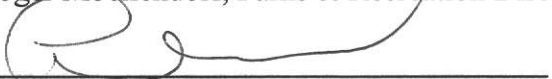
**Funding Source:** Quality of Life Initiative / Question 18 - \$5,985,520

- Alternatives:**
- 1) Reject the new strategy for the proposed indoor recreation center which includes the construction of a multi-purpose athletic complex (MAC) as a first phase of the project.
  - 2) Modify the new strategy for the proposed indoor recreation center which includes the construction of a multi-purpose athletic complex (MAC) as a first phase of the project.


**Supporting Material:** Multi-purpose athletic complex site plan, building elevations, and floor plans (Exhibit A)

**Prepared By:**  Date: 2/8/11  
 Vern L. Krahn, Park Planner

**Reviewed By:**  Date: 2/8/11  
 Roger Moellendorf, Parks & Recreation Director

 Date: 2/8/11  
 Lawrence A. Werner, City Manager

 Date: 2/8/11  
 District Attorney's Office

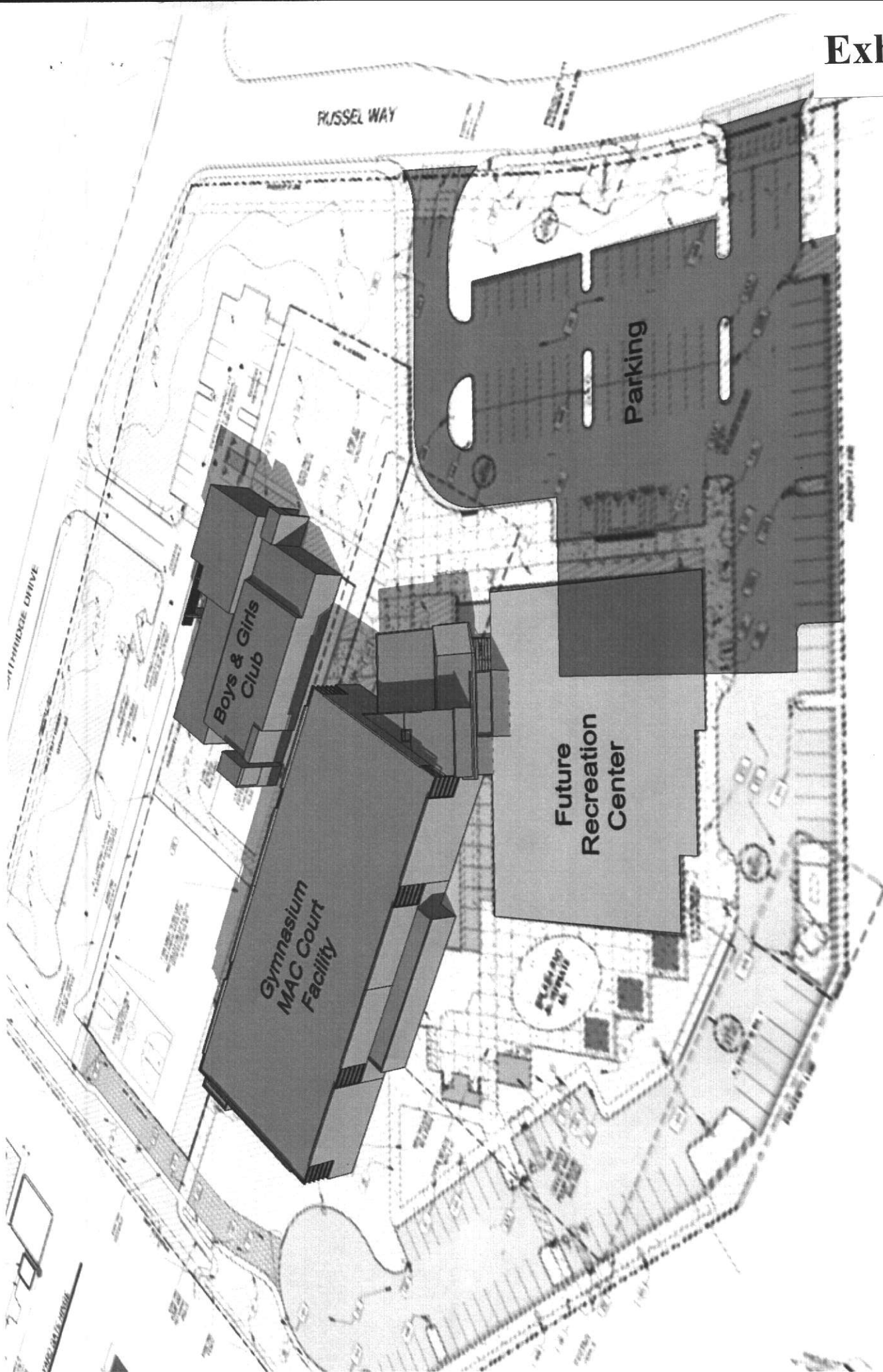
 Date: 2/8/11  
 Finance Department

**Board Action Taken:**

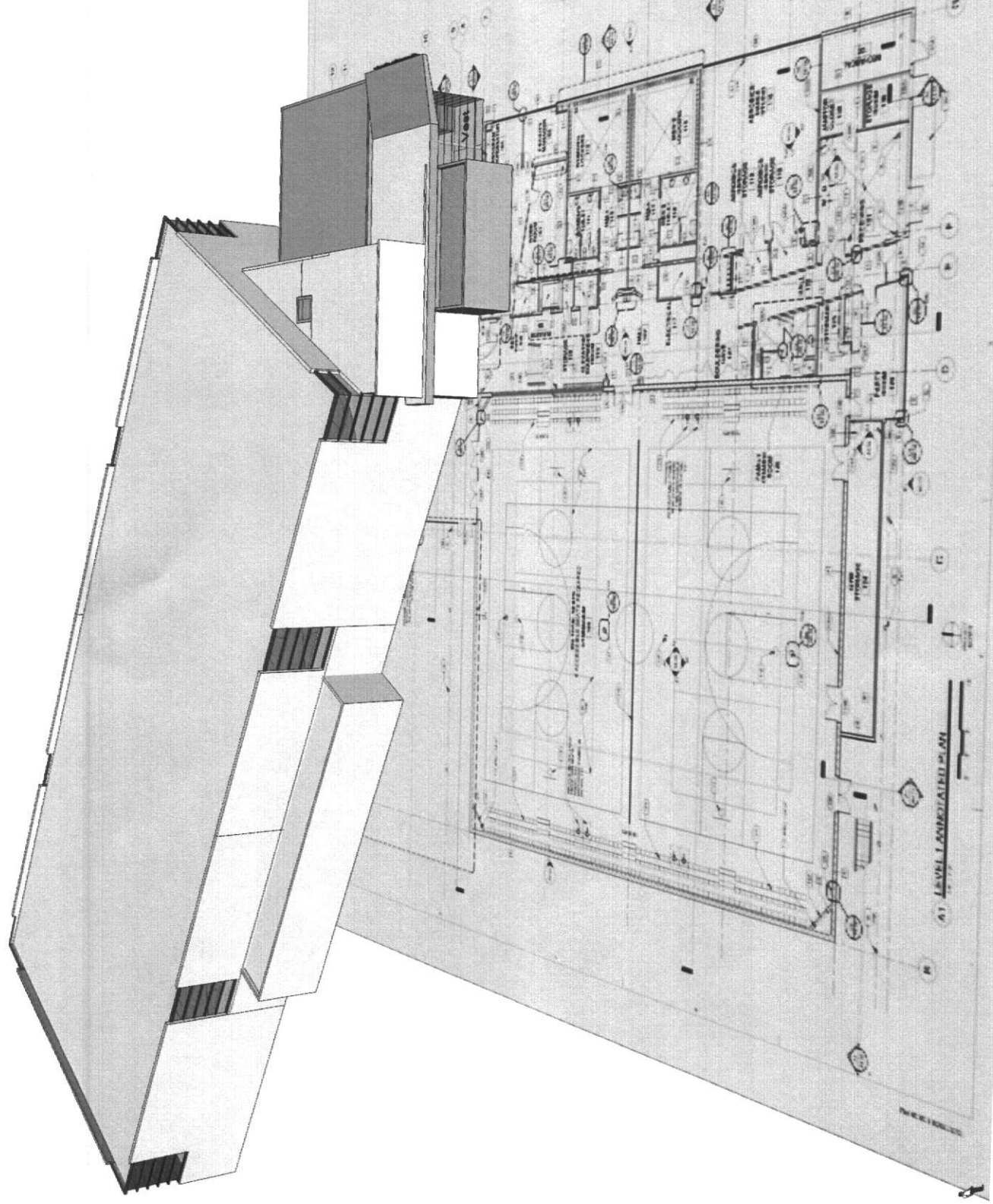
Motion: \_\_\_\_\_ 1: \_\_\_\_\_ Aye/Nay  
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(Vote Recorded By)

# Exhibit A

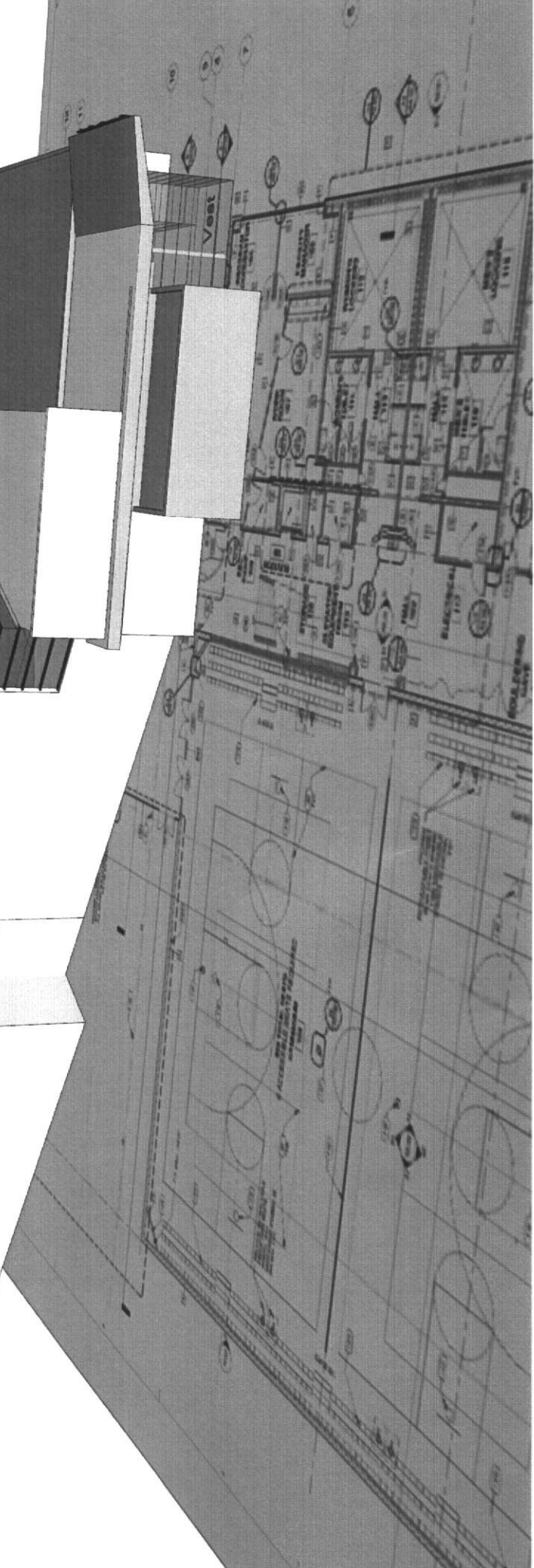
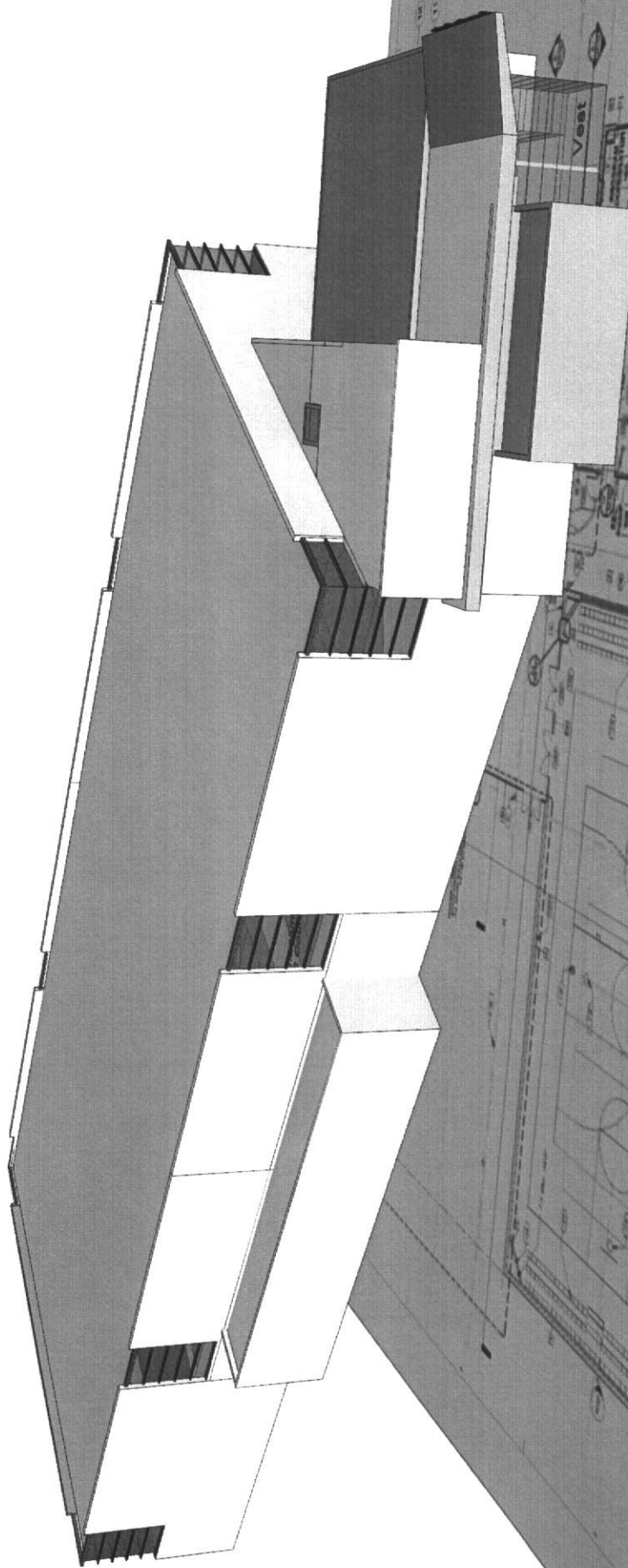


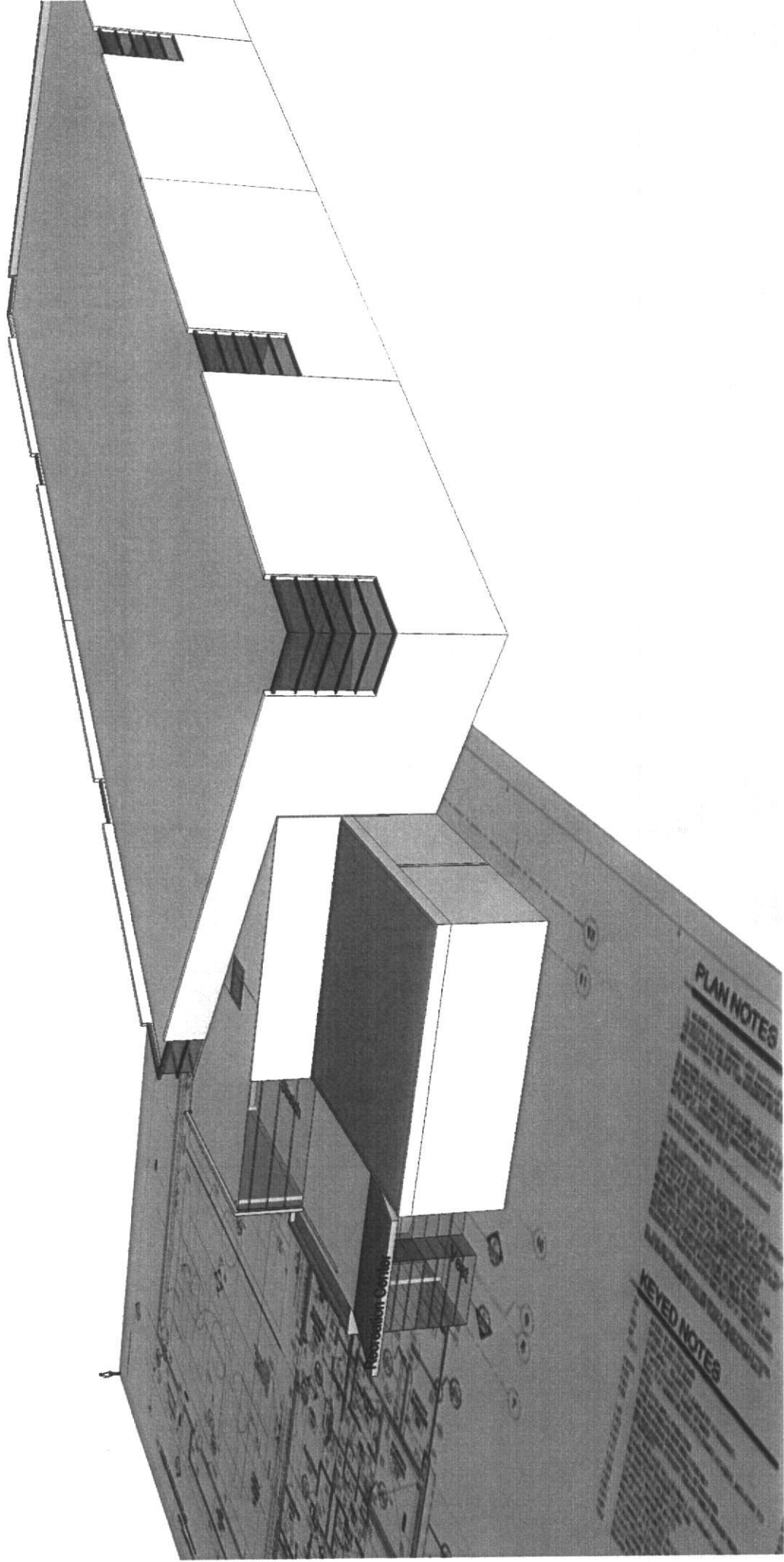
GENERAL NOTES  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY AND SECURITY MEASURES THROUGHOUT THE PROJECT.  
6. THE CONTRACTOR SHALL SUBMIT ALL MATERIALS AND METHODS FOR APPROVAL PRIOR TO INSTALLATION.  
7. THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL WORK PERFORMED.  
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.  
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH ALL STAKEHOLDERS.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES.  
11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY AND SECURITY MEASURES THROUGHOUT THE PROJECT.  
12. THE CONTRACTOR SHALL SUBMIT ALL MATERIALS AND METHODS FOR APPROVAL PRIOR TO INSTALLATION.  
13. THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL WORK PERFORMED.  
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.  
15. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH ALL STAKEHOLDERS.



AT LEVEL 1 LABORATORY PLAN

SCALE 1/8" = 1'-0"





**PLAN NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

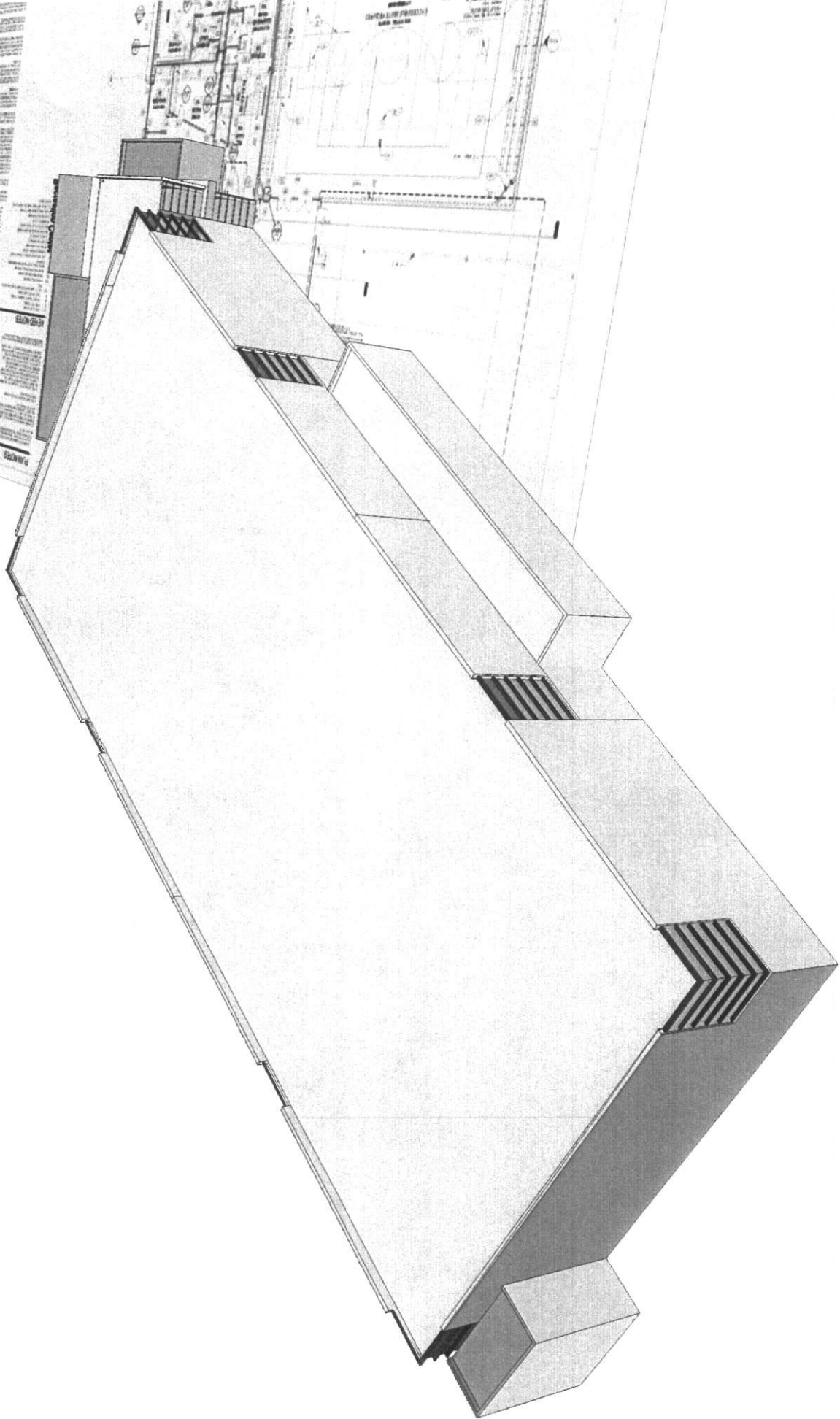
**KEYED NOTES**

1. SEE ARCHITECTURAL DRAWINGS FOR DETAILED INFORMATION ON THE LOCATION AND IDENTIFICATION OF ALL KEYED NOTES.

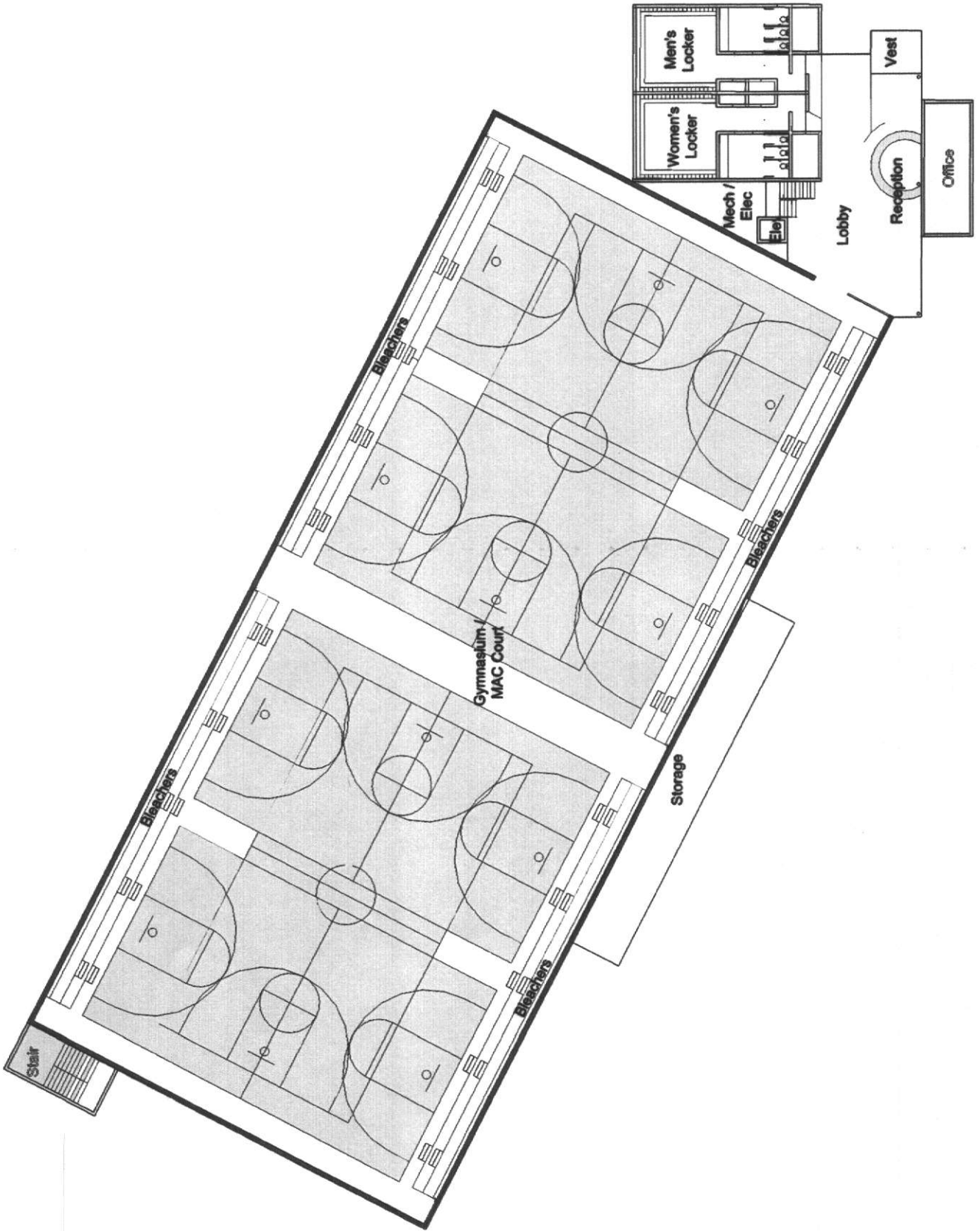
Newport Center

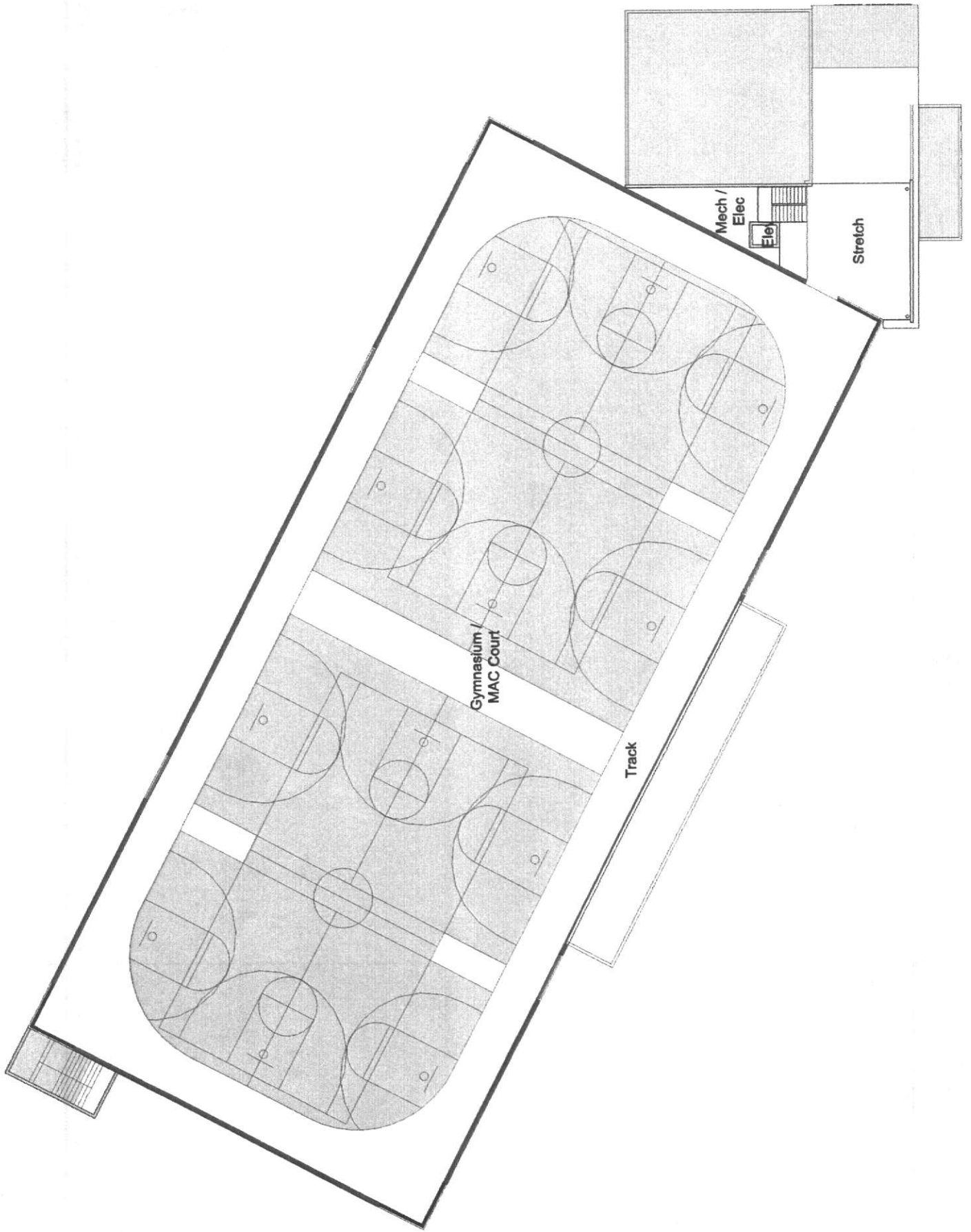
REVISION CENTER

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Gymnasium /  
MAC Court

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Elec

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